

NOTICE OF MEETING

HOUSING AND REGENERATION SCRUTINY PANEL

Monday, 16th November, 2015, 6.30 pm - Meeting Location

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

Quorum: 3 (including the Chair)

1. FILMING AT MEETINGS

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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 (PAGES 1 - 14)

To approve the minutes of the previous meeting held on 13th October 2015..

7. CABINET Q & A

The Cabinet Member for Regeneration and Housing to attend and respond to questions within this portfolio.

8. HARINGEY HOUSING STRATEGY

To receive an update on the Housing Strategy further to emerging themes from the consultation which closed on the 18th October 2015 (presentation).

9. EMPTY HOMES (PAGES 15 - 18)

To receive a report on the nature and scale of empty homes and the measures taken to bring these back in to use.

10. TOTTENHAM REGENERATION (PAGES 19 - 42)

- 1) Panel report back on the site visit to the Tottenham regeneration area.
- 2) Progress report on the Tottenham Regeneration corporate programme:

- Consultation
- Delivering the social dividend

11. COMMUNITY INFRASTRUCTURE LEVY

To receive an update on the 'scrutiny in a day' project on the Community Infrastructure Levy scheduled for 3rd December 2015.

12. WORK PROGRAMME UPDATE (PAGES 43 - 50)

To review work programme.

13. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 3 above.

14. DATES OF FUTURE MEETINGS

18th January 2016 at 18.30
3rd March 2016 at 18.30

Martin Bradford, Policy Officer, Overview & Scrutiny
River Park House, 225 High Road, Wood Green, N22 8HQ
Tel –0208 489 6950
Fax – 020 8881 5218
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

6th November 2015

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

LC14. FILMING AT MEETINGS

The Chair referred Members present to agenda Item 1 as shown on the agenda in respect of filming at this meeting, and Members noted the information contained therein.

LC15. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Gunes.

LC16. URGENT BUSINESS

None received.

LC17. DECLARATIONS OF INTEREST

None received.

LC18. DEPUTATIONS/ PETITIONS/ PRESENTATIONS/ QUESTIONS

The panel noted that a question had been received from a member of the public to be presented to the Cabinet Member for Planning at item 7. Although not received within the required notification period, the Chair agreed to allow this question and the Cabinet member had been given prior notification.

LC19. MINUTES

6.1 In respect of actions arising from the last meeting it was noted that:

- Details of the estate infill programme had been circulated to members;
- The panel had undertaken the planned visit to APEX House;
- Selective licensing; older peoples housing and Haringey Housing Strategy have been incorporated in to the panels work programme;
- The panels work on the Community Infrastructure Levy had been scoped (see item 11).

6.2 In respect of outstanding items it was noted that the panel would:

Agreed:

- To write to Cllr Sahota in respect of work being undertaken within local high streets;

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- To write to Chief Officer for Homes for Haringey and Director for Regeneration to provide a report on empty homes and how they are brought back in to use.

6.3 In respect of 8.4 the wording should read 'time table'.

6.4 in respect of the RAG ratings for priority boards it was noted that these would soon be going live before the end of the month. This would allow greater oversight of the performance of the corporate priorities and would be in a new accessible and interactive format.

6.5 The minutes were agreed.

LC20. CABINET MEMBER Q & A

7.1 The Cabinet member for Planning outlined some of the key planning documents on which the Planning Service was currently focused:

- Development Management;
- Site Allocations;
- Tottenham Area Action Plan;
- Wood Green Area Action Plan.

7.2 It was also reported that in respect of planning applications all majors and 83% of minor planning decisions were on track and within planning timeframes. This is significant progress, especially in respect of major planning applications. It was also noted that a number of major applications totalling in excess of £1billion are currently being dealt with within the service, these include:

- Tottenham Hotspur Football Club;
- Apex House;
- Bruce Grove Station;
- Tottenham Hale - Hale Wharf and Techno Park.

7.3 Building control was performing well with a high demand for this service, which was indicative of quality of service on offer given that local residents can go to any provider for this service. The panel also noted that Tottenham Hotspur were using this in house service which provided a further vote of confidence.

7.4 Other key issues to note in the planning service included:

- Highgate Neighbourhood Plan engagement was still ongoing;
- Crouch End Neighbourhood Forum has been submitted and was being prepared for consideration by Cabinet in December;
- The joint local authority waste plan (North London Waste Authority) consultation closed and the borough has submitted its own comments;

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- The Noel Park Area Conservation Plan had been well received by the community, with positive comments from Historic England and is due to be considered by Cabinet in November;

7.5 The panel also raised a number of issues with the Cabinet member and senior officers and a summary of the main of the main discussion points is provided below. It was noted that recruitment and retention of **planning staff** remained a significant issue for Haringey and indeed, other London boroughs. A substantive increase in the volume of development had continued to lead to nationwide shortages of planning staff.

7.6 It was reported to the panel that the planning service has recently consulted on a restructure for the planning service. A key aim of this restructure was to help retained staff to progress and develop within the organisation, but also to help recruit and retain young graduates who will be provided with development support within the service.

7.7 It was reported to the panel that a Team Leader for the east of the borough had been recruited and replaces a historically vacant post which has been filled by an agency planner. Deputies are also being recruited to these posts. A key aim of these appointments is to build relationships within these areas, which is much easier to do with permanent appointments.

7.8 Staffing remains a major challenge however, as the local authority is not only competing against other planning services for well qualified planning officers, but also with the private sector, who in general, can offer much more lucrative packages than public sector employers. The service has also held discussions with Human Resources to explore the possibility of recruiting from outside London and the incentives which may support this.

7.9 The panel also discussed whether the perception of Haringey was possible influence on recruitment or were judgements to apply for posts here based solely on pay and conditions. It was noted that the a benchmarking exercise had revealed that pay for team leader roles was substantially below London average and the restructure has sought to address that.

7.10 The panel discussed the Haringey proposition, the local offer to attract planning officers. It was clear that perceptions were changing and with the advent of major planning decisions to be taken within the service (e.g. Tottenham Hotspur, High Road West, Cross Rail 2, Wood Green) these could add additional kudos and appeal to working in the service.

7.11 It was noted that the solution to staff and recruitment and retention issues was likely to be a long-term and would require further work on the supply side of this equation, in particular the creation of local education and training opportunities.

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7.12 In times of high demand for planning officers, the impact of recruitment agencies on local pay and condition can be significant in that agency staff working may be in receipt of a premium rate over and above local rates. As a consequence, it was not uncommon to report that there are examples where agency staff are earning more than managers. In this context, the ability for local authorities to recruit and retain permanent staff is further inhibited.

7.13 At present, the panel noted that there are more temporary and agency staff than there are permanent staff in the department. Exit interviews would suggest that for many, financial considerations are of paramount importance, particularly in relation to the high cost of living in London (e.g. housing). As a consequence, a lot of time is spent listening to junior planners to identify future aspirations and how these can be met, within the organisation.

7.14 the panel also discussed the councils performance in respect of **planning appeals**, and the proportion of decisions which were allowed and disallowed. It was noted that currently, the council has won 64% of planning appeals, and the performance of local planning services are published by the DCLG every quarter.

7.15 In respect of outcomes of appeals, overall performance is reported to Regulatory Committee and the outcomes are reported on the planning service website. In respect of appeals performance, it was noted that Haringey is in line with London average. The panel noted that planning was currently a very dynamic policy field which may impact on both the nature and volume of planning appeals going forward.

Agreed: (1) Planning appeal performance and outcome information would be sent to members. (2) That local analysis of planning appeal outcomes to assist in the identification of any patterns or trends would be provided to the panel.

7.16 The panel discussed the **Crouch End Neighbourhood Forum** and noted that there have been ongoing discussions with the group, including comments on the draft bid. There is only one application expected for this area which will make things more straight forward and the planning service have been meeting with the shadow forum to assess their expectations for the area. This report is expected to be considered at Cabinet in November.

7.17 **Starter Homes** are expected to be included within the new Housing & Planning Bill (published 13th October). The bill will promote the development of Starter Homes, available to qualifying first-time-buyers at a discount of at least 20% less than the market value and Councils will have a specific duty to promote the supply of Starter Homes (including the preparation of local plans). The full ramifications of this section has yet to

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be fully assessed, but this could have a substantial impact in the way the council delivers affordable housing.

7.18 It was noted that budget reductions to be implemented within the consultation budget in 2016/17 would result in fewer consultation letters being distributed as a part of the planning consultation process. In preparation for this, the **Statement of Community Involvement** has been updated and is due to be agreed by Full Council early in 2016. Early indications are that people are already transferring on-line and other channels of communication are being explored. It should be noted that consultation is not being reduced just that different mediums of consultation will be used.

7.19 There was a broad discussion of the role of members of the public at **Planning Committee**. The panel voiced concerns that members of the public attending planning committee can sometimes feel that their opinion is not valued or worthwhile in considering planning applications as this invariably overridden by planning officer or legal advice. Whilst accepting that there are specific grounds on which applications can be challenged, the panel were of the view the rejection of such comments could be undertaken more sensitively. Given the narrow confines through which to influence planning applications at this stage of the planning process, the panel questioned whether there is a better way of involving the public at the Planning Committee.

