

NOTICE OF MEETING

HOUSING AND REGENERATION SCRUTINY PANEL

Monday, 18th January, 2016, 6.30 pm – Haringey Civic Centre, CR1

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

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 - 10)

To approve the draft minutes of the previous meeting (16th November 2015).

7. CABINET Q & A

The Cabinet member for Planning to attend to respond to questions on services within this portfolio.

8. IMPROVING THE QUALITY OF PRIVATE RENTED SECTOR

To receive an update on the Council's plans to introduce selective licensing within the borough.

9. COMMUNITY ENGAGEMENT WITH PLANNING (PAGES 11 - 28)

To receive an 18 month update on the scrutiny review of community engagement with planning.

10. COMMUNITY INFRASTRUCTURE LEVY

To receive a draft report of the work of the panel in respect of the governance arrangements for spending the neighbourhood portion of the Community Infrastructure Levy.

(TO FOLLOW)

11. WORK PROGRAMME UPDATE (PAGES 29 - 36)

To note the panel work programme for the remainder of the municipal year.

12. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 3 above.

13. DATES OF FUTURE MEETINGS

Martin Bradford, Policy Officer, Overview & Scrutiny
River Park House, 225 High Road, Wood Green, N22 8HQ
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0208 489 6950

Bernie Ryan, Assistant Director – Corporate Governance and Monitoring Officer
River Park House, 225 High Road, Wood Green, N22 8HQ

Friday 8th January 2016

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DRAFT**HRSP Minutes of the Meeting held on 16th November 2015**

Attendees: Cllr Akwasi- Ayisi, Cllr Engert, Cllr Gallagher, Cllr Gunes, Cllr Griffiths, Cllr Ibrahim and Cllr Newton.

In attendance: Cllr Strickland

Council Officers: Andrew Billany, Helen Fisher, Molly Gavriel, Dan Hawthorn, Mustafa Ibrahim and Liz Poole.

1. Filming at meetings

1.1 This was noted by the panel.

2. Apologies

2.1 Apologies for lateness were received from Cllr Ibrahim.

3. Urgent Business

3.1 No items were received.

4. Declarations of interest

4.1 None received.

5. Deputations

5.1 None received.

6. Minutes of the last meeting

6.1 The panel noted that the Chair had written to Cllr Sahota and had arranged to meet in December to discuss his work with local high streets and if there were any ways in which scrutiny could assist. It was noted that there were significant changes happening in respect of the localisation of the business rates, though any work on this would fall within the realms of the main Overview & Scrutiny Committee.

6.2 The tenancy strategy is due to be updated in 2016, and the panel noted that this had been added to the work programme and would be scheduled in before final agreement.

6.3 Subject to a small number of minor typographical corrections (spelling of Lynton Road), the minutes of the 13th October were agreed by the panel.

7. Cabinet Q & A

7.1 The Cabinet member for Housing and Regeneration attended to respond to questions within this portfolio. Prior to this, the Cabinet member highlighted a number national developments which would have a significant impact on local housing and regeneration policies and the way the Council is able to support those in housing need. Highlights of the panel's discussion with the cabinet member of these issues are presented below.

7.2 The panel noted that there were a number of provisions within the Housing & Planning Bill which, if implemented, would have a detrimental impact on the supply of affordable housing. The continuation of the Right to Buy discount would see a further reduction in the Council housing stock and the extension of Right to Buy to tenants of housing associations would further reduce the totality of affordable homes available in the borough.

7.3 The forced sale of high value council properties would result in a loss of housing stock, particularly in the west of the borough where property values were higher. It was suggested that this would inhibit the council's ability to provide affordable housing in such areas and curtail the ability of the Council to deliver mixed housing communities. Discussion noted that of the 560 properties that became vacant each last year about 30 could be liable for forced sale.

7.4 The introduction of Pay to Stay, where social tenants on an income of over £40k would be required to pay the market rental value of the property, would be difficult to administer and possibly incentivise Right to Buy. In addition, it was also noted that any surplus rent accrued through this process would be payable to central government and not retained by the Council.

7.5 Acute demand within the housing sector together with changes to Housing Benefit rules has made it difficult for the council to agree and retain contracts with private landlords in the provision of affordable housing with the private rented sector. This was having an impact on the cost of supporting homeless people through temporary accommodation.

7.6 Provisions with the Housing and Planning Bill require developers to provide Starter Homes, private unit sales at 20% discount. This requirement will inevitably reduce the amount of money available to provide affordable homes for rent which comes from the same source. It was also questionable how affordable homes for sale at a 20% discount would be to local residents, considering that average house prices (£450-500K) and wages (£26k) were for the borough.

7.7 In addition to provisions in the Housing & Planning Bill, the panel noted that there would be significant changes to welfare support in this parliament that could exacerbate the impact of limited affordable housing. It was noted

that over £12billion of savings needed to be found from the welfare budget over the next five years.

7.8 The panel noted that an engagement exercise was being undertaken with local Registered Housing Providers to ascertain how they planned to respond to provisions within the Housing & Planning Bill, in particular the Right to Buy proposals. It was noted that the council would continue to seek to work in partnership with those organisations that prioritise affordable housing and work with the council to extend such provision.

