

NOTICE OF MEETING

CABINET

Tuesday, 15th November, 2016, 6.30 pm - Civic Centre, High Road, Wood Green, N22 8LE

Members: Councillors Claire Kober (Chair), Peray Ahmet, Jason Arthur, Eugene Ayisi, Ali Demirci, Joe Goldberg, Alan Strickland, Bernice Vanier and Elin Weston

Quorum: 4

1. **FILMING AT MEETINGS**

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

By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

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

2. **APOLOGIES**

To receive any apologies for absence.

3. **URGENT BUSINESS**

The Chair will consider the admission of any late items of Urgent Business. (Late items of Urgent Business will be considered under the agenda item where they appear. New items of Urgent Business will be dealt with under Item 19 below. New items of exempt business will be dealt with at Item 22 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. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS

On occasions part of the Cabinet meeting will be held in private and will not be open to the public if an item is being considered that is likely to lead to the disclosure of exempt or confidential information. In accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 (the "Regulations"), members of the public can make representations about why that part of the meeting should be open to the public.

This agenda contains exempt items as set out at **Item [20] : Exclusion of the Press and Public**. No representations with regard to these have been received.

This is the formal 5 clear day notice under the Regulations to confirm that this Cabinet meeting will be partly held in private for the reasons set out in this Agenda.

6. MINUTES (PAGES 1 - 36)

To confirm and sign the minutes of the meeting held on the 18th of October 2016 as a correct record.

7. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE

No matters have been referred from Overview and Scrutiny at the time of the publication of the agenda.

8. DEPUTATIONS/PETITIONS/QUESTIONS

To consider any requests received in accordance with Standing Orders.

9. MUSWELL HILL LIBRARY - FUTURE AND NEXT STEPS (PAGES 37 - 236)

[Report of the Chief Operating Officer. To be introduced by the Deputy Leader, Cabinet Member for Customer Services and Culture.] This report summarises the results of this consultation and sets out the next steps for exploring the options for Muswell Hill Library and 54/56 Muswell Hill.

10. BUDGET MONITORING 2016/17 QUARTER 2 (PAGES 237 - 250)

[Report of the Chief Operating Officer. To be introduced by the Cabinet Member for Finance and Health.] Monitoring report on forecast spend against budget and consideration of any proposed budget virements.

11. SUPPORTING REFUGEES, ASYLUM SEEKERS AND UNACCOMPANIED ASYLUM SEEKING CHILDREN (PAGES 251 - 266)

[Report of the Deputy Chief Executive. To be introduced by the Leader of the Council.] This report will set out what the Council currently does and what is planned for the future to support refugees and unaccompanied asylum seeking children.

12. VIOLENCE AGAINST WOMEN AND GIRLS STRATEGY (PAGES 267 - 316)

[Report of the Director for Public Health. To be introduced by the Cabinet Member for Communities.] The Violence Against Women and Girls 2016-2026 Strategy outlines Haringey's approach to addressing and preventing violence against women and girls in the next ten years.

13. AGREEING RENTS AND SERVICE CHARGES FOR THE SHARED FACILITY HOSTEL AT BROADWATER LODGE (PAGES 317 - 380)

[Report of the Chief Operating Officer. To be introduced by the Cabinet Member for Housing, Regeneration and Planning.]

This report sets out the proposed rent and service charge levels that will be set for users of the Broadwater Lodge shared facility hostel which will be used as emergency accommodation for families presenting themselves as homeless to the borough. The report will provide an overview of the costs associated with the scheme and how these are recovered through rents and service charges.

14. CONTRACT EXTENSION FOR CHILDREN, YOUNG PEOPLE AND FAMILIES SUBSTANCE MISUSE SERVICE (PAGES 381 - 386)

[Report of the Director for Public Health. To be introduced by the Cabinet Member for Finance and Health.] Execution of the option agreed by Cabinet of two years on contract for delivery of substance misuse services for young people (total contract length is five years).