7.20 The panel noted that by the time that an application comes to Planning Committee it is very difficult for Planning Committee to vary any plans or conditions, and if such conditions were altered, this could also be expensive for the developer to implement such changes. In this context, the importance of **early involvement** and comment in planning applications was emphasised to ensure that any planning concerns are incorporated into plans at the outset.

7.21 Understanding that this Planning Committee is a quasi-judicial process and that there are specific grounds on which planning applications can be challenged, officers also have to be mindful of not putting the Council in a position in which it can be legally challenged, which may expose the council to financial risks and losses.

7.22 The panel noted that the Planning Service were trying to get the community involved further forward in the planning process and this is embodied in the new Local Plan which is due to be considered at Cabinet. This creates a Development Charter which stipulates 5 essential tests for new development:

- Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- Make a positive contribution to a place, improving the character and quality of an area;
- Confidently addresses feedback from local consultation;

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- Demonstrate how the quality of the development will be secured when it is built; and
- Are inclusive and incorporate sustainable design and construction principles.

7.23 Of particular importance is provision 3, 'confidently addresses feedback from local consultation' which stresses the need that developers should identify what action they have taken as a result of community engagement. The updated Statement of Community Involvement also restates the importance of pre-application consultation. The Planning Service is trying to embed the community's voice in the planning process and to introduce tests for the developer to ensure that this takes place.

7.24 The panel also noted that a high calibre design panel has been appointed, with an independent chair. Different planning disciplines also sit on this panel which incorporates a range of interests and where individually representatives have a lot of experience in the industry. A majority of applications are brought before this panel for comment and input to help improve schemes before they go to Planning Committee.

7.25 The AD for Planning noted the concerns of the panel and said that these would be reported back to the service.

Resident Question

7.26 Under agreed procedure rules a local resident was allowed to set a question to the Cabinet member. The question is as set out below:

I believe strongly that planning policy should favour the siting of businesses - especially small businesses - in places near where their employees can live. This is good for people's quality of life (by reducing commuting time), for their health (because they are likely to walk or cycle to work) and for the environment (by reducing emissions due to motorised transport, whether public or private).

At the moment, planning policy favours the exact opposite, seeking to site businesses in large dedicated developments, which are often a long way away from where people work. The only businesses that are expected to be sited near homes are shops and schools, as opposed to manufacturers or service industries which sell nationwide or worldwide).

In my opinion, London in general and Haringey in particular should reverse a century of "zoning" policy in favour of mixing business and residential development.

The proposed destruction of the Courtyard at Lynton Road and its replacement by a purely residential development is exactly the sort of thing we should NOT be doing.

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7.27 The panel noted that as part of the Mayoral Plan, the Council has to create over 15,200 new homes, 22,500 new jobs and 35 hectares of employment space, so in this context the Council is wishing to retain employment land where it can. The panel noted that it wanted to protect employment land and has a number of policies in place and in progress to support this. Mixed land usage is a way forward to help maintain employment space as the creation of large industrial areas is not practical. The panel noted that there was no intention of removing the employment status of the area in question.

7.28 Local plans to help improve balance between employment and housing space locally face significant national 'headwinds'. The government has already made it a permitted development to convert office space to housing, following earlier decisions to allow the conversion of storage and warehouse sites for housing. To counteract this, a report has gone to Cabinet to seek an Article 4 Direction to restrict warehouse conversions. From an economic viability perspective, the panel also noted that the potential revenues from the creation of small business space would not be sufficient to support such development alone, and that some other form of cross-subsidy with housing development should be considered (possibly by increasing the intensity of development).

7.29 In respect of the Linton Road site the expectation the panel noted that it will be redeveloped but with additional employment floor space at an affordable level, cross subsidised by residential development. This does pose issues around build density and the impact that this will have on the amenity of to existing residents and businesses (e.g. parking). The panel noted that these were difficult challenges though there were limited opportunities to develop dedicated new employment space.

7.30 The panel recognised however, that national and regional policy drivers which promote housing development should not be underestimated as there have been considerable pressures to convert local employment space to residential (e.g. office to residential now a permitted development). This is recognised in the Local Plan so when new plans are submitted to develop employment land, these are encouraged to continue to provide for employment space alongside any new housing development. If this is not possible, then financial compensation is paid by the developer to support the creation of other employment facilities elsewhere.

7.31 It was noted that as local neighbourhood plans develop, these may provide some additional protection for local business spaces alongside other local features which determine the character of that area. This could be a further option for Linton Road once the Crouch End Neighbourhood Plan is agreed.

7.32 In response, the local resident indicated that the mixed usage approach to Linton Road site was welcomed.

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Agreed: That the Assistant Director for Planning would provide further details of plans for the Linton Road site, including any alterations since the publication of the Site Allocation Strategy.

LC21. HOMELESSNESS

8.1 As part of its work programme for 2015/ 16, the panel at its last meeting agreed that it would visit Apex House. The Chair reported back on the panels visit which was in two parts:

- Customer Service Centre – to understand how clients with housing needs initially present with the Council;
- Housing Options Team – to assess how housing needs are assessed and processed and what programmes the council has in place to prevent homelessness.

8.2 The panel noted the volume of client contacts received at Apex House Customer Service Centre (SCS) was approximately 300 per day of which a substantial proportion were housing related enquiries. The panel noted that despite preventative efforts of the Council, many people continued to present as homeless at the CSC.

8.3 The panel noted that the visit was particularly useful as this helped members to further understand the pressures within the housing allocations system and the impact that this has on temporary accommodation. From this visit, the panel noted that Haringey was supporting over 3,000 households in temporary accommodation and that within a newly configured Housing Register, there were over 7,500 waiting to be homed. Given the shortage of housing supply, it was recorded that the average waiting times for a two bed property, even for those in priority need could be up to three years. The panel noted that such information would be helpful in managing local housing expectations.

8.4 The manager of Housing Demand attended the panel and presented a short paper (attached) and to respond to member questions. The panel noted the recently enacted changes to the Housing Register (HR), which now provides a more realistic presentation of those likely to find homes through the Council. The removal of bands D and E from the HR was justified as no households had been homed given the relative priority of those in bands A, B and C and the shortage of supply.

8.5 The panel also noted that there was a falling number of housing lets each year which demonstrated the limited capacity of the council to re-home people. For example:

- In 2011/ 12, there were 1,103 lets;
- In 2013/ 14 there were 848 lets;
- In 2014/ 15 there were 697 lets.

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8.6 The panel noted however that the prospect of homing those applicants in band C within the new housing register was still very low given the scale of local housing need and shortage of supply. The panel noted that housing legislation requires that the Council gives 'reasonable preference' to a wide range of people which must be recognised in housing allocations register, even if their needs or the prospect of them being re-homed is limited. Bands D and E in the previous allocation register were those already in housing but who wanted a different type of housing, and were typically those in the private rented sector but who wanted a council house.

8.7 Members of the panel noted the period of time that people are likely to be in temporary accommodation had risen and were encouraged that accommodation standards in this sector risen, particularly in the reduction of using Bed and breakfast accommodation. The panel were keen to ensure that these trends continued and that standards should be continued to be monitored closely.

8.8 The Panel recognised the difficulties that front line staff face in this work in seeking to meet local housing needs and wanted to extend their thanks to those working in both these teams.

Agreed: To write to Customer Service Team and Housing Options Team to thank them for supporting the panels visit.

LC22. HARINGEY HOUSING STRATEGY (2015-2018)

9.1 The Lead Commissioner for Housing attended to brief the panel on the Haringey Housing Strategy (presentation attached). It was noted that this related to corporate priority five in the council and sets out the principles and objectives that will help to achieve this priority. It was also noted that this was a partnership strategy, also setting out the role of partners in meeting the set objectives.

9.2 An initial consultation was undertaken in 2014 on the key principles that would underpin housing strategy and this has informed the development of the Haringey Housing Strategy. There were over 300 responses to this initial consultation, and subsequent analysis of consultation responses demonstrated strong support for the proposed principles. Analysis also revealed three other themes:

- Achievability - whether the council can practically deliver on all the desired objectives;
- Accepting that people and communities are important within the strategy, 'bricks and mortar' for building new homes was of paramount importance;
- Affordability and the quality of the PRS was also important.

9.3 In response, the Haringey Housing Strategy has a number of themes:

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- helping to deliver more targeted services for those most in housing need;
- prevention of homelessness;
- improving quality of housing in particular the private rented sector;
- ensuring the increasing supply of new homes and that there is a social dividend to development.

9.4 It was reported to the panel that there have been a number of substantive legislative and policy changes since the publication of the Housing Strategy which will influence the final shape of this document and the deliverability of objectives. Key issues highlighted were:

- recent budget announcements to reduce social rents which will restrict headroom within Housing Revenue Account and which will ultimately impact on the number of houses the council is able to build itself;
- the introduction of Housing & Planning Bill which among other things, extends right to buy (RTB) among housing associations and forces the sale of high value council homes.

9.5 It was noted that there was a significant housing affordability issue in Haringey, an issue which is similarly experienced by residents in many other London boroughs. Buying a property remains out of reach for many local residents given that the average house price in the borough is in excess of £500k which would require a significant deposit and income to finance. As average income in the borough is about £40k, buying a property is prohibitive for many residents.