7.9 The panel discussed the use of 'modern construction' methods in the delivery of local affordable housing (modular build). There were concerns around the quality of such construction and the need to avoid recreating housing and other related social problems. The panel were reassured that 'estates' of modern construction units would not be created (e.g. not have 100's on the same site) and thus avoid any perpetuation of spatial deprivation. The panel were also reassured that considerable effort was being taken to ensure high design quality was being used so that such units would exceed the current temporary accommodation offer.

7.10 Further discussions noted that modern construction units would be of high quality and that a mortgage would be able to be obtained upon them. Although provision would be not be widespread, the use of modern construction methods could help to improve the speed at which affordable homes are provided within the borough.

Agreed: Further details of prospective modular build units to be circulated to the panel.

7.11 The panel also raised the issue of the decanting of tenants from regeneration estates. It was noted that those tenants vacating estates earmarked for regeneration would be placed in the top priority group of the housing register to facilitate decanting processes. It was noted that many of those residents which had been decanted from the Love Lane Estate were very happy with the new accommodation (part of the High Road West regeneration scheme).

7.12 The panel noted that decanting of estate residents risked a loss of community cohesion as due to the open bidding process, neighbouring tenants may not always be relocated to the same site. It was noted that tenants decanted from existing estates are always presented with the option of returning though it was acknowledged that this could be some years later.

7.13 As the regeneration projects matured, the volume of new housing development available would increase, providing greater opportunity for communities to move collectively together. It was however reported that as

many as 1/3 of existing tenants do not want to return to the area from which they have been decanted.

7.14 The requirement to reduce rents on the councils housing stock by 1% each year to 2020 was discussed by the panel. It was noted that this requirement would limit the council's ambitions to build new homes and its ability to meet Decent Homes standards of its housing stock as this would reduce income available for such capital investments. It was noted that limited capital spending had also reduced the council's ability to use Right to Buy receipts which required an element of local matched funding.

7.15 The panel also discussed the possible ending of life tenancies and how these would be replaced by 5 year short hold tenancies. Although this was only under discussion at the national level, it was noted that this could be inserted as an amendment within the Housing and Planning Bill. Such a move if approved would substantially alter the nature of the allocation of affordable housing. The panel noted that the new tenancy strategy is due to be considered by cabinet in 2016 and is earmarked to come to scrutiny.

7.16 The Chair thanked the Cabinet member for attending and responding to questions from panel members.

8. Haringey Housing Strategy

8.1 A presentation was provided on the Haringey Housing Strategy. A consultation on this strategy was conducted over two stages: stage 1 which consulted upon the vision and principles for the strategy (end December 2014); stage 2 which consulted upon the actual draft of the Haringey Housing Strategy (end October 2015).

8.2 The presentation focused on the analysis of the second stage of this consultation of which there were 82 on-line responses and 15 more detailed written responses. The on-line survey indicated that:

- There was strong support for the strategy to focus on those in housing crisis;
- There was strong support that the strategy delivers a social dividend;
- The 3 top priorities for improving the quality of homes and neighbourhoods were:
 - Tackling ASB;
 - Promote longer tenancies in the private rented sector;
 - Assess other ways to build affordable homes (e.g. co-ops).

8.3 The panel discussed the social dividend to development where it was expected that there would be a wider benefit beyond housing provision (e.g. job opportunities, new community facilities and other regeneration goals). It was accepted that the council needs to do more to define this and how it intends to achieve such objectives.

8.4 It was noted that there were 4 main themes emerging from the second consultation, these being:

- *Affordability* – that the current definition (defined as 45% of median income) would excuse lowest income households, that young people and those reliant on state benefits would continue to find housing unaffordable;
- *Vulnerability and social exclusion* – what more can the strategy do to assist those in greatest housing need?;
- *Supply, innovation and quality* – in particular, the quality of housing in the private rented sector and what actions the council can take to improve provision;
- *Council housing* – a strong commitment for ongoing provision targeted at those most in need.

8.5 The panel noted that tenant consultation was the key to estate regeneration and site development and should be an ongoing process within regeneration plans. It was noted that the Council had continued to learn from regeneration projects and applied this as new regeneration plans came on stream. The importance of tenant engagement was noted to have been critical to successful progress in the regeneration of Love Lane Estate in Tottenham. In addition, it was hoped to encourage Love Lane residents to share their learning and experiences with other residents from other estates earmarked for regeneration.

8.6 It was noted that the Haringey Housing Strategy may need some further update and revision ahead of final Cabinet approval (March 2016) to reflect any additional changes that emerge from the Housing and Planning Bill as it progresses through parliament. Given the ambitions of the strategy, the panel noted that there would be significant challenges around the deliverability of ambitions within the strategy, and in particular the need to develop partnerships to help achieve these ambitions.

9. Empty Homes

9.1 The managing Director of Homes for Haringey attended to provide a briefing on empty homes and how they are brought back in to use in both the social rented sector (Council) and private owned sector.

9.2 Where privately owned properties are neglected and fall into disrepair this can become a problem for the local area (eyesore, ASB etc). In such cases, if the owner cannot be persuaded to improve the dwelling, the last line of intervention is the compulsory purchase order (CPO), a forced sale notice for the property. Once issued, the Council can then sell the property, recoup an outstanding debts (e.g. Council Tax) and bring the home back in to use.

9.3 CPO's are a last resort and usually the threat of such action is enough to spur owners into action. The panel noted however that there were 28 compulsory purchase orders issued in the borough over the past few years, though much fewer had actually progressed through to actual forced sale. The current state of the housing market which has seen a substantial increase in property values has also meant that it is increasingly rare for people to leave properties vacant and neglected.