15. CONTRACT EXTENSIONS FOR INTEGRATED DRUG AND ALCOHOL RECOVERY SERVICES FOR ADULT RESIDENTS IN HARINGEY (PAGES 387 - 392)

[Report of the Director for Public Health. To be introduced by the Cabinet Member for Finance and Health.] Execution of the option agreed by Cabinet for the extension of two years of three contracts delivering substance misuse services (total contract length will be five years).

16. SALE OF LAND AT KERSWELL CLOSE N15 5HT (PAGES 393 - 400)

[Report of the Director for Planning, Regeneration and Development. To be introduced by the Cabinet Member for Corporate Resources.]
The report requests approval to sell land adjacent to Kerswell Close to Pocket Living.

17. MINUTES OF OTHER BODIES (PAGES 401 - 416)

To note the minutes of the following:
Cabinet Member Signing 7 October 2016
Cabinet Member Signing 14 October 2016
Cabinet Member Signing 31 October 2016
Cabinet Member Signing 1 November 2016

18. SIGNIFICANT AND DELEGATED ACTIONS (PAGES 417 - 422)

To note significant and delegated actions taken by directors during October.

19. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at Item 3 above.

20. EXCLUSION OF THE PRESS AND PUBLIC

Note from the Democratic Services & Scrutiny Manager

Items 21 and 22 allow for the consideration of exempt information in relation to items, 16 and 3 respectively.

RESOLVED:

That the press and public be excluded from the remainder of the meeting as the items below contain exempt information, as defined under paragraph, 3 Part 1, schedule 12A of the Local Government Act 1972.

21. SALE OF LAND AT KERSWELL CLOSE N15 5HT (PAGES 423 - 428)

As per item 16.

22. NEW ITEMS OF EXEMPT URGENT BUSINESS

To consider any items admitted at Item 3 above.

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Monday, 07 November 2016

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MINUTES OF THE MEETING OF THE CABINET HELD ON TUESDAY, 18TH OCTOBER, 2016, 6.30pm

PRESENT: Councillors: Claire Kober (Chair), Peray Ahmet, Jason Arthur, Eugene Ayisi, Ali Demirci, Joe Goldberg, Alan Strickland, Bernice Vanier and Elin Weston

Also in attendance: Councillors: Wright, Engert, Newton, Jogee, G Bull, Carter, M Blake.

74. FILMING AT MEETINGS

The Leader referred to agenda item 1 as shown on the agenda in respect of filming at this meeting and Members noted this Information.

75. APOLOGIES

Apologies for absence were received from Councillor Vanier.

76. URGENT BUSINESS

There were no items of urgent business to consider.

77. DECLARATIONS OF INTEREST

None

78. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS

No representations were received.

79. MINUTES

The minutes of the Cabinet meeting held on the 13th of September were agreed as a correct record.

The Leader varied the agenda to enable Cabinet to consider the Deputation, received in relation to item 15, Preferred Bidder to Secure the Future of Hornsey Town Hall, and also agreed to bring forward the consideration of the open part of this procurement report, so that it immediately followed the Deputation. The Leader reminded the meeting that this decision would require Cabinet to consider exempt

information, at item 30. Therefore any discussion on item 15 would need to relate to information contained in the open part of the report.

80. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE

The Cabinet would consider two Scrutiny reviews and the Cabinet proposed responses to the review recommendations at items 8 & 9.

81. CYCLING - SCRUTINY REVIEW AND CABINET RESPONSE TO RECOMMENDATIONS

The Leader invited Councillor Jogee to present the Scrutiny review findings on Cycling.

Cllr Jogee provided some background to the review by explaining that Cycling can often be viewed as a niche issue but it was, in many ways, a far broader debate about the sort of streets and neighbourhoods that residents want to live in. It could play a significant part in making streets clean, welcoming, safe and healthy places to live learn and work.