9.6 The RTB will continue to be challenging as the council continues to lose local stock through this heavily discounted purchase scheme. In addition, the loss of high value properties over a certain threshold could severely impact on the availability of social housing in some areas of the borough. The threshold is yet to be fully determined, but initial estimates suggest that this could lead to the forced sale of up to 50 properties per year. The panel were concerned that these proposals could exacerbate inequalities between the east and the west of the borough. This could be of particular problem in specific wards where there are lots of street properties (e.g. Muswell Hill). How the forced sale will work in practice is yet to be determined as separate guidance is expected to be published soon, however what is known so far can be summarised as thus:

- once identified properties become vacant, these must remain vacant;
- this will result in loss of rental income;
- receipts are not maintained locally, though pooled regionally.

9.7 Provisions in the Welfare Bill indicate that there will be a reduction in social rents of 1% per year until 2010, in part to help reduce Housing Benefit costs. It is estimated that this will result in a loss of £15m per annum to the HRA, which will inhibit the council's ability to build new homes.

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9.8 The panel discussed affordable rents, and in particular the definition of what this actually meant in monetary terms. It was noted that by definition, affordable could be up to 80% of the local market rent. In Haringey, social housing is let at approximately 37/38% of market rent, though this will reduce with coming legislation.

9.9 The panel discussed RTB of housing association properties in further detail, where it was noted that the National Federation of Housing Associations has brokered a voluntary agreement. With this agreement there will be no need for primary legislation to enact RTB proposals, so this will proceed, with certain safeguards (e.g. protecting housing in rural areas).

9.10 The panel discussed the provision of lifetime tenancies and whether it was now a more realistic proposition to offer more short-hold tenancies (1-5 years). The panel noted that the current policy (of providing lifetime tenancies) was considered by members at the adoption of the current tenancy strategy which expires in 2016 and will be subject to review at that point. The panel agreed that the new strategy should come to scrutiny before decision.

Agreed: That the new Tenancy Strategy should be presented to scrutiny before final decision.

9.11 The panel noted that formal consultation for the strategy closed on 18th October and that the emerging findings from this consultation would be presented at the next meeting as per work programme. This will provide the panel with an opportunity to comment on these ahead of an expected final decision at Cabinet in January 2016.

LC23. HOMES FOR HARINGEY

10.1 The panel noted the outcome of the Future of Housing Working Group which recommended that Homes for Haringey should be retained and that a new 10 year contract should be awarded and this was agreed by Cabinet in September 2015. The new management agreement will need to be worked up and brought back to Cabinet before March 2016.

10.2 Following this decision, Homes for Haringey will continue with those services which were transferred over last year (homelessness, allocation and lettings). There will be a two way Transfer of Undertakings Protection of Employment (TUPE) process for:

- 200 staff from the Council's Community Housing Service who are currently seconded with Homes for Haringey;
- Homes for Haringey (Finance, Human Resources and IT) staff who will move back to the Council within the shared service centre.

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10.3 It was noted that there would be three priorities for Homes for Haringey going forward these were:

- Continued negotiation of the new 10 year contract;
- Managing the two way TUPE staffing transfer;
- Defining and agreeing performance framework (standards, KPI) for Homes for Haringey.

10.4 The panel noted that in addition to recommending a new contract for Homes for Haringey, the Future of Housing Steering Group also suggested that new requirements are placed with Home fro Haringey in respect of:

- Resident involvement;
- Review of services to leaseholders;
- Review repairs service to encourage more residents to undertake minor repairs themselves;
- Initiate consultation with residents in Broadwater Farm before end of 2015.

10.5 The Future Housing Group also recommended that the Council consider the future of the Noel Park estate and develop a self funding proposal to support improvement works. It was noted that existing Decent Homes improvement will require £35million of which £11m has been sourced. Therefore £24million needs to be raised possibly through part-sale and mixed tenure options.

LC24. WORK PROGRAMME UPDATE

11.1 The panel noted that in addition to the work programme outline, there were two topics which had been agreed:

- Community Infrastructure Levy (CIL);
- Housing Viability Assessments.

11.2 Whilst the scope for the CIL had been developed and agreed, recent policy pronouncements in respect of Viability Assessments (using planning obligations to create Starter Homes for purchase at discount over affordable rent) meant that this scope was being reassessed.

11.3 The panel also noted that it was trying a different 'scrutiny in day' approach to project work, so that all the evidence was collected on one day to promote coherence and consistency in way evidence is collected. A date was being sought for the CIL project and panel members would be consulted.

11.4 The cabinet member indicated that the apportionment of the CIL receipts was important to ensure that maximum community benefit could be attained. The Cabinet member requested to be notified when the meeting was due to take place and would attend.

LC25. NEW ITEMS OF URGENT BUSINESS

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LC26. DATES OF FUTURE MEETINGS

Clr Akwasi-Ayisi

Chair

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Briefing Paper - Empty Properties in the Private Sector

Title:	Empty Properties in the Private Sector
Author:	Glayne Russell (Senior Environmental Health Officer)
Service / Dept:	Housing Improvement Team (Private Sector)
Date Drafted:	22 October 2015
Paper for:	Andrew Billany, Managing Director, Homes for Haringey

Enforcement Options

Enforcement (Compulsory Purchase Orders and Enforced Sales) has been used to bring empty properties in the private sector back into use since 2006.

CPO is used when owners of long term empty or eyesore properties have been given advice, the option of a grant and time to bring their properties back into use themselves but fail to do so.

Since the work began:

- 40 Properties have been given Cabinet approval for CPO.
- 12 of the 40 are still being worked on with some of the owners having started renovations.
- 28 of the 40 have been brought back into use.
- 5 of the properties brought back into use have confirmed CPOs (possession has been taken and the properties sold on by the Council).

If an owner objects to the CPO then either a Public Local Inquiry or a written hearing is used by the National Planning Casework Unit to decide the outcome.

Enforced Sale is another enforcement tool used against empty home owners where they have outstanding Council Tax debt. 8 properties have been taken possession of. The process of Enforced Sale is quicker than CPO and all costs can be reclaimed from the money received from the sale of the property. However, if the owner pays the debt, the enforced sale process must cease allowing CPO action to continue, for this reason the two provisions are often progressed together. Over £600,000.00 of Council Tax money has been brought back into the Council as a result of this joined up working practice.

The Process

All empty property work is carried out by a Senior EHO for 50% of the time the remainder is managing licensing.

Properties are referred to the officer via members of the public (empty property inbox, emails and by phone), Councillors and by using Council Tax records.

A series of 5 letters are sent to the owner of the property encouraging them to bring their property back into use and offering grant aid (when available). If, after these letters have gone out, the owner has still not been in touch or made any representation as to their intentions, authorisation from the Director is obtained to force entry to value the property and inspect its condition.

Cabinet approval for CPO is then sought and the case goes to Legal to progress to the Secretary of State for confirmation. The property is then sold only completing the sale once the renovation works are complete.

53 properties are currently on the list to receive enforcement correspondence which will lead up to CPO.

318 properties in the Borough have been brought back into use as a direct result of enforcement action.

Enforced Sale cases are found using Council Tax data. The owner of the house also needs to be the person owing the debt. Once a charging order is placed on the property and the debt is registered, a Court hearing can give an Order for Sale where the owner has 28 days to settle the debt. If the debt is not paid, then the Council takes possession of the property and sells it on via auction recovering all money spent from the proceeds of the sale.

Grants

Grant money has been available from the GLA distributed by the North London sub region to bring empties back into use in the Borough. A condition of receiving the grant is that the renovated property is used by the Council as TA. In the last year, Haringey have obtained 6 units for TA from previously empty homes.

Current position

The current buoyant housing market means that most referred empty homes are such because they are being renovated and brought back into use by their owners. This means that using the Council tax list to find new properties is a less useful means of identification. Referrals from the public are the main way of finding the eyesore, abandoned properties which need intervention.

The work on empties is as streamlined as it could be with only one officer working on it part time. However all new referrals are dealt with and all long term empty eyesore properties are tackled. Members of the public and neighbours are always kept up to date on progress as the CPO procedure is a lengthy process.

Despite the increasing value of property these days, there are still some owners who abandon their properties and leave them in a dreadful condition with no intention of bringing them back into use. All 28 properties which have been through Cabinet are now back in use and would still undoubtedly be empty today, if it wasn't for intervention from the Council pushing the owners into taking action or losing their property.

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Report for: Housing and Regeneration Scrutiny Panel, 16 November 2015

Item number: 10

Title: Tottenham Regeneration Programme update and approach to consultation

Report authorised by : Helen Fisher, Programme Director, Tottenham Regeneration

Lead Officer: Helen Fisher, Programme Director, Tottenham Regeneration

Ward(s) affected: All Tottenham wards

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

1. Introduction

- 1.1. Following the programme update provided to the Housing and Regeneration Scrutiny Panel in March 2015, this report is to provide the Panel with an update on the key decisions and programme milestones (recent and forthcoming), and set out the approach to engagement and consultation (statutory and non-statutory, and the depth and timing of the approaches).
- 1.2. Panel members have been invited on a tour of Tottenham in advance of the Committee meeting to see some of the projects underway and the office at 639 Enterprise Centre where the Tottenham regeneration team is now based.