9.4 The panel enquired whether there were any penalties that the council could apply to those homes that were left vacant and untended. It was noted that since 2013 the Government has provided local councils with a discretionary power to charge a premium on properties which have been empty and unfurnished for two years or more. Haringey have set a premium of 50% which means properties that have been empty (unoccupied and unfurnished) for more than 2 years will be subject to a 150% council tax charge. There are a number of exemptions to this.

9.5 Panel members also enquired through what route they should notify the Council of empty properties in their ward. It was suggested that members could notify the Managing Director or through the appropriate page on the website (Empty Homes).

9.6 In respect of the Councils own housing stock it was noted that 567 properties became vacant last year, most of which are brought back into use within 21-23 days of tenant vacating the property. There were however approximately 30 dwellings per quarter which take substantially longer to bring back in to use and these become known as voids.

9.7 The panel understood that there could be a multitude of reasons which contribute to the void status of a dwelling these include:

- Problem with pest control;
- Dwelling left in very poor condition by previous tenants;
- Structural problems;
- Repairs in excess of £40k;
- Requirement for adaptations (e.g. for a disabled tenant);
- Legal action or processes involving the tenant.

9.8 The Chair thanked officers for attending to discuss this item.

10. Tottenham Regeneration

10.1 The panel, accompanied by other local councillors, undertook a visit to Tottenham on the 12th November 2015 to visit the main regeneration sites in the area which included:

- High Road West Regeneration;
- Tottenham Hotspur FC redevelopment;
- Northumberland Park.

10.2 The panel found the visit very informative as it helped members to understand the scale of proposed regeneration plans and the challenges and opportunities that each individual site presents. Members expressed their thanks to the Tottenham Programme Director and the Area Regeneration Manager who accompanied them on the visit. Panel members discussed a number of issues arising from the visit and which are summarised below.

10.3 Firstly, members were keen to understand how regeneration plans intended to balance local needs for housing with local employment opportunities, particularly as the parts of the areas earmarked for development may result in the loss of some sites which were currently used for light industrial purposes (e.g. Peacock Industrial Estate).

10.4 It was noted that consultation with the Tottenham Traders Association would be ongoing throughout the regeneration process to ensure that the views of local businesses were incorporated in to such development plans. Whilst the Area Action Plan sets out those areas identified for change, the council clearly wants to retain business sites in the area to ensure that the area continues to provide employment opportunities in addition to new homes.

10.5 The panel discussed how best the Council can continue to meaningfully engage and involve local people in regeneration plans, particularly when the area plan may span the next 10-20 years and it would be at least 3-4 years before any ground is broken on development sites. The panel noted that a difficult balance needed to be struck in getting the level of consultation right and whilst the community needed to feel involved and part of regeneration projects there was a danger of consultation fatigue.

10.6 The panel heard that the housing market continues to be very challenging, particularly in relation to those factors that contribute to viability of regeneration schemes, and which would ultimately affect the delivery of new affordable homes. Costs continued to rise within the sector which would impact on deliverability of affordable homes and other regeneration ambitions.

10.7 The development of Tottenham High Road was discussed by the panel, particularly in relation to the commercial offer. It was noted from panel discussions that:

- Consultations had shown that people wanted more skilled jobs and more developed access to local training opportunities;
- Local people wanted to spend in Tottenham High Road, but needed a different mix of commercial premises and retail outlets to encourage and support this;
- The size of current retail units should be more varied to encourage different business opportunities (current makeup is too restrictive);

- The diversity of local retail opportunities would be critical to help develop the identity of the area.

10.8 The panel noted that there had been some areas of considerable investment which would contribute to the improvement in this Tottenham High Road area, which included:

- Investment in shop frontage;
- Support provided to Holkham Road Market;
- TfL public realm improvements;
- A new frontage with additional retail space to be provided at Bruce Grove Station.

10.9 The panel noted that the A10, which runs the length of Tottenham High Road, generated significant traffic levels which were a barrier to this area being seen as a commercial destination. High volumes of traffic and associated road safety issues will need to be recognised and addressed to support the commercial and retail ambitions for this area.

10.10 The panel discussed the different mediums through which local residents and other stakeholders were engaged and involved in regeneration plans. It was noted that within feedback from local residents, the '*Tottenham News*' a newsletter sent to all residents from the regeneration team, had a wide readership and had high levels of acceptability within the community. The regeneration team noted that this medium would be continued to be used to help communicate and engage with local residents.

10.11 The Chair thanked officers for attending the meeting and for supporting the visit to the regeneration sites in Tottenham.

11. Community Infrastructure Levy

11.1 The panel were updated on plans for the scrutiny in a day event being planned for the 3rd December 2015. It was noted that an external expert from the Planning Officers Society would attend to give evidence, as to would representatives from local developers and Neighbourhood Forums.

11.2 Evidence gathering was expected to be completed on the day with any additional evidence gathered through a 'mopping up' meeting. It was hoped that a draft of the report with the panel's recommendations will be brought to the next meeting of the panel for approval.

12. Work Programme Update

12.1 An update of the work programme was noted by the panel. The next scrutiny in a day exercise would consider 'Housing Viability' and would be planned for February 2016.