Cllr Jogee advised that there have been massive increases in cycling in London over recent years but there was still huge untapped potential for further increase, particularly in the suburbs. Realising this potential could mean fewer cars, less congestion, cleaner air and a more active population so the potential benefits are considerable particularly in use in economic uncertain times

Councillor Jogee welcomed the Cabinet responses to the Scrutiny Panel review recommendations with 18 of the 20 recommendation fully accepted. The review was a thorough and detailed piece of work and Cllr Jogee thanked Councillor colleagues who participated in the review as well as the Principal Scrutiny officer, Rob Mack.

The review panel had worked hard to ensure stakeholders were involved in the review and important issues were raised in the review which Cllr Jogee hoped to see progress on.

Councillor Ahmet, Cabinet Member for Environment, responded to the review findings and outlined that the Corporate Plan was explicit in setting out the Council's aspiration to become one of the most cycle friendly boroughs in London. The vast majority of recommendations made in the scrutiny review were proposed for agreement and the Cabinet Member was confident that they would assist the Council in delivering on this pledge.

Reducing private car journeys by increasing cycling rates could also play a key part in achieving improvements to air quality, noise reduction and support sustainable development.

The Cabinet Member supported and shared the Mayor of London's vision for cycling in London and was determined to play a part in making that a reality in Haringey. The Panel's work would be integral to the preparation of the Cycling and Walking Strategy

which will set out how to deliver an ambitious template for increasing cycling rates throughout the borough.

RESOLVED

To agree the responses to the recommendations.

82. COMMUNITY SAFETY IN PARKS - SCRUTINY REVIEW AND CABINET RESPONSE TO RECOMMENDATIONS

Councillor Jogee introduced the Environment and Community Safety Scrutiny Panel Review on Safety in Parks. The review was set up to address concerns about crime in parks that were raised following a couple of serious incidents. Reassuringly, the Panel found that crime levels within Haringey parks were comparatively low and that there was no evidence of any significant increase recently. Although, this did not mean that improvements were not possible and the review flagged some up.

Councillor Jogee continued to highlight three particular recommendations which were partially accepted. In relation to recommendation 5, 14 of the boroughs parks were locked at night. The panel recognised the importance of locking the parks at night through discussion with local community groups. Recommendation 7 proposed series of pilots to trial different approaches to handle bin collection, and the response to recommendation 8 was welcomed.

Councillor Ahmet responded and advised that there had also been discussion with Cllr Ayisi, Cabinet Member for Communities, on the response to the recommendations. Councillor Ahmet advised that parks were well used in the borough and crime levels remain low. The review was commended and the few partially accepted recommendations would just need some more enhancing and working through with, residents, Councillors and Friends of Parks Groups.

RESOLVED

To approve the responses to the recommendations.

83. DEPUTATIONS/PETITIONS/QUESTIONS

The Leader advised that a Deputation request had been received from the Hornsey Town Hall Appreciation Society in relation to item 15, Preferred Bidder to Secure the Future of Hornsey Town Hall, and invited Mr Tibber, the lead spokesperson, to put forward his Deputation to Cabinet.

Mr Tibber then came forward and handed a petition to the Leader which had been collated in response to the Cabinet report proposals and, within a week, attracted over 2300 signatures. The Deputation was further requesting the Cabinet consider the petition/report from the Hornsey Town Hall Appreciation Society and defer decision making on the preferred bidder for Hornsey Town Hall for one month.

Mr Tibber focused the Deputation's presentation on challenging the recommendation based on the three key aspects where the successful bidder scored higher than the unsuccessful bidder, as set out within the report.

The Deputation contested the following:

- Whether the preferred bidder carried a lower planning risk and contended that a fresh planning application would be needed to take forward the preferred bidder's plans for a Hotel and it could not be done under a S73. Mr Tibber explained the Appreciation Society has received its own planning advice to this effect.
- That the guarantees required by the Council on the development work and ongoing operation of the building and community access would be difficult to enforce as the successful bidder was based in the Cayman Islands. Mr Tibber questioned why a bidder would offer a guarantee.
- The legality around the special purpose vehicle being set up for the project, as this is currently not in existence.