2. Background to the programme

- 2.1. In October 2013, Haringey Council commissioned an independent organisation called Soundings to conduct a thorough, five-month consultation exercise called [Tottenham's Future](#) to gather views from the community on their ambitions for the next 20 years. Over 3,700 people contributed to the consultation through a variety of methods – including completing canvas cards, visiting a dedicated website, drop-in events and attending various exhibitions, community meetings, and interviews.
- 2.2. The responses fed into and shaped the council's [Strategic Regeneration Framework \(SRF\) for Tottenham](#) (2014), which sets out how the local community's priorities can be achieved through long-term regeneration. It sets out a vision for Tottenham that *'By the age of twenty, a child born in Tottenham today will have a quality of life and access to the same level of opportunity that is at least equal to the best in London'*.
- 2.3. In March 2014 Cabinet approved the SRF, which was then followed in July 2014 by the Cabinet-approved [SRF Delivery Plan](#). This sets out the programme

of projects in the short to medium term that will enable the delivery of the vision for Tottenham, structured around four priorities:

- **People:** Improved access to jobs and business opportunities; world-class education and training; a strong and healthy community;
- **Place:** Better caring for the place and delivering improved public realm in all of the local centres that comprise Tottenham;
- **North Tottenham including High Road West** – a new stadium and an estate regeneration programme centred on Northumberland Park; and
- **Tottenham Hale** – a key area of opportunity, building on the delivery of a new station and a range of mixed-use development.

2.4. The SRF and Delivery Plan were launched at Tottenham Town Hall on 30 July 2014, and the council is committed to hold an annual conference to review programme delivery and discuss major thematic issues.

2.5. The second conference was held on Saturday 18 July 2015 at Tottenham Town Hall. Hundreds of people joined a popular exhibition of more than 30 voluntary and residents' groups, local activities, and public and private sector organisations providing services in the area, alongside Tottenham Talks and regeneration drop-in sessions. The event report is available to download and sets out independent analysis of the event following feedback given on the day - [Tottenham Conference Report 2015](#), as well as an update to the [SRF Delivery Plan](#) (2015) setting out progress against each project.

3. Key Decisions and programme milestones

3.1. Key Decisions since the last report are as follows:

- Financial Contribution to Stratford, Tottenham, Angel Road Rail scheme – Cabinet, March 2015: Approval of a financial contribution of £250,000 to the STAR Rail Scheme to provide four trains an hour to Northumberland Park. The funding package was developed with contributions from Network Rail, GLA, LEP, TfL, Haringey and Enfield, scheduled for completion in 2018.
- Relocation of Ashley Road Depot to Marsh Lane and Disposal of Land at Ashley Road Depot – Cabinet, March 2015: Provide a new state of the art facility for the Council's waste management service, remaining Ashley Road Depot site will be available for a new housing development as part of the proposed regeneration of Tottenham Hale, support the sale of part of the Depot land to the Harris Federation in order that a new sports hall and other sports facilities will be constructed to serve the new through school proposed at Technopark and be available for use by the community.
- Rehousing Policy for Regeneration and Renewal Schemes – Cabinet, June 2015: Approval for consultation on the policy which brings together in one document all the relevant statutory provisions (e.g. in respect of Home Loss and Disturbance Payments) and existing council policies (e.g. within the Allocations Policy) with guidance to facilitate the council's estate renewal programme, by more effectively re-housing and

compensating residents required to move and providing vacant possession for development works to take place.

- Holcombe Road Public Realm Scheme - Cabinet Member Signing, 1 October 2015: To enter into contract with the preferred bidder for the redevelopment of Holcombe Road Market and delivery of public realm works (part of the Growth on the High Road programme).
- Haringey's Local Plan (including the Tottenham Area Action Plan) – Cabinet, October 2015: Following Haringey's Local Plan Documents Consultation from February - March 2015, approval to go to Examination in Public on the amended Local Plan Documents. This will be subject to Full Council approval in November 2015.

3.2. Forthcoming Key Decisions scheduled for [November Cabinet](#) consideration are on: Seven Sisters Regeneration, Tottenham, to seek approval for the council to use its Compulsory Purchase Order (CPO) powers to acquire the land required for the Wards Corner development; the Haringey Development Vehicle proposal to establish a vehicle for Haringey to deliver regeneration and achieve new housing, jobs and social and economic benefits, and which may include the Northumberland Park regeneration area; and to seek approval to purchase land at the BP Petrol Station Site at Tottenham Hale to realise the ambitions of the District Centre Framework and meet the council's ambitions for the regeneration of Tottenham Hale.

3.3. It is expected that a Key Decision on the High Road West delivery approach will be taken for Cabinet consideration by early 2016.

3.4. The 2015 update to the [SRF Delivery Plan](#) (published in July) sets out progress made against all projects in the programme. Recent and forthcoming programme milestones include:

- The council secured a grant of almost £1.5million from the Heritage Lottery Fund Townscape Heritage Initiative to reinstate some of the original High Road facades in the [North Tottenham Conservation Area](#) during the coming four years. Work will include repairing the exteriors of buildings and restoring historic architectural features, and a dedicated project officer has been appointed to progress the scheme.
- Tottenham Hotspur Football Club were granted planning permission by the council in 2011 for the redevelopment of White Hart Lane Stadium and the surrounding land in north Tottenham. A [new application](#) was submitted by THFC in September 2015. Subject to Planning Sub-Committee determination, the Club is targeting stadium completion by summer 2018 with the football club moving in for the 2018/19 season.
- A [Crossrail 2 consultation](#) is being run by TfL from 27 October 2015 – 8 January 2016. The council supports the regional route that would revolutionise transport for residents and support the regeneration plans.
- The [Opportunity Investment Fund](#) (OIF) second round of funding is open for applications, with a deadline of 11 December. The OIF is a £3.65m programme launched in March 2015 to enable investment in workspace and employment projects in Tottenham. The fund is jointly provided by the council and the GLA.

- [High Road West regeneration](#): 29 tenants from the Love Lane Estate have now successfully moved to their new homes at Ambrose and Mallory Court in Newlon's housing development on Tottenham High Road. Two design panel workshops have been held with residents (July and September) to give residents the opportunity to influence the design of their new homes and develop a Design Guide. Subject to Cabinet consideration of the best way to deliver the regeneration scheme, it is expected that a development partner will be secured in 2016, a planning application developed in 2017, and new homes will start to be built in 2018.
- In November, the council is supporting all three of the Northumberland Park Resident Associations to host events shaped by residents as part of the Metropolitan Police's Autumn Night Lights activity. The aims of the events are to promote both community safety and an increased sense of community, and also support the ongoing capacity building of the residents associations.
- Work is underway to prepare for the Tottenham Winter Festival on Saturday 5 December, along with the promotion of Small Business Saturday, encouraging people to shop locally.

4. How consultation is undertaken

- 4.1. Following approval of the SRF Delivery Plan in July 2014, a report was taken to Cabinet in November 2014 for approval of the Tottenham regeneration programme's [community engagement strategy](#).
- 4.2. The report sets out the three levels of engagement for the regeneration programme:
- Level 1: To support those parts of Tottenham undergoing or preparing for significant physical regeneration, providing the most intensive level of engagement;
 - Level 2: Engagement with stakeholder groups around support for specific projects; and
 - Level 3: Wider engagement such as the annual Tottenham Conference, website, newsletter, targeted at all residents.
- 4.3. As the minutes of the meeting set out, Cabinet endorsed the three levels of engagement and resolved that:
1. That the council would host an annual Tottenham Conference, together with partners to review programme delivery;
 2. That the council would host and sponsor a range of 'Tottenham Talks' events each year for the duration of the Programme;
 3. That the council would continue to support residents and businesses affected by current and future programmes (including estate renewal) in North Tottenham, Tottenham Hale, Seven Sisters and Bruce Grove; and
 4. That the council would continue to encourage all residents of the Tottenham Regeneration area to engage via the dedicated website and social media.
- 4.4. This engagement approach is delivered in line with the council's common law and statutory duties in undertaking consultation, but also consistently seeks to go above and beyond what is statutorily necessary to ensure that residents

have lots of opportunities to give their views and ideas, take part in decisions about the future of their area and are given opportunities to lead and shape change. This is in keeping with the [Corporate Plan 2015-18](#) vision to 'work with communities to make Haringey an even better place to live', and approach to build community capacity.

- 4.5. The approach to engagement has developed as the Tottenham Regeneration Programme has progressed, and as the Cabinet report set out, is based on a consideration of the best use of resources available. The eight Tottenham wards have a population of 120,972 (Source: Office for National Statistics, Mid-Year Population estimate, 2013), so the scale of engagement and approach taken necessarily varies across the programme.