13. New items

13.1 None.

14. Dates of future meetings

14.1 These were noted by the panel.

The meeting closed at 9.10pm

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Report for: Overview and Scrutiny Committee

Item number: 9

Title: Overview and Scrutiny Update- Community Engagement in Planning

Report

authorised by : Lyn Garner, Director of Regeneration, Planning and Development

Lead Officer: Stephen Kelly, Assistant Director Planning

Ward(s) affected: All

Report for Key/

Non Key Decision:

1. Describe the issue under consideration

- 1.1 To update the Scrutiny Panel of progress on the actions taken following the response provided to Cabinet on 16th September 2014 to recommendations set out in the Scrutiny Review of Community Engagement in Planning.

2. Cabinet Member Introduction

- 2.1 The Planning Service has continued to make progress over the last 12 months towards realising its ambition to be a “top quartile” service for speed, quality and cost. This includes continuing with informal and formal events for engagement with the community – through both the emerging planning policy framework and the development management process. Statutory consultation took place on planning policy covering the local Plan and the Joint Waste Plan through 2015, with officers from the Planning service in attendance at a range of public meetings and “drop in’s” across the Borough. The Development Management Forums have also seen development management staff discussing proposals with the community in locations across the Borough. Alongside the launch of a new “app” for Planning Applications and the introduction of user feedback surveys for planning applications (as part of a National pilot led by the Planning Advisory Service), the autumn also saw the first Community conference – following up on the recommendation of scrutiny report - which promises to be the first of a number of structured events over the year ahead.
- 2.2 The feedback we have received from our engagement over the past year will be used to develop the Service’s activities for the year ahead. This includes learning the lessons from the negative feedback received concerning the consultation on the local plans earlier in the year and realising the opportunities provided by the developing web site for future engagement on planning and related matters. Despite the challenges posed by rising application numbers and workloads, the attached table demonstrates the progress made to date, and highlights the continued commitment of officers

within the service to deliver the objectives set out by Scrutiny for community engagement and participation.

3. Recommendations

- 3.1 For the Overview and Scrutiny Committee to note the position as set out in Appendix 1 below.

4 . Alternative options considered

- 4.1 N/A

5. Background Information

- 5.1 Following the April 2014 Overview and Scrutiny report titled 'Community Engagement by the Planning Service', officers responded to the recommendations set out in the report to Cabinet on 16th September 2014 and updated on progress in March 2015. This report provides an update to actions officers agreed to progress (Appendix 1).

6. Contribution to strategic outcomes

Priority 4 and 5

7 Comments of the Chief Finance Officer and financial implications

- 7.1 The costs of preparing this report can be contained within existing budgets. It is assumed that where recommendations are agreed they can also be contained within the budget provision for future years as agreed by Cabinet and Full Council in February 2015, however if this proves not to be the case then Cabinet agreement to provide additional funding will be required before the related actions can be undertaken.

8 Comments of the Assistant Director of Corporate Governance and legal implications

- 8.1 The Assistant Director of Corporate Governance has been consulted on the preparation of this report and makes the following comments.
- 8.2 The promotion of democratic engagement underpins a number of recent legislative developments relating to Planning and is to be encouraged.
- 8.3 Notwithstanding these developments, Planning remains a statutory process with local decision making open to both statutory appeal and judicial challenge.
- 8.4 The recommendations touch on a number of different elements of that process and will inevitably go some way to increasing the accountability and robustness of local decision making.

- 8.5 The report raises a number of issues which will need specific legal advice and guidance as they are being implemented.

9 Equalities and Community Cohesion Comments

- a. NA

10 Head of Procurement Comments

NA

11 Policy Implication

NA

12 Use of Appendices

Appendix 1 – Update of Actions

Appendix 1 – Update of Actions

Scrutiny recommendation	Service response	Was it adopted ?	6 month review	18 month review
<u>Capacity Building (community)</u> That there should be an ongoing programme of information provision for local community groups, residents associations, CAACs and residents to build links, confidence and trust between the planning service and the local community and specifically to: <ul style="list-style-type: none"> • Promote an understanding of the local planning process; • Support their engagement and involvement in the development of planning policy; and • Support their input into consultations on planned development; • Further encourage the cascading of planning information and awareness within the community 	Re-establish Policy Member Advisory Group for new administration and clarify membership, ToR and the nomination process will be clarified and agreed with the Lead Member. Community Conference for all amenity societies to be held annually. (TM) AD to meet with Conservation Area Advisory Committees and Amenity Groups with PH to a programme (CD to arrange). Web site to continue to be refined to ease access on planning cases, strategic schemes and -frequent updates on Plan-making.	No Yes Yes Yes	The service is currently using the Regulatory Committee in place of the Policy Member Advisory group to work with new members. A community conference will be held in the Autumn, dates to be confirmed. Preliminary meetings with Highgate CAAC and Tottenham Civic Society undertaken. Further meeting calendar to be developed. Some website improvements have been made, though there have been delays while the whole council migrates to a new web platform. The range of changes should be in place by the 1 st of April for Development Management and Building Control services, and Policy and Enforcement should follow shortly.	A community conference was held on 17 October with 30 attendees (local residents and amenity societies) Ongoing meetings with community groups including engaging with specific groups on the process for consultation on planning policy. Improvements have been made to the website such that enforcement notice information is now searchable, search findings for applications on a site by site basis appear in date order, documents are named more clearly and whether a decision is a committee decision or not is now clear. Further improvements are planned in particular to the policy section.
<u>Capacity Building (community)</u>	See above. An annual community conference is	Yes	This conference will now be held in the autumn.	As above the community conference was held on 17