Mr Tibber continued to refer to there not being a need for a Hotel in Crouch End and further emphasised the overseas status of the bidder which he claimed went against recent mayoral announcements on tackling the sale of domestic assets to overseas investors.

The Deputation asked the Cabinet to consider the employment impact of moving 74 businesses, located in the Town Hall, and highlighted the issues currently being experienced with relocation.

The Deputation concluded by asking Cabinet to consider the impact of the decision which could incur expensive legal challenges and the proposed decision being inconsistent with the Council's Community Strategy. Mr Tibber asked Cabinet to pause and further consult on the proposals before making a decision on the future of Hornsey Town Hall.

The Leader thanked Mr Tibber for his Deputation and asked Cabinet Member colleagues to put forward their questions to the Deputation party.

Councillor Arthur, Cabinet Member for Finance and Health and a ward Councillor for Crouch End, questioned the concerns raised on planning risk, as the planning strategy put forward, within the tender submission of the unsuccessful bidder, was scored as providing a greater risk to the Council; with the preferred bidder scoring better on the planning strategy they put forward in their bid. Cllr Arthur asked for the response to be within the context of the public procurement and assessing the bids put forward.

Cllr Arthur asked the Deputation whether the petition put forward to the community fully reflected the preferred bidder's proposals as contained in the Cabinet report.

Councillor Arthur asked the Deputation to also elucidate on the community use of the current Arts centre and the value of continued Arts related uses.

The Deputation explained that the report set out that the unsuccessful bidder would require a new planning application and the report was not referencing planning risk. The Leader pointed to section 6.25 of the report which clearly set out that the planning strategy of the unsuccessful bidder held a greater planning risk.

The Deputation then referred to paragraph 2.5 which set out the advantages of the preferred bidder over the unsuccessful bidder, which included the unsuccessful bidder requiring a new planning permission and the successful bidder working within the existing planning arrangements, and they contended that this assessment was incorrect and would likely be challenged. In their experience and planning knowledge, a new planning application for the Hotel would be needed, requiring new consultation and in turn providing a higher planning risk. Even if a S73 was appropriate, it was claimed it would require consultation, therefore not correct to say the preferred bidder would work within the existing arrangements.

The Deputation party advised that the people who had signed the petition did not know very much detail and the petition had been compiled and launched as a measure to instigate a public response and allow fuller information to come forward about the Hotel plans before a decision was made on the future of the Town Hall. Particular reference had been made to the Hotel proposal which was felt would not be acceptable to the Crouch End Community and it was reasonable for the community to have more information on the plans for the Hotel before a decision was made.

The Deputation party elaborated on the popular use of the current Arts centre located within Hornsey Town Hall. They felt that this was self evident, with 74 businesses and 130 people employed in the last 18 months. Also there was increased use of Hornsey Town Hall by local groups including the Crouch End Festival. The Town Hall building interiors had attracted interest with a number of people visiting on a daily unplanned basis to appreciate the interior of the buildings and visit the Arts provisions.

In light of the Deputation's references to the second bid, the Leader questioned whether the Deputation party had a preferred bidder or were not in favour of any of the proposals put forward as part of the procurement process.

In response the Deputation party explained that they were not a political group and did not specifically support any of the bidders. They had as, a group, spoken with the interested parties to gauge their proposals and the Appreciation Society exists solely to safeguard community access and use for the building, square and the green for the community. The Deputation advised that they also want the Festival to continue, the businesses located in the building to remain, the building to be restored and then returned to being an arts centre.

A Deputation party member of the Hornsey Town Hall Appreciation Society stated to Cabinet their preference for the unsuccessful bid as it came closer to the aspirations of the community. However, this preference could also equally apply to the other bids which did not reach the final procurement round.

Councillor Strickland, Cabinet Member for Housing, Regeneration and Planning responded to the Deputation, acknowledging the strong community interest and

concerns for the future of the Town Hall. Councillor Strickland highlighted the background that the project had been progressing for many years and a further delay would not be of benefit. Councillor Strickland confirmed the lengthy and onerous procurement process had been completed in line with OJEU requirements and with an agreed criteria and assessment panels.