Level 1 – Most intensive level of engagement

- 4.6. In line with the approved community engagement approach, the development of large-scale regeneration plans such as those for High Road West (the masterplan received Cabinet approval following consultation in December 2014), Northumberland Park and Tottenham Hale, remains a key focus for engagement and consultation activity. A summary of all engagement and statutory consultation that has been undertaken relating to the regeneration programme is set out in **Appendix 1**.
- 4.7. In High Road West, huge efforts have been made to ensure residents are involved in regeneration plans and have had opportunities to get involved in planning the future of their area from the outset. Love Lane residents received regular dedicated newsletters before, during and after the masterplanning process, with information about the process, drop-in sessions and events where they could have their say. The council supported the creation of the Love Lane Residents Association to give residents a clear, independent voice through the process, and helped organise fun days and meetings for the local community. Residents also took part in dedicated design workshops with architects and were taken on guided tours of other regeneration projects in London. These activities helped ensure that residents were making an informed choice when taking part in formal consultation about regeneration plans in High Road West.
- 4.8. As part of the High Road West December 2014 Cabinet report, there was a [Consultation Feedback Report](#), which set out the detail of the extensive consultation and engagement undertaken, and noted that for a consultation of that size, the average response rate is 3% and the Council achieved a total response rate of 7.5%. Council tenants who have moved to new homes have also received a dedicated guide to moving home as well as help from council engagement and re-housing officers. All of these documents are available on the Tottenham Regeneration website pages.
- 4.9. In Northumberland Park, working with the community, the council has developed a Strategic Masterplan Framework that sets out the regeneration opportunity for Northumberland Park and its residents. Now there is a clearer idea of the type and scale of potential change, the council will be working closely the local residents to develop and shape much more detailed regeneration plans for the area. This work will include developing the two now-

established Residents Associations (Northumberland Park Resident Association; Stellar House, Altair Close, the Lindales, Bennetts Close Residents Association) further to ensure they can shape the regeneration plans, appointing independent advisors to support local residents, and facilitating visits to other regeneration projects in London so residents can see what they do and do not like.

- 4.10. For both Love Lane and Northumberland Park residents, dedicated newsletters (issued to c.300 and c.2700 residents respectively) have been issued at key points in the development of future plans, and will continue to be, to make sure residents are fully aware of what is happening and any opportunities for involvement. Northumberland Park residents first received newsletters to support the Local Plan consultation and what that meant for residents, and subsequently regarding the establishment of the two resident associations. All newsletters are available on the Tottenham Regeneration website pages.
- 4.11. There are two community engagement officers who work with the resident associations across the Northumberland Park ward to build the resilience and skills of local residents, and for Love Lane, there are rehousing officers who hold twice-weekly surgeries open to all residents to show residents how the home bidding process works, teach them how to use the 'Home Connections' website and to support residents to access other departments and services too. For tenants who are renting privately, the rehousing officers can provide advice on who to contact to find alternative accommodation, and a Turkish interpreter is in attendance at these surgeries (details available on the website [here](#)).
- 4.12. 'Team North Tottenham' is a new magazine produced with the community for the community; the first edition was published in October 2015, circulated to c.6,200 residents across the Northumberland Park ward. It aims to offer advice, help, news, and suggests how people can get involved in helping to make North Tottenham an even better place to live, and responds directly to calls from residents for better information sharing and signposting of opportunities and activities in the local area. The magazine will be supported by a dedicated website (www.teamnorthtottenham.com, due to launch shortly) which will include all content for the magazine and act as a 'one-stop-shop' for all local services delivered by the council, public sector partners and local community groups. In the long-term, it will offer chances for residents to take ownership of content and potentially post their own news articles, events and information.
- 4.13. At Tottenham Hale, a series of community events, information days and engagement workshops have been held in October 2014, March and June 2015, to share the emerging vision and plans for the area, and capture local residents' views on the sort of district centre they want to see in their local area. It is a principle that all information used at engagement events is made available on the Tottenham Regeneration pages of the Haringey Council website (information on Tottenham Hale [here](#)). On 26 and 28 November we will be holding two further information events in Tottenham Hale – drop-in exhibition and workshops. The purpose of the events is to present and gain feedback from the community on strategies that will improve the physical environment around

Tottenham Hale; Green and Open Spaces strategy, Streets and Open Spaces strategy and test projects (meanwhile strategy). These three strategies sit under, and support, the District Centre Framework. It is intended the strategies will be taken to Cabinet for consideration early in 2016.

Level 2 – Engagement with stakeholder groups (project focused)

- 4.14. For the development of project-specific initiatives, the council has undertaken a range of activity to support, establish and engage with a range of stakeholder groups. These include the Tottenham Green Stakeholder Group, chaired by the then Cabinet Member for Communities, Cllr Richard Watson, which was established to shape the works to Tottenham Green. These works were undertaken as part of the Growth on the High Road programme of public realm improvement projects, all informed by a series of community consultations. For Tottenham Green these included an independently facilitated consultation in June 2012, and further consultation and stakeholder engagement continued into January 2013 where people were given an opportunity to have their say on initial plans and design ideas. All of the reports are available [online](#). The stakeholder group was formed to scope the works to Tottenham Green and no longer meets, a separate, independent Friends of Tottenham Green group has since been established.
- 4.15. The Bruce Grove Stakeholders Group was established to shape projects in Bruce Grove, also funded through the Growth on the High Road programme. Regular bulletins were issued to update stakeholders, and the most recent meeting of the Group was on 2 November, attended by Cllr McNamara (Cabinet Member for Environment), Tottenham Hale and Bruce Grove Ward Councillors, market traders, local businesses, the Area Regeneration Manager, the Neighbourhood Action team, and members of residents associations. The original objectives of this group have been met, and the approach to be taken in future will be reviewed.
- 4.16. A similar approach was taken to work with residents and local traders to shape the projects to be delivered along West Green Road (through the West Green Road Improvement Group), following the £100,00 funding awarded from the High Street Innovation Fund. Following completion of the projects, this group no longer meets, but some members have joined the Tottenham Traders Partnership. West Green Road was recently recognised as one of the UK's 'rising stars' in the [Great British High Street Competition 2015](#) – for the series of improvements shaped and delivered in partnership with businesses and local people.
- 4.17. Further project specific engagement activity includes Seven Sisters Regeneration, with a dedicated [website](#), and a newsletter issued from the developer Grainger and the council. Following the launch of the N17 Design Studio with architects John McAslan + Partners, a range of talks and engagement events have been held - one of the key objectives of the [N17 Design Studio](#) is to provide a space to both showcase regeneration activity and projects happening in Tottenham and to provide community activities delivered by, and for, the local community. The Area Regeneration Managers, Project

Officers and Town Centre Growth Manager all regularly engage with a wide range of local stakeholders in the development of projects.

Level 3 – Wider engagement

- 4.18. Since June 2013, the ‘Tottenham News’ regular newsletter has been issued to residents and businesses in the eight Tottenham wards to update residents on regeneration news. As the first edition set out, each issue includes information on what is happening in the Tottenham community, including new opportunities and facilities, important changes and ways to get involved in the regeneration of Tottenham. All editions are [available online](#), and the newsletter is emailed out to all those that have subscribed to receive information about Tottenham Regeneration.
- 4.19. The council has committed to hold an annual Tottenham conference, to set out to residents and local stakeholders the progress being made on the regeneration programme. The first conference on 30 July 2014 launched the SRF and accompanying Delivery Plan, and the second, held on 18 July 2015, was targeted at: raising awareness of the regeneration programme; to give residents the opportunity to engage in the regeneration process; to connect the community with opportunities that stem from regeneration, now and in the future; and to further build pride and satisfaction with Tottenham as a place to live. More than 30 voluntary and residents’ groups, local activities and public and private sector organisations providing services hosted stalls in the Town Hall exhibition room. As set out in the conference report, overall people seemed to have found the conference very informative; and they welcomed and appreciated the opportunity to gather different members of the community together to discuss Tottenham’s future.
- 4.20. The council also regularly publicises proposals and opportunities to get involved in the regeneration projects through local press releases, the ‘Haringey People’ publication and social media channels. A dedicated email address for residents to get in touch about Tottenham regeneration is also promoted, which is regularly monitored by the team.
- 4.21. Work is underway to develop a separate website for Tottenham Regeneration, due to launch in early 2016, which will offer more information and opportunities to get involved than is possible from a small section of the Council’s corporate website.
- 4.22. Tottenham Traders Partnership (TTP): This independently chaired and operated partnership is now free to join, and the TTP organises regular meetings with the Council and Police where local traders can raise concerns about their business, regeneration, and meet other traders. The Town Centre Growth Manager works closely with the TTP to promote its activities, the efforts of local businesses to improve the area and to give traders a voice in regeneration plans.
- 4.23. The Tottenham Landowners and Major Businesses Group: This group brings together major business and landowners with public sector partners who are investing in the regeneration of Tottenham, to help the organisations work

together more closely to continue to improve the area. Group members and the minutes of meetings are [available online](#).