Provision of generic training on planning policy issues (e.g. the local Development Plan and local planning guidance) and an update on specific planning policy issues (e.g. new legislations, new local planning policies, and current planning policy consultations).	proposed and additional information to be made available on the website following migration to the new platform.			October.
<u>Capacity Building (community)</u> Provision on advice and training on the process for considering planning applications (including pre-application engagement, development management fora, the role of the Planning Sub Committee, and advice on making representations about planning policy and development proposals)	See above – Community Conference to identify community leaders and review support needs and capability. Additional information on the role of the Planning Sub Committee has been prepared and is available on the website and at Planning Sub Committee meetings.	Yes	This will be covered by the conference in Autumn. Leaflets on the role of Planning Sub Committee will be available on the website and at sub committees.	The conference felt that the time of the department was better spent on website improvements and determining applications and meeting community groups rather than providing capacity building training. Leaflets on the role of Planning Sub Committee are available on the website and at sub committees.
<u>Capacity Building (Community)</u> Provision of an information sheet/website detailing all sources of independent planning advice available to local residents, community groups and resident association and guidance on how to get involved	To be web based. To be part of upgraded web page project. (EW)	Yes	We will be updating this information on to the website in preparation for 1 st April 2015 when our new pre-application advice service goes live, as alternative sources of planning advice for those who may not want to pay for pre-application advice.	The website was updated with this information when the upgraded pre-application service was launched in April 2015.
<u>Capacity Building (community)</u> As part of the corporate customer transformation projects, consider the	Move towards fee based service delivery to engage Corporate savings project presents challenge with this objective.	Yes	The Community Conference will go some way to liaise with community groups. This proposal will be looked at	The department does not have the resources to do this currently but is working on a programme of further

potential for planning officers to provide planning surgeries within the community	Support to communities and discussion with Community Leaders to determine what is feasible.(EW)		again.	community group liaison And is exploring scope to support existing third party services in specific areas.
<u>Capacity Building (officers)</u> Officers should take up the support and training offered by the Planning Advisory Service, including ensuring that consultation programmes are coherent and targeted, make use of new methods and are properly evaluated. This should support the development of their skills/ techniques regarding community engagement and a 'train the trainer' session in order to support community engagement.	Formal training completed by PAS. Need to identify community leaders to roll out second phase "train the trainer" (EW)	Yes	This will take place after the Community Conference in Autumn.	See above the community conference felt that we should use our resources in a different way.
Planning consultations should be seen in the context of wider corporate engagement and should draw upon consultation skills, prior learning and resources available elsewhere in the Council (e.g. parking, regeneration, public health and CYPS) A coordinated approach should taken with other Council consultations, with a view to a common consultation database being used by all services.	<u>Meeting has already taken place between Planning and Communications.</u> Alignment of DPD's and planning outcomes to linked to corporate plan narrative for future comms at key stages of consultation (EW/SN)	Yes	Planning consultations have taken place with the engagement / co-ordination of Housing, Regeneration and Communications. Where possible, planning has sought to use existing channels for communications. However, an issue raised is the need for statutory information to be included in communications, which often is at odds with the media avenue to be used. However, compromise can be reached. It is unlikely that the option of a common database can be progressed, as Planning's	No further update

			database responds to requirements for specific statutory consultees as well as groups, individuals, agents and businesses that have expressly asked to be engaged in planning matters.	
<p><u>Feedback</u></p> <p>To improve the feedback given to respondents as part of planning policy consultations as well as respondents to individual planning applications, ensure that the outcomes of the consultation are accurately noted and recorded within final planning decisions / documents.</p>	<p>Consultation outcomes are one of the key pieces of evidence that inform that emerging planning policy documents. Following consultation on draft policy documents, consultation outcomes reports are prepared, and, final reports are put on the website. Additionally, copy of consultation report to be provided to all respondents with an email address. (SN)</p> <p>Planning applications - we currently give feedback to all those who send in comments on individual planning applications in accordance with the SCI. This is under review as all reports and information on applications is now available on our website.</p>		<p>This will happen after the consultations on Policy have taken place.</p> <p>This work is ongoing.</p>	<p>This has taken place and officers continue to refine and learn lessons from feedback received.</p> <p>Consultation on a revised SCI took place in 2015. This sought to reflect changes in consultation tools (and new solutions) and the need to ensure cost effective delivery of consultation practices. The responses to the SCI revisions are being reviewed at the present time.</p> <p>Members will note that legal</p>