In response to the particular planning concerns expressed, it was the planning strategies of the final two bidders that had been assessed and the assessment panel included both planners from the Council and external planning advisers, and they had concluded the proposed change in use carried a lower planning risk but the unsuccessful bid proposed increased development which carried a higher planning risk. It was important to note that, within the context of the overall procurement scoring, planning only made up 5% of the score and the overall difference between the two bids, at the end of the process, was 15%.

Cllr Strickland confirmed the legal advice received sets out the preferred bidder's guarantee is enforceable. Assurance was provided that the Hotel proposition had been through a thorough assessment process, with expert Hotel industry advice sought, as part of the procurement assessment process.

The experience and expertise of FEC on Hotel provision was evident in the assessment process and was reflected in the number of Hotels they held around the world so this also provided further assurance.

Councillor Strickland responded to concerns about community use and provided a reminder of the Council's instigation of the interim use of the Town Hall as an arts centre and this was because of the Council's sustained commitment to keep the Town Hall in community use. Councillor Strickland confirmed the Council had always been very clear that the current arts centre is a temporary use of the building. The Council would continue to work with businesses and are advancing discussion with a local organisation interested in operating workspaces in the library.

The Cabinet Member for Housing, Regeneration and Planning concluded by emphasising the detailed and objective procurement process undertaken which had included a whole range of stakeholders including representatives from the Hornsey Town Hall Creative Trust (on the community assessment questions) and in his view had been a fair and robust process.

The Council and local stakeholders wanted to see the continued use of the building, by the community, which was why providing community use was mandatory category and also the highest scoring question. The preferred bidder was very willing to work with the community, will be setting up a community steering group with representatives from residents, alongside providing a viable future a diverse range of uses.

84. FOR CABINET TO ENDORSE THE DECISION FOR THE COUNCIL TO ACCEPT CLG'S PROPOSAL FOR A 4 YEAR SETTLEMENT

The Cabinet Member for Finance and Health introduced the report which sought approval to submitting an Efficiency Plan [which would be the already approved MTFS

(2015/16 – 2017/18) with an additional narrative around the third and fourth year] to the CLG as part of securing a 4-year funding settlement.

Submission of the Efficiency Plan would enable the Council to access minimum funding allocations for Revenue Support Grant (RSG) up to 2019/20.

In response to Cllr Engert's question, agreed that a written response is provided on the RSG figure.

RESOLVED

That Cabinet recommend Full Council:-

1. To approve acceptance to the offer of a 4-year funding allocation for 2016/17 to 2019/20 and the submission of the existing MTFS with additional narrative for 2018/19 and 2019/20 as the Efficiency Plan to the Department of Communities and Local Government before 14th October 2016.

Reasons for decision

Accepting the offer provides some certainty for medium-term financial planning purposes

Alternative options considered

The Council could choose to not accept the 4 year deal. Whilst there is no guarantee that the 4 year deal is entirely safe given the volatility of government funding, by not accepting the Council risks the Government reducing funding in future years due to non compliance.

85. FINANCIAL BUDGET MONITORING UPDATE[AUGUST 2016 POSITION]

The Cabinet Member for Finance and Health introduced the report which set out the 2016/17 Period 5 financial position; including Revenue, Capital, Housing Revenue Account (HRA) and Dedicated Schools Grant (DSG).

Cabinet noted the reduction in the overspend of £5m, since quarter 1, with improvements in the Children's Services and Adult's Services budgets together with central controls on spend which were beginning to have an impact.

In response to Councillor Engert's questions, the following information was noted:

- The £0.6m additional capital allocation for Hornsey Town Hall was not to allow new spending but to rectify the underestimated budget allocation. The additional funding was needed to pay for security and maintenance cost.