Developing the People priority – delivering a social dividend

- 5.1. The Strategic Regeneration Framework establishes the foundation of a People Programme which works alongside the physical development of Tottenham to be able to realise the vision of raising social outcomes for Tottenham's residents. The four outcome areas of focus are education, jobs and skills, crime and safety and health and wellbeing to realise the vision set out in section 2.2.
- 5.2. In November 2014, Haringey was successful in securing a Transformation Challenge Award (TCA) grant from the Department for Communities and Local Government (DCLG) for £935,000 to spend in 2015/16. This funding supports the pathfinder approach of the People programme, which aims to bring together partners, residents, voluntary and community, public and private sectors - to co-deliver better outcomes for residents in the Northumberland Park ward.
- 5.3. This partnership consists of Haringey Council, HAVCO the Prince's Charities, Blenheim CDP and the residents of Northumberland Park ward.
- 5.4. The approach to the resident partnership is to establish, train and capacity build up to 20 Northumberland Park residents to become a 'Resident Board'. This Board will influence and monitor the delivery of over 40 projects and will be an instrumental component of the governance structure overseeing the TCA-transformation challenge award. They will advocate for the local /wider community / in steering the priorities of the TCA fund.
- 5.5. This resident-led governance approach will guide more than just the TCA priorities, it will form a partnership approach between the council and our communities; one based on shared aims. The board is intended to become an integral feature in how the council engage, consult and commission.
- 5.6. Another workstream of the People priority programme is the 'Well London' Programme. As an agreed programme of the Strategic Regeneration Framework's delivery plan and supported by the Transformation Challenge Fund, the programme is a resident-led Health and Wellbeing initiative in the Love Lane and Northumberland Park Estates, which is delivered in partnership with the University of East London. To date there has been significant community engagement activity resulting in a dedicated group of volunteers wishing to deliver health and wellbeing related projects in their estates. The projects have been scoped out of the engagement activities, with residents voting on their priorities at community cafe events.
- 5.7. There is an understanding that these two workstreams alone should not be the entirety of the People Programme. A rescoping of the programme from June 2015 has identified a need for a wider programme that utilises a 'One Council' approach to social regeneration in Tottenham. Objectives have been established and agreed, in line with the four social outcome areas of the SRF. Governance and delivery mechanisms through utilisation of the Corporate Priority Boards are emerging so that the ambition for Tottenham is embedded

as a whole council approach, with the Tottenham Regeneration Team playing a role in coordination and influencing.

5. Conclusion

- 6.1. We would like to reiterate a commitment to the three different levels of engagement set out in section 4.2, and the principle that we will continue to exceed the common law and statutory duties in undertaking consultation.
- 6.2. Regarding a review of engagement to date, the feedback from both Tottenham conferences demonstrated that residents welcome the opportunity to learn more about the programme and wide range of work underway in Tottenham (see the report from the 2015 Tottenham conference [here](#)). The project-focused stakeholder groups were invaluable in shaping the projects that have been delivered.
- 6.3. The Area Regeneration Managers, Project Officers and Town Centre Growth Manager continue to engage with a wide range of stakeholders through their work across the regeneration area, supported by communications and engagement officers, but due to the scale of the population/area, cannot deliver targeted and intense engagement across whole regeneration area.
- 6.4. Engagement resource in the Tottenham regeneration team will continue to be focused in the areas undergoing or preparing for significant physical regeneration, which is currently predominantly focused in North Tottenham. Work will be undertaken to review and consider: 1) how best to use existing resources, for example, to determine the most effective format to provide information to all residents – whether via digital and social media and the dedicated Tottenham regeneration website, continuing to issue printed information, or a combination thereof; 2) how to ensure that engagement continues and is effectively targeted across Tottenham Hale, Seven Sisters, Tottenham Green, and Bruce Grove, and 3) how to most effectively continue the work underway to build community resilience through the programme.

6. Use of Appendices

Appendix 1 – Tottenham Regeneration Engagement Tracker

Regeneration area	Activity	Aim	Date	Location	Audience	Promotion	Report
All Tottenham	Tottenham's Future	A 5 month consultation exercise to gather responses from a wide cross section of the community in Tottenham to inform and shape the Strategic Regeneration Framework (SRF) for Tottenham – the document which will guide the regeneration of the area over the next 20 years	October 2013 - February 2014	Venues throughout Tottenham	Tottenham residents and businesses. 3762 people engaged, 939 completed canvas cards, 339 attendees at Community Liaison Group meetings, 58 interviews with stakeholders and community groups	Flyers, workshops, interviews, community outreach and door knocking, exhibition, press release	http://www.haringe.gov.uk/sites/haringegovuk/files/tottenham_s_future_consultation_report_final_single_pages.pdf
All Tottenham	SRF Launch/Tottenham Conference 2014	Launch Strategic Regeneration Framework document. Give residents the opportunity to review, ask questions and get involved in regeneration going forward	30th July 2014	Tottenham Town Hall	Tottenham residents and businesses	Posters, flyers, social media, press release	http://www.haringe.gov.uk/sites/haringegovuk/files/exhibition-boards-complete.pdf
All Tottenham	Tottenham Conference 2015	Raise awareness of the Tottenham Regeneration programme. Give residents the opportunity to engage in the regeneration process. Connect the community with opportunities that stem from regeneration, now and in the future. Further build pride and satisfaction with Tottenham as a place to live	18th July 2015	Tottenham Town Hall	Tottenham residents and businesses	Tottenham News, Flyer, website, online banners, newspaper adverts, posters, park banners, social media, press release	http://www.haringe.gov.uk/sites/haringegovuk/files/tottenham_conference_report_2015.pdf

Regeneration area	Activity	Aim	Date	Location	Audience	Promotion	Report
High Road West	Statutory consultation	Seeking resident and business views on the Masterplan (regeneration proposals) for High Road West- including demolition of Love Lane Estate. Statutory consultation	13th September 2014 - 25 October 2014	The Grange, N17 8DP Coombes Croft Library, N17 8AD	High Road West area - between White Hart Lane Station and the High Road, running from Coombes Croft Library to the former Cannon Rubber factory	posted consultation booklet, exhibition at The Grange, survey www.haringey.gov.uk/highroadwest , exhibition Coombes Croft Library, press release	http://www.haringey.gov.uk/regeneration/tottenham/tottenham-regeneration/high-road-west
High Road West	Love Lane Fun day	Launch High Road West consultation. Seeking views on the Masterplan (regeneration proposals) for High Road West- including demolition of Love Lane Estate. Statutory consultation	13th September 2014	Love Lane Estate	Love Lane residents	Newsletter, Tottenham News, ITLA, Love Lane RA	
High Road West	Love Lane regeneration visit - Packington Estate	Capacity building. Take residents to visit the Packington Estate in Islington – which is undergoing long term regeneration. Giving residents the chance to see examples of new homes and speak to the residents of the estate to hear their views on the regeneration	18th October 2014	Love Lane Estate	Love Lane residents	Newsletter, Tottenham News, ITLA, Love Lane RA	http://www.haringey.gov.uk/sites/haringeygovuk/files/love_lane_newsletter_-_october.pdf
High Road West	Love Lane resident visit to Newlon Housing Trust, Ambrose and Mallory Court	Capacity building. Opportunity to see new homes built in North Tottenham that Love Lane residents can move in to	21st October 2014 24th October 2014	Love Lane Estate	Love Lane residents	Newsletter, Tottenham News, ITLA, Love Lane RA	http://www.haringey.gov.uk/sites/haringeygovuk/files/love_lane_newsletter_-_october.pdf
High Road West	Community action day	Open forum for residents to meet local police officers and discuss crime and anti-social behaviour and how the regeneration of HRW could improve things	22nd January 2015	The Grange, N17 8DP	Love Lane residents	Poster, Engagement officers	-

Regeneration area	Activity	Aim	Date	Location	Audience	Promotion	Report
High Road West	Love Lane resident visit to Newlon Housing Trust, Ambrose and Mallory Court	Capacity building. Opportunity to see new homes built in North Tottenham that Love Lane residents can move in to - 30 properties available for Love Lane residents	18th, 19th, 20th February 2015	Ambrose and Mallory Court, N17	Love Lane residents	Letter	
High Road West	Love Lane resident visit to Newlon Housing Trust Hale Village Apts	Capacity building. Opportunity to see new homes built in Tottenham	20th June 2015	Hale Village, N17	Love Lane residents	Letter	
High Road West	Love Lane Fun day	Community engagement and trust event. Capacity building Love Lane RA. Test format for Design Panel workshops and gather initial community feedback	12th September 2015	Ermine House, N17	Love Lane residents	Poster, Engagement officers, RA	
High Road West	Design Panel	Capacity building. Up skilling residents to influence the designs of any new homes built for Love Lane residents	29th July 2015 19 September 2015	Haringey Irish Centre, N17 8DX	Love Lane residents	Flyer, Website, Engagement Officers, RA, ITLA	
Northumberland Park	Tottenham Area Action Plan	Explain and engage local residents with regeneration plans. Increase knowledge and encourage feedback to Local Plan consultation	10th Feb 2015	Stellar House, N17 0DZ	Stellar House, Altair Close, Bennett's Close and The Lindale's	Newsletter, posters, Engagement Officers	
Northumberland Park	Tottenham Area Action Plan	Explain and engage local residents with regeneration plans. Increase knowledge and encourage feedback to Local Plan consultation	12th Feb 2015	NRC, N17 0HJ	Northumberland Park and Park Lane	Newsletter, posters, Engagement Officers	
Northumberland Park	Tottenham Area Action Plan	Explain and engage local residents with regeneration plans. Increase knowledge and encourage feedback to Local Plan consultation	10th March 2015	Stellar House, N17 0DZ	Stellar House, Altair Close, Bennett's Close and The Lindale's	Newsletter, posters, Engagement Officers	