	Potential for corporate solution (in due course) to provide more tailored response. AD to investigate scope for a technology support system to engage (possibly as part of wider corporate CRM)			<p>proceedings have very recently been issued in respect of the Council's consultation exercise on the revised SCI and officers will in due course provide a briefing note in respect thereof for the lead member's information.</p> <p>The project to enhance the web site to provide for more tailored solutions is progressing with an expectation that the Planning Service will benefit from the roll out of additional capability in the autumn.</p>
<p><u>Consultation and Feedback</u></p> <p>In consultation with the local community and reference groups, the planning service develop brief guidance notes and practical sources of advice to:</p> <ul style="list-style-type: none"> • Assist the community in commenting on planning applications and contributing to planning policy consultations within the context of what counts as material consideration • Guide and signpost householders with submitting properly validated planning applications. 	<p>Guidance on how to comment on planning applications is provided on all letters sent out on the reverse of all letters to neighbours about planning applications. Signposting is given to the Planning Portal and the Interactive House and validation requirements are included in the validation checklist on the website. A more formalised paid pre-application service for householder applications is being developed. (EW)</p>	Yes	<p>Work is underway to implement our new pre-application planning advice service which will better help to guide householders towards submitting properly validated planning applications. This new service will go live from the 1st of April 2015.</p>	<p>A review of web based advice on "getting it right" is underway alongside a review of information provided to assist with consultation in line with the introduction of feedback/questionnaires from those who commented on planning applications about their experience of the planning process.</p> <p>The new householder pre-application service was launched in April 2015. So</p>

				far 147 such meetings have been held providing £23,000 of income.
<u>Consultation and Feedback</u> An additional condition is placed on decision notices when granting planning permission, especially for larger schemes requiring applicants to place a copy of the notice on the site premises during construction so as to facilitate community inspection and monitoring and where necessary, enforcement.	To be implemented Autumn 2014 (EW)	Yes	This was implemented in February 2015 for large major schemes.	No further update.
<u>Early involvement</u> Pre-application engagement is embedded within the planning consultation structures to ensure the earliest engagement possible with ward councillors, local residents associations, CAACs, local businesses, traders associations and members of the public (the reference group). For major proposals, in addition to any consultation undertaken by the applicant, the Council should ensure that the Development Management Forum (DMF) is held at the pre-application stage. This should be linked to greater coordination with the considerations of the Design Panel at the pre- application stage. There is a pre-committee call over meeting established, open to all members of the Planning Sub Committee, to provide information to members including details of the planning applications to be	A new Planning Protocol was adopted by the Regulatory Committee in June 2014. This includes the provision for pre application briefings on the larger schemes to the Planning Sub Committee (the first one took place on 28 July 2014). New SCI under development and will be subject to consultation Development Management Forum provisions have changed by new Planning Protocol so that where possible proposals are discussed at the pre-application stage. The Design Review Panel terms of reference under	Yes	Completed	A review of the protocol, including a member workshop, took place in September 2015 and a revised version is currently in preparation responding to members suggestions. These include the introduction of speaking rights for ward members at pre-application briefing planning committee meetings. Consultation on the SCI has closed. An application to challenge the progression of the SCI has been made to the Courts. The Haringey Development Charter has been published within the Regulation 19 Development Management

considered and the planning path taken (e.g. DMF, site visits, consultation).	review and will be confirmed in September 2014. (EW) A call over procedure for Planning Sub Committee is now in place from July 2014 (EW)			Polices DPD and highlights the expectations for development to be formed through an understanding of local engagement exercises.
<u>Early Involvement</u> In line with the Localism Act 2011, a revised planning protocol should give greater clarity as to how members can be involved in the pre-application process (including clear and consistent advice on predetermination and predisposition), and in particular how ward councillors for the areas affected by the proposed development can be engaged with. The service may wish to consider the development of a model based on best practice in other local authorities for their Planning Committee to be formally engaged at the pre- application stage (e.g. Hackney, Croydon & Islington).	Completed and a revised Planning Protocol was adopted in June 2014 (EW)	Yes	Completed	As above
<u>Early involvement</u> Further consideration should be given to the facilitation of provision for community engagement, including some funding within Planning Performance Agreements for complex planning proposals to allow: <ul style="list-style-type: none"> • The identification of key stakeholders; • More time for involvement of local stakeholders (including the reference groups); 	PPA protocol under review (EW) To be determined by the PPA Neighbour notification template has been updated to reflect timelines for responses	Yes	These provisions will be included in the new protocol for PPAs, which is being revised following the review of the protocol.	This now takes place

<ul style="list-style-type: none"> The development of clear consultation timelines and planning milestones in the planning process 				
<p><u>Early involvement</u></p> <p>Explore provision within the customer transformation project for residents to provide with email address, so as to facilitate the receipt of notification alerts for planning development/policy in their ward (and or set at a radius of 500m)</p> <p>A local consultation should include as a minimum local councillors, residents, associations, community groups, businesses and traders associations, together with other residents who proactively request inclusion- the reference group</p>	<p>Dependent upon wider corporate CRM and stakeholder management software.</p> <p>How to balance the cost implications of consultation and the developments predicted impact will be considered and reported through the Cabinet Report for the refreshed Statement of Community Involvement. (EW)</p>	<p>Yes – subject to technology</p>	<p>This is still development on available resources to find and implement a new CRM systems.</p> <p>The SCI is programmed to be reviewed following the close of consultation on the Development Management Plans (i.e. April 2015).</p> <p>The updated SCI will pick up on the changes the Council is seeking to implement through the planning application process as well as to recognise new ways of engagement, including increased use in multi-media and social media.</p>	<p>The implementation of a CRM system is not yet agreed and is part of a wider corporate piece of work although initial meetings with Planning have taken place.</p> <p>The proposed updated SCI picks up on the changes the Council is seeking to implement through the planning application process as well as to recognise new ways of engagement, including increased use in multi-media and social media.</p> <p>This has been consulted on and the proposed version is due to be considered for adoption by Cabinet in March.</p>
<p><u>Early involvement</u></p> <p>Update the procedure for how members are involved in the planning process for delegated decisions during both the application and consultation stages. This should include the retention of the weekly distribution list of new planning</p>	<p>The weekly list sent to all members of the Council has been retained. Planning Sub Committee has a monthly report on all major applications including those recently granted planning permission.</p>	<p>Yes</p>	<p><i>Completed</i></p>	<p>No further update</p>