- The corporate contingencies referred to in section 6.3, were not funding released from reserves but where the cost of borrowing had been lower than anticipated, allowing the release of funds allocated for borrowing costs.
- The 0.2m increased overspend for Osborne Grove was related to a combination of issues. This included the ongoing staffing and restructure proposals that were in the process of being implemented, along with the process of finding a 'not for profit' provider which was taking longer than anticipated.

RESOLVED

1. To consider the report and the Council's 2016/17 Period 5 financial position in respect of revenue and capital expenditure;
2. To note the risks and mitigating actions, including spend controls identified in this report in the context of the Council's on-going budget management responsibilities; and
3. To approve £580k for the Hornsey Town Hall capital budget. There are sufficient funds in Capital programme to cover this cost

Reasons for decision

A strong financial management framework, including oversight by Members and senior management, is an essential part of delivering the Council's priorities and statutory duties.

Alternative options considered

This is the 2016/17 Period 5 Financial Report. As such, there are no alternative options.

86. APPROVAL OF COUNCIL TAX REDUCTION SCHEME (CTRS) FOR 2017/18

The Cabinet Member for Finance and Health introduced the report which set out the details of the review of Haringey's current Council Tax Reduction Scheme (CTRS) 2016/17 and the recommendations for Haringey's CTRS for 2017/18 taking into consideration the assessment of options and an Equalities Impact Assessment (EQIA).

Cabinet noted that the proposal to maintain the current scheme .The Cabinet Member advised that to increase the minimum payment would cause low income residents more financial difficulties, but to also to reduce the minimum payment would have an impact on the budget.

RESOLVED

That Cabinet recommend to Full Council:

1. To note that an Equalities Impact Assessment (**Appendix E**) has been undertaken in relation to the Council Tax Reduction Scheme and that the findings of this EIA must be taken into account when making a decision regarding the Scheme for 2017/18.
2. To agree to adopt the Council Tax Reduction Scheme 2017/18 as contained in Appendix C and therefore retains the same Scheme agreed for 2013/14 and continued since.
3. Accordingly, the scheme as summarised in **Appendix A** and set out in full at **Appendix C** will continue to apply for 2017/18:
 - I. That pensioners will continue to receive support for the payment of Council Tax.
 - II. That those in receipt of certain disability benefits continue to receive support for the payment of Council Tax.
 - III. For all working age claimants, the extent of Council Tax Support available will continue to be capped at 80.2% of Council Tax liability. In other words, working age claimants will continue to receive the same level of Council Tax Support as 2013/14, this amount representing a 19.8% reduction in the level of Council Tax Support available as compared with the amount of Council Tax Benefit received in 2012/2013.
4. For Authority to be given to the Chief Operating Officer and Assistant Director of the Shared Service Centre to take all appropriate steps to implement and administer the Scheme.

Reasons for Decision

The recommendation to retain the current scheme continues to support the Government's initiative of work incentives and pays due regard to the challenging financial climate we are currently in.

In recognition of the vulnerable sectors of society, we have supportive measures in place. It is proposed that these continue into 2017/18. Maintaining the current scheme ensures that these protected claimants will not be further disadvantaged.

Although performance remains higher than originally anticipated, there remains a shortfall in collection. This coupled with the fact that the Revenue Support Grant has been reduced by over 50%, equating to over £50m, has meant that the Council has had to implement significant service reductions and efficiency savings. As a result it is not possible for the Council to expand the scheme to include protection for other groups.

Alternative Options Considered

In accordance with paragraph 5 of Schedule 1A to the Local Government Finance Act 1992 (the 1992 Act), each financial year the Council is required to consider whether to revise or replace its scheme. One option for the Council is to continue with the scheme in place for the current financial year. Another option is to revise the scheme

in some respects. The Council could choose to increase or decrease the amount of financial support available under the scheme. Options should be considered in the light of the knowledge gained during the implementation of the scheme over previous years.

The options for changing the scheme that have been considered to date have been listed below. Some of these were proposed by respondents to the consultation undertaken prior to adopting the 2013/14 scheme.