Regeneration area	Activity	Aim	Date	Location	Audience	Promotion	Report
Northumberland Park	Tottenham Area Action Plan	Explain and engage local residents with regeneration plans. Increase knowledge and encourage feedback to Local Plan consultation	12th March 2015	NRC, N17 0HJ	Northumberland Park and Park Lane residents	Newsletter, posters, Engagement Officers	
Northumberland Park	Northumberland Park Residents Association	Capacity build Northumberland Park residents to actively participate in regeneration. Inaugural meeting to vote in RA Executive Committee - open meeting	25th March 2015	NRC, N17 0HJ	Northumberland Park and Park Lane residents	Flyer, posters, website, Engagement Officers	
Northumberland Park	Northumberland Park Residents Association	Capacity build Northumberland Park residents to actively participate in regeneration. Northumberland Park RA - open meeting	13th July 2015	NRC, N17 0HJ	Northumberland Park and Park Lane residents	Flyer, posters, website, Engagement Officers, NP RA	
Northumberland Park	SALB RA	Capacity build residents living in Stellar House, Altair Close, Bennett's Close and The Lindale's to actively participate in regeneration. RA Executive Committee set up	19th May 2015	Stellar House, N17 0DZ	Stellar House, Altair Close, Bennett's Close and The Lindale's	Engagement Officers, RA	
Northumberland Park	SALB RA	Capacity build residents living in Stellar House, Altair Close, Bennett's Close and The Lindale's to actively participate in regeneration. Inaugural meeting to vote in RA Executive Committee - open meeting	30th June	Stellar House, N17 0DZ	Stellar House, Altair Close, Bennett's Close and The Lindale's	Poster, Engagement officers, RA	
Northumberland Park	Level 2 food hygiene certificate	Help community to become accredited to start up their own food businesses. Support Haringey's healthy eating agenda	4th August 2015	163 Park Lane, N17 0HJ	Northumberland Park residents	Engagement officers, Northumberland Park RA	

Regeneration area	Activity	Aim	Date	Location	Audience	Promotion	Report
Northumberland Park	Northumberland Park Residents Association	Capacity build Northumberland Park residents to actively participate in regeneration. Northumberland Park RA Street Party	22nd August 2015	Park Lane, N17 OHJ	Northumberland Park and Park Lane residents	Flyer, posters, website, Engagement Officers, NP RA	
Northumberland Park	Stay and Play	Start partnership working with Haringey Play Association. Created in response to SALB RA's request. Aim to train 15 residents to become play workers. Engage with families living in the SALB RA catchment area	14th September - to date	Stellar House, N17 0DZ	Stellar House, Altair Close, Bennett's Close and The Lindale's	Posters, Engagement Officers	
Northumberland Park	Place Champions	To capacity build Northumberland Park residents to inform them about regeneration and what to look out so that they can scrutinise LBH effectively	7th October 2015	Haringey Mencap office, N17 0AE	Northumberland Park residents	Engagement Officers, Create Streets	
Northumberland Park	SALB RA	Capacity build residents living in Stellar House, Altair Close, Bennett's Close and The Lindale's to actively participate in regeneration. RA open meeting	7th October 2015	Stellar House, N17 0DZ	Stellar House, Altair Close, Bennett's Close and The Lindale's	Poster, Engagement officers, RA	
North Tottenham	Oxford University	Support SRF strategy - world Class education and training. Encourage local children to achieve their full potential by continuing their studies in further or higher education	February 2015 - July 2015	Tottenham Town Hall, N15 4RY	St Francis De Sales and St Paul's school students	School led	
North Tottenham (Northumberland Park ward)	Well London Community Cafe - Love Lane Estate	Engagement event to introduce Well London to residents and explain how the project will impact healthcare provision in North Tottenham. Early identify residents interested in being part of a stakeholder group and health champions	18th March 2015	NRC, N17 0HJ	Northumberland Park and Park Lane residents	Flyer, poster, door knocking, Engagement Officers	

Regeneration area	Activity	Aim	Date	Location	Audience	Promotion	Report
North Tottenham (Northumberland Park ward)	Well London Community Cafe - Love Lane Estate	Engagment event to introduce Well London to residents and explain how the project will impact healthcare provision in North Tottenham. Early identify residents intersted in being part of a stakeholder group and health champions	23rd March 2015	Whitehall & Tenterden Community Centre, N17 8BP	Love Lane residents	Flyer, poster, door knocking, Engagement Officers	
North Tottenham (Northumberland Park ward)	Well London Community Action workshop - Love Lane residents	To plan neighbourhood Well London programme of health activities and services. Give community feedback from previous event	18th May 2015	Whitehall & Tenterden Community Centre, N17 8BP	Love Lane residents	Flyer, poster, door knocking, Engagement Officers	
North Tottenham (Northumberland Park ward)	Well London Community Cafe -SALB	Engagment event to introduce Well London to residents and explain how the project will impact healthcare provision in North Tottenham. Early identify residents intersted in being part of a stakeholder group and health champions	21st May 2015	Florence Hayes Adventure Playground, N18 2SP	Stellar House, Altair Close, Bennett's Close and The Lindale's	Flyer, poster, door knocking, Engagement Officers	Page 34
North Tottenham (Northumberland Park ward)	Well London Community Action workshop - Northumberla nd Park and Park Lane Estates, Stellar House, Altair Close, The Lindales and Bennetts Close	To plan neighbourhood Well London programme of health activities and services. Give community feedback from previous event	15th June 2015	NRC, N17 0HJ	Northumberland Park and Park Lane Estates, Stellar House, Altair Close, The Lindales and Bennetts Close	Flyer, poster, door knocking, Engagement Officers	
North Tottenham (Northumberland Park ward)	Well London - RSPH Level 2 Health	Train residents to be health co-ordinators/champions. Capacity building the community	October 2015 - November		All North Tottenham residents	Flyer, poster, door knocking, Engagement Officers	

Regeneration area	Activity	Aim	Date	Location	Audience	Promotion	Report
	Improvement training		2015				
North Tottenham	North Tottenham Stakeholder meeting	Provide updates on the regeneration plans in north Tottenham. Discuss how stakeholders want to be involved, communicated to and exchange information. Develop initial ideas/strategy on working together to align delivery	20th October 2015	NRC, N17 0HJ	North Tottenham stakeholders	Letter, Engagement Officers	
Tottenham Hale	District Centre Framework	Part 1: Introduce the District Centre framework. Capture community opinion on these ideas and what they would like to see as part of these plans. Build stakeholder database	30th September 2014	Unite Students, N17 9FQ	Tottenham Hale residents - all community		http://www.haringey.gov.uk/sites/haringeygovuk/files/a_new_centre_for_tottenham_hale_-_engagement_days_0.pdf
Tottenham Hale	District Centre Framework	Part 1: Introduce the District Centre framework. Capture business opinion on these ideas and what they would like to see as part of these plans. Build stakeholder database	1st October 2014	Gaunson House, N15 4QQ	Tottenham Hale businesses		http://www.haringey.gov.uk/sites/haringeygovuk/files/a_new_centre_for_tottenham_hale_-_engagement_days_0.pdf
Tottenham Hale	District Centre Framework	Part 1: Introduce the District Centre framework - specifically focus on Monument Way potential development and the Welbourne Centre. Capture community opinion on these ideas and what they would like to see as part of these plans. Build stakeholder database	8th October 2014	Holy Trinity CE Primary School, Somerset Road, N17 9EJ	Chesnut Estate residents		http://www.haringey.gov.uk/sites/haringeygovuk/files/a_new_centre_for_tottenham_hale_-_engagement_days_0.pdf

Regeneration area	Activity	Aim	Date	Location	Audience	Promotion	Report
Tottenham Hale	District Centre Framework, Green and Open Spaces, Streets and Spaces, Test Projects	Part 2: Exhibition to show development of the District Centre Framework. Ensure that local people are informed about the projects planned and have the opportunity to input. Give context to the plans by arranging three walking tours: green and open spaces, creative industries and Hale Village. Build stakeholder database	28th March 2015			Leaflet, posters, social media, Tottenham News	http://www.haringey.gov.uk/sites/haringeygovuk/files/tottenham_hale_information_day_march_web_1.pdf
Tottenham Hale	District Centre Framework	Part 2: Respond to Chesnut residents request for multi-agency meeting and bring together Tottenham Regeneration team, HFH, Repairs and Housing Investment team. Feedback to residents updated plans for Monument Way and the Welbourne Centre and gather feedback	25th March 2015	Holy Trinity CE Primary School, Somerset Road, N17 9EJ	Chesnut Estate residents	Flyer	
Tottenham Hale	District Centre Framework	Part 3: Show Chesnuts residents how the Monument Way and Welbourne Centre proposals have developed as a result of resident's comments alongside the final design guidelines for the sites	10th June 2015	Holy Trinity CE Primary School, Somerset Road, N17 9EJ	Chesnut Estate residents	Letter	