applications, the reporting to Planning Committee of major applications in the pipeline and also recent delegated decisions	Applications determined under delegated powers are also reported monthly to the Planning Sub Committee. (AA)			
<u>Planning Consultations</u> Within planning consultations, processes should: <ul style="list-style-type: none"> • Maximise the use of participative methods; • Maximise access to planning officers; • Include an evaluation as standard; • Involve the reference group (e.g. members, residents associations, community groups, business and traders associations). 	Part of ongoing service engagement and development, to be reviewed as part of updating the Statement of community Involvement. Role of reference groups to be determined having regard to appointment process and scheme specific characteristics.	Partly	MTFS proposes a review of consultation process to move contact to online technology and reduce paper notifications. This will take place in 2015/16 through a review of the Statement of Community Involvement (SCI). The SCI is programmed to be reviewed following the close of consultation on the Development Management Plans (i.e. April 2015). The updated SCI will pick up on the changes the Council is seeking to implement through the planning application process as well as to recognise new ways of engagement, including increased use in multi-media and social media.	Agreed MTFS proposed a review of consultation process to move contact to online technology and reduce paper notifications. This has been incorporated into the consultation on the Statement of Community Involvement (SCI).
<u>Planning Consultations</u> The planning service should reconsider how Area Fora are used for planning consultations particularly in relation to: <ul style="list-style-type: none"> • the reach, participation and involvement of the local community; 	Part of a corporate response required. The future of Area Forums and the role of them in consultation, would require potentially greater frequency in some areas and	Yes	Planning Policy Documents are now regularly presented at each area forum.	Area Forums no longer exist.

<ul style="list-style-type: none"> links to development management forum at the pre-application stage; improving the presentation of consultation documents which may support better understanding and engagement at these fora 	risks duplication with other consultation programmes.			
<p><u>Improving quality of planning proposals</u></p> <p>Greater use of community consultation events to support the formation of pre-planning advice and information for the top 10 planning issues i.e. to create a detailed checklist of information that's needed and how it is presented (N.B what are the top planning issues for the community e.g. design, heritage, conservation, enforcement capacity, durability of materials landscaping etc).</p>	A report on design quality is being prepared with associated action plan. (SK)	Yes	A Quality Review Panel is being established, and the current aim is to implement it for the 1 st of April alongside other pre-application advice services.	In April 2015, following a nationwide competition that attracted over 60 applications from design specialists across the country, the service established its new 'Quality Review Panel' with independent Chair Peter Studdert. The panel members were shortlisted to 25 members from across the built environment spectrum. The process has been designed to be self-funding and has carried out reviews on 20 schemes so far.
<p><u>Member development</u></p> <p>In recognition of the important roles of the ward councillor and the planning champion, engagement, involvement and 'planning champion' have, there should be:</p> <ul style="list-style-type: none"> A minimum (Level 1) programme of member training and development for all 57 councillors to further enable them to 	<p>A 2 day training programme has been delivered for all members of the Planning Sub Committee and was offered to all members of the Council</p> <p>Ongoing (level 1) programme of events to be commenced from</p>	Yes, Partially	The service has developed a 12 month member engagement programme, including internal training (2 days) for all members of the Committee and a suite of talks/presentations and site visits over the year made available to all members. Member training dependent upon member availability.	In line with a commitment given to support member's development, over 2015, the Planning service has organised a number of "off site" training tours. Starting the year at the offices of Allies and Morrison, visits to the Olympic Athletes village, Lime wharf in Islington and A number of sites in Bow, plus a seminar on the top

<ul style="list-style-type: none"> • represent community interests within their wards; • More Councillors given full (Level 2) training in planning so as to increase the pool of Councillors available to sit on Planning Committee; • Further training on planning policy (scope and content of documents as well as timetable for remerging documents); • Bespoke web page(s) providing information, advice and support; • Clarity over key local contacts in the planning process 	Autumn 2014 reflecting aspirations for wider engagement and dialogue on planning and related matters.		<p>Targeted training on the emergent Local Plan has been offered to Ward Councillor Groups and to Political parties. Policy briefings have also been scheduled for all area forums.</p> <p>Bespoke Web page not yet developed.</p> <p>Statement of Community Involvement (and contact details) under review at present time.</p>	<p>floor of Brook House were arranged. Visits were well attended, and members have been invited to suggest further venues and destinations for 2016.</p> <p>Sessions were held on the Local plan with each political group as well as drop in sessions for all members. One to one meetings were held with Councillors on the Local Plan documents as requested and the Local Plan was presented at Area Forums.</p> <p>Bespoke Web page not yet developed.</p> <p>Statement of Community Involvement (and contact details) under review at present time.</p>
<p><u>Member development</u></p> <p>The planning service develop a 'feedback loop' whereby periodically (every 6 months) a review process is undertaken with members to look at development schemes that have been authorised, the purpose being to review development help and ensure that future proposals reflect the views and aspirations of the community and are policy compliant</p>	See above	Yes	Members visited Hale Village and the service has viewed Brook House to view and discuss feedback with developers. Further visits are being organised.	Members visited Hale Village and Brook House to view and discuss feedback with developers. Further visits are being organised.