- Increase the level of financial support so all customers pay less
- Decrease the level of financial support so all customers pay more
- Absorb the full shortfall into the Council budget by providing financial support up to the level previously funded by Central Government as part of Council Tax Benefit.
- Protect certain vulnerable groups in addition to those in receipt of certain disability benefits, these include but are not limited to:
 - Households with children
 - Households with a child under one
 - Households with a child under five
 - Households with more than three children
 - Households with a lone parent
- Protect band A-C properties
- Protect claimants who are working but on low income.
- Protect claimants in receipt of Single Person's Discount
- Increase Council Tax

A breakdown of these options with accompanying financial data has been provided in **Appendix D**. Appendix D further sets out the potential advantages and disadvantages of each option.

Having regard to the detailed points set out at **Appendix D**, it is recommended that none of these options for change are taken forward. This is because:

- I. Any option which would require the Council to increase levels of support for Council Tax payments would need to be directly funded by the Council and given the competing demands on the Council's reducing budget, increasing support for Council Tax funding would require the Council to find reductions elsewhere, cut services, utilise reserves or increase Council Tax.
- II. Any option which would require the Council to increase levels of support for particular groups of people could have a disproportionate impact on some claimant groups over others.
- III. The majority of the options do not support the Central Government initiative of encouraging people back to work
- IV. The Council do not consider that it is appropriate to increase Council Tax.

It was worth noting that method of payment for Central Government grant funding allocation has also changed since the CTR Scheme was first set up. Several grants, including CTR, have been consolidated within the overall Revenue Support (Core) Grant paid, this makes the proportion allocated to each area harder to identify. This

Core grant also continues to reduce in overall terms, by 2016-17 it will have reduced by 50% equating to approximately £50m in comparison to 2013-14.

In April 2016 an independent review of Local Council Tax Support Schemes was conducted at the request of the Secretary of State. The recommendations from this are still being considered by Central Government and when a decision is made on them Haringey may need to make further changes to its scheme to reflect any new decisions. As such the previously considered option of overhauling the scheme so that Council Tax Support falls under Council Tax legislation as a discount, similar to the existing Single Person Discount, has not been taken forward.

Other London LAs have changed their schemes over the past 3 years. A full breakdown of 2016/17 schemes are provided in **Appendix B** and some summary points are shown below:

- 12 LAs have a higher contribution level than Haringey including Newham and Barking & Dagenham.
- Wandsworth and Harrow have the highest contribution level at 30% for non disabled working age claimants
- 9 protect disabled claimants – either completely or by asking them to pay less than non disabled working-age claimants including Brent, Croydon and Enfield.
- 7 fully cover the shortfall including City of London, Hammersmith & Fulham and Tower Hamlets.

Haringey is comparable with other London LAs and its scheme reflects the need to strike a fair balance between protecting the wellbeing of our residents and recognising the challenging financial situation we are in.

87. SHARED DIGITAL SERVICE - APPROVAL FOR CLOUD PROCUREMENT

The Cabinet Member for Corporate Resources introduced the report which provided an example of the way the Shared ICT Service will operate and be governed.

The first initiative of the Shared Service would be to renew data centre provision across the three boroughs through the procurement of a single, joint cloud-based service. The decision on this procurement was delegated to the Shared Service Joint Committee and the attached report outlined the approach being taken.

The Leader and Cabinet Member for Corporate Resources also took the opportunity to thank the Head of Digital Services and ICT for her continued work over the past year in bringing together the shared ICT service with Camden and Islington and wished her well in her new role at OneSource.

RESOLVED

To note the report.

Reason for decisions

Not required as a noting report.

Alternative options

Not required as a noting report.

88. RECOMMENDATION OF A PREFERRED BIDDER TO SECURE THE FUTURE OF HORNSEY TOWN HALL

The Cabinet Member for Housing, Regeneration and Planning introduced the report which set out the tendering process which had been undertaken to select a bidder that would be able to provide a financial and sustainable future for Hornsey Town Hall.

The Cabinet Member continued to provide some context for the decision going forward, with a reminder of activity undertaken by the Council and local stakeholders, including the Hornsey Town Hall Creative Trust, over the last 10 years, and reiterated the Council's commitment to community access which required the highest scoring category in the process. He referred to the Mountview proposals, which had disappointingly not eventually proved financially viable.

The Cabinet Member emphasised that a solution for Hornsey Town Hall had to be commercially viable. He drew attention to the lengthy, detailed and robust procurement process which he had politically overseen and had been completed effectively, in line, with procurement requirements. Given the high running costs of the building and high restoration costs, the preferred bidder provided a balanced solution, maintaining community access. Therefore agreement was sought from Cabinet for the Far East Consortium International Ltd ("FEC"), the highest scoring bidder, to be appointed as the preferred bidder for HTH.

The Cabinet Member for Housing, Regeneration and Planning referred to section 2.5 of the report, which had briefly tried to summarise the report and was not the basis of the recommendation to Cabinet. Instead section 6.25 clearly sets out that following an assessment of the planning strategy of the bidders, the preferred bidder put forward a proposal with lower planning risk. The Cabinet Member re-iterated that the advice of independent planning advisers had been sought when making this decision.

The Leader also reminded the meeting of some of the background to Hornsey Town Hall, in particular the Planning Committee meeting decisions in July 2010, where the main objections had been concerned with the scale of the residential development, including concerns on daylight as well as other considerations which arise from having large residential areas.

The Leader invited questions firstly from non Cabinet Members and the following information was provided in response to questions/concerns:

- Cabinet were making a decision on the procurement process which was triggered in 2015 and not on the parameters of the existing planning consent

given by Committee in 2010. The number of affordable units had been set at 4 units due to the high cost of restoring the building.

- There was no information to hand on the exact square metres for use for the Hotel. However the preferred bidder was keen to have a presence in and around the Town Hall to answer detailed questions from residents and discuss detailed plans as they are developed with the community.
- The Leader referred to the Cabinet report in 2009 where residential development was seen as an enabler to refurbish the building. Knight and Frank advice on affordable housing was 70% private and 30% affordable. However, in 2010 when going to planning committee and while working with Creative Trust on a community solution, it became clear that there would need to more private housing with 123 units and only 4 would be affordable. This was accepted because the planning gain was the community and cultural offer and restoration of the building rather than affordable housing provisions and even with this reduced level of affordable housing there was still a funding gap. Then in 2011 Mountview proposed using the capital receipt from the residential development to refurbish the building but even with the residential enabler there was still not a viable scheme.
- Change in the housing market – although house values had gone up, so had construction costs and further building deterioration had also occurred to the Town Hall building during this time which also needed to be considered. The Cabinet procurement decision was working to the Planning permission given in 2010 and this was still a ‘live’ planning permission.
- The heritage aspects would be restored, including the committee rooms. It was further clarified that it was the previous car park space at the back of the building being used for the housing development.
- Finance issues raised by the MP for Wood Green and Hornsey, Catherine West had been discussed with Council lawyers and the Chief Operating officer. The Cabinet Member was assured that the due diligence process had been conducted including financial advisers and they were reported no concerns about the preferred bidder. The bidder’s intention was to set up special purpose vehicle which will be UK based.
- In relation to boutique Hotel, no presumption had been made for the building use. The Council had always been clear that they could not make promises on what uses could be taken forward in the Town Hall and this was based on the project objectives, set out in paragraph 1 of the report, agreed by Cabinet in 2015, including community use. It was important to note that this was a building in constant need of funding due to its age and maintenance requirements and there was a recognised need for a part commercial solution. The experience of the preferred bidders in the Hotel industry provided assurance that this was a viable solution to take forward.
- The Leader provided a reminder of the Creative Trust Plans from 2008 which would have succeeded if the car park was the basis to fund the restoration of

the building and despite working hard for a solution the finance viability could not be met.

- Public