Regeneration area	Activity	Aim	Date	Location	Audience	Promotion	Report
Tottenham Hale	District Centre Framework, Green and Open Spaces, Streets and Spaces, Test Projects	Part 3: Community information day. Give updates and gather feedback on the District Centre Framework, the streets and spaces design strategy, proposed green spaces improvements and the suggested test project programme	11th June 2015	The Engine Room, N17 9QQ	Tottenham Hale residents - all community	Newsletter, flyer, website, Tottenham News, adverts in Haringey Independent	http://www.haringey.gov.uk/sites/haringeygovuk/files/june_engagement_events_online_report.pdf
Tottenham Hale	District Centre Framework, Green and Open Spaces, Streets and Spaces, Test Projects	Part 3: Community information day. Give updates and gather feedback on the District Centre Framework, the streets and spaces design strategy, proposed green spaces improvements and the suggested test project programme	12th June 2015	The Depot, N17 9LJ	Tottenham Hale residents - all community	Newsletter, flyer, website, Tottenham News, adverts in Haringey Independent	http://www.haringey.gov.uk/sites/haringeygovuk/files/june_engagement_events_online_report.pdf
Tottenham Hale	District Centre Framework, Green and Open Spaces, Streets and Spaces, Test Projects	Part 3: Community information day. Give updates and gather feedback on the District Centre Framework, the streets and spaces design strategy, proposed green spaces improvements and the suggested test project program. Gather dedicated feedback from cyclists on routes and safety to feed into Streets and Spaces and Green and Open Spaces Strategy	13th June 2015	The Depot, N17 9LJ Down Lane Park, N17 9EY The Paddock, N17 9BS	Tottenham Hale residents - all community	Newsletter, flyer, website, Tottenham News, adverts in Haringey Independent	http://www.haringey.gov.uk/sites/haringeygovuk/files/june_engagement_events_online_report.pdf
Seven Sisters/Tottenham Green/Bruce Grove	Tottenham Traders Partnership	Supporting economic regeneration, building business relationships, supporting local traders and new businesses. Involving businesses in the regeneration programme	1995 - to date	Various locations	Tottenham traders	Social media, Town Centre Manager, Tottenham Traders	-

Regeneration area	Activity	Aim	Date	Location	Audience	Promotion	Report
Seven Sisters/Tottenham Green/Bruce Grove	Bruce Grove Stakeholders	The Bruce Grove Stakeholder Group was established as a working group to oversee the delivery of projects funded from the £2.5 million grant from the GLA to carry out public realm improvements, Holcombe Road market renovation and shop front improvements	2013 - to date	Various locations	Tottenham Regeneration team, Bruce Grove and Tottenham Hale Ward Councillors, resident groups and businesses	Dedicated email	-
Seven Sisters/Tottenham Green/Bruce Grove	Tottenham Green improvements - consultation	Community consultation on how £1.2million budget to transform Tottenham Green could be spent	June 2012 - January 2013	Tottenham Green	Tottenham Green	Flyer, workshop, website, press release	http://www.haringey.gov.uk/sites/haringeygovuk/files/tottenham_green_regeneration_consultation_findings.pdf
Seven Sisters/Tottenham Green/Bruce Grove	Tottenham Market - consultation	Gather views from residents and local traders on their general views on markets as well as whether they would like to see a new market in Tottenham and what this should look like	5th July - 6th August 2012	Various locations	All Tottenham residents	Mailed consultation packs, website, library drop-ins, online survey, press release	http://www.haringey.gov.uk/sites/haringeygovuk/files/tottenham_market_consultation_report_aug_2012.pdf
Seven Sisters/Tottenham Green/Bruce Grove	West Green Road Improvements - consultation	Residents and businesses to be consulted on how £50k funding from the High Street Innovation Fund for public realm improvements to West Green Road	May-13	West Green Road	West Green Road businesses and surrounding area residents		http://www.haringey.gov.uk/sites/haringeygovuk/files/west-green-road-improvements-summary.pdf
Seven Sisters/Tottenham Green/Bruce Grove	Tottenham Winter Festival/Small business Saturday	Encourage Tottenham residents to shop locally and encourage a sense of community with a winter market and festive activities	6th December 2014	Tottenham Green	All Tottenham residents	Flyer, poster, Tottenham Traders, press releases, social media, Town Centre Manager	-

Regeneration area	Activity	Aim	Date	Location	Audience	Promotion	Report
Seven Sisters/Tottenham Green/Bruce Grove	N17 Design Studio talks - Shopfront Improvements	Talk to update residents on the shopfronts improvement project and gather comments. The project aims to enhance the environment and appearance of the shopping areas along Tottenham High Road and West Green Road and encourage people to shop locally	14th January 2015	451-453 High Road, Tottenham, N17 6QH	All Tottenham residents	Email, social media, website	
Seven Sisters/Tottenham Green/Bruce Grove	N17 Design Studio talks - N17 Design Studio open day	N17 Design Studio's aim is to provide a space to both showcase regeneration activity and projects happening in Tottenham and to provide community activities delivered by, and for, the local community. The N17 Design Studio open day was a chance for residents to look round the studio, see the scale model of Tottenham and meet the apprentices	24th January 2015	451-453 High Road, Tottenham, N17 6QH	All Tottenham residents	Email, social media, website	
Seven Sisters/Tottenham Green/Bruce Grove	N17 Design Studio talks - N17 Design Studio aims and ambition	Talk and community discussion on the N17 Design Studio - partnership between Haringey Council, John McAslan + Partners, and the College of Haringey, Enfield and North East London to transform an empty shop into a design hub offering work placements and training to local people	18th February 2015	451-453 High Road, Tottenham, N17 6QH	All Tottenham residents	Email, social media, website	

Regeneration area	Activity	Aim	Date	Location	Audience	Promotion	Report
Seven Sisters/Tottenham Green/Bruce Grove	Shopfront improvements workshop	Workshop to bring together Tottenham residents interested in design to have creative input into the shopfronts improvement project and help inform the designs of the shop fronts going forward	9th March 2015	639 Enterprise Centre Boardroom, 639 High Road, London N17 8AA	All Tottenham residents	Email	
Seven Sisters/Tottenham Green/Bruce Grove	Tottenham Green Phase 2 design brief	Workshop to bring together Tottenham residents and local stakeholders to discuss potential redevelopment opportunities on the Tottenham Green Leisure Centre car park site, design priorities for the site and the surrounding area	20th March 2015	Fusion, 1 Philip Lane, N15 4JA	Tottenham Green residents, local stakeholders	Email	
Seven Sisters/Tottenham Green/Bruce Grove	N17 Design Studio talks - Conservation in Tottenham	Talk and community discussion highlighting some of Tottenham High Road's most distinctive buildings and the ongoing efforts to bring them back into good repair and active use	25th March 2015	451-453 High Road, Tottenham, N17 6QH	All Tottenham residents	Email, social media, website	
Seven Sisters/Tottenham Green/Bruce Grove	Sports Inspired Games	Encourage young people from local schools to take part in sports to help create a strong and healthy community	14th - 15th May 2015	Fusion, 1 Philip Lane, N15 4JA			
Seven Sisters/Tottenham Green/Bruce Grove	Civic Society and Haringey Conservation Area Advisory Committee (CAAC) walking tour	Take residents and other interested parties on a tour of public realm improvements from West Green Road to Bruce Grove to show how regeneration is improving the area	17th May 2015	West Green Road to Bruce Grove	Tottenham Civic Society and CAAC	Tottenham Civic Society	

Regeneration area	Activity	Aim	Date	Location	Audience	Promotion	Report
Seven Sisters/Tottenham Green/Bruce Grove	Pocket Park launch	The park was created in response to the West Green Road consultation. Encourage local residents to celebrate the diversity of the area, support the new space and get involved in maintaining the park. Show residents how regeneration is improving the area	30th May 2015	Houghton Road, N175 5NN	West Green Road residents	Flyer, poster, Tottenham News, website	
Seven Sisters/Tottenham Green/Bruce Grove	N17 Design Studio talks - N17 Design Studio aims and ambition	Talk and community discussion on the lessons learnt since the studio opened in January 2015, the ways in which JM+P are trying to make a difference in Tottenham and community engagement now and in the future	25th June 2015	451-453 High Road, Tottenham, N17 6QH	All Tottenham residents	Email, social media, website	
Seven Sisters/Tottenham Green/Bruce Grove	Bruce Grove Station Scheme - stakeholder meeting	Opportunity for key stakeholders to come together to review the designs for Bruce Grove Station and give feedback	7th July 2015	639 Enterprise Centre, N17 8AA	Bruce Grove stakeholders	Dedicated email	
Seven Sisters/Tottenham Green/Bruce Grove	Open House tour	Take residents and other interested parties on a tour of public realm improvements from West Green Road to Bruce Grove to show how regeneration is improving the area	19th September 2015	West Green Road to Bruce Grove	All Tottenham residents	Open House website	
Seven Sisters/Tottenham Green/Bruce Grove	Tour of completed shopfront improvements project	Take residents on a tour to show residents completed shopfronts work and show how regeneration is improving the area	26th September 2015	West Green Road to Tottenham High Road	All Tottenham residents	Posters, Tottenham Traders, Town Centre Manager	

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Report for: Housing & Regeneration Scrutiny Panel
16th November 2015

Item number: 11

Title: Work Programme Update

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

Lead Officer: Clifford Hart, Democratic Services Manager, 0208 489 2920,
clifford.hart@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 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
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	Update on plans to implement selective licensing	Steve Russell / Andrew

	Private rented Sector		Billany (TBC)
	Viability Assessment	To approve final report of Viability Assessment scrutiny project	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, RHP performance and operation on multi-landlord estates Preparation: Site visit to multi-landlord estate Evidence gathering with RHPs – Preferred Partnership Status	Andrew Billany/ Mustafa Ibrahim (TBC)
	Older Peoples Housing*	To focus on: Independent living support / downsizing support* To arrange site visits – Housing Commissioning Programme	Andrew Billany/ 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

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

(4) Housing Unification & Improvement Programme - Corporate Programmes – possible focus on councils plans to reduce homelessness – covered through items on Housing Strategy and Homes for Haringey (future options) at 13th October. Further oversight of programme – to be agreed.