<p><u>Statement of Community Involvement (SCI)</u></p> <p>In the updating of the SCI the community is consulted so as to reflect the emerging consultation priorities and processes listed elsewhere within this report:</p> <p>Renewed emphasis on the role of members and the reference group;</p> <ul style="list-style-type: none"> • Importance of pre-application discussions and involvement to be given greater status. • A dedicated webpage to be provided for the SCI so as to allow for more frequent updates and the provision of useful links for the community. • That a short executive summary of the SCI be developed and distributed among the reference group. 	<p>SCI scheduled for review and a short executive summary will be developed as part of an updated SCI. (SN/EW)</p> <p>There is an SCI webpage and the website is regularly updated. (SN)</p> <p>Importance of pre-application discussions and involvement has been given greater status by the introduction of pre-application briefings to Planning Sub Committee - these are public meetings which are webcast and moving the discussion at Development Management Forums to the pre-application stage</p>	Yes	<p>The SCI is programmed to be reviewed following the close of consultation on the Development Management Plans (i.e. April 2015).</p> <p>The updated SCI will pick up on the changes the Council is seeking to implement through the planning application process as well as to recognise new ways of engagement, including increased use in multi-media and social media.</p> <p>The reason the SCI was not updated earlier, was that it was not felt appropriate to update the document either prior to or during one of the most significant consultation stages in preparing the local plan, as consistency with the SCI is a legal compliance requirement.</p>	<p>The proposed updated SCI picks up on the changes the Council is seeking to implement through the planning application process as well as to recognise new ways of engagement, including increased use in multi-media and social media.</p> <p>This has been consulted on and is being updated in time for adoption by Full Council in the summer.</p>
<p><u>New technology</u></p> <p>Given the importance of digital processes in conveying information and advice in support of planning processes, it is recommended that the planning service reviews the layout, function and utility of the planning section of the site so as to:</p>	<p>The layout, function and utility of the planning web pages has been reviewed as part of the DMIP and a new structure is being rolled out as part of the transfer of the Council's website to a new platform. This should bring greater clarity. New GIS officer to be</p>	Yes	<p>GIS maps can be accessed by the Planning website, as can information about protected trees. Work is underway to improve the layout more generally and has been brought under the work stream for the new pre-application advice service work, as a part of the effort to</p>	<p>Some changes have been made and this work is ongoing</p>

<ul style="list-style-type: none"> • Ensure that GIS technology is fully utilised in planning processes (to enable real location viewing of planning applications (e.g. Wiltshire) • and assist in planning notifications; • Ensure that the website can be used to capture and report community intelligence that may assist planning enforcement; • Ensure that feedback provided within planning and development proposals is clearly labelled; • Ensure that existing planning notification, consultation and reporting media (e.g. press, posters, letters) are maintained so as to be best utilised to underpin the increasing shift towards web based services 	<p>recruited to Council to increase capacity.</p> <p>Information available for public access from the website is being upgraded to include information on planning enforcement history, listed buildings and trees. There is an online planning investigation form for members of the public to report alleged breaches of planning control.</p> <p>Discussion on automatic notification of planning applications through the website is underway as part of the Customer Service Transformation programme of migration to self service</p>		<p>improve information and advice via the website. The new website should be live from the 1st of April 2015.</p> <p>Auto notifications will come in around December 2015.</p>	
<p><u>New technology</u></p> <p>To improve the accessibility of planning documents it is recommended that the planning service consider the acquisition of 3D modelling software, so as to help the reference group and other interested parties better visualise (and obtain a more accurate representation of)</p>	<p>Cost of model and data for whole Borough to be subject of a business case. Selective areas of greatest change likely to be prioritised</p>	<p>Not at this time</p>	<p>This proposal was part of an unsuccessful bid for funding. The service is currently reviewing how the hardware and software might be secured on a more incremental basis within existing budgets.</p>	<p>This work has been commissioned. A 3D digital model is in development and is expected to be available for use by the summer.</p>

planned major development and planning proposals.				
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Report for: Housing & Regeneration Scrutiny Panel
18th January 2016

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
3rd December	Community Infrastructure Levy	Scrutiny in a day – evidence gathering Developing the governance arrangements for spending the neighbourhood proportion of the Community Infrastructure Levy.	Panel, Expert Witness Planning Officers, Neighbourhood Forums & Developer

18th January 2016	Cabinet Q & A	To question Cabinet Member for Planning on their portfolio.	Cllr Demirci Stephen Kelly, AD Planning Service
	Community Engagement with Planning	Monitoring of implementation of recommendations of previously completed review.	Stephen Kelly, AD Planning Service (TBC)
	Improving quality of Private rented Sector	Update on plans to implement selective licensing	Steve Russell / Andrew Billany (TBC)
	Viability Assessment	To approve final report of Community Infrastructure Levy report.	Martin Bradford, Scrutiny Officer
	Work Programme Update	To monitor and review work programme	Martin Bradford, Scrutiny Officer
TBC	Housing Viability	Scrutiny in a day – evidence gathering	Panel, Expert Witness Planning Officers, Developer
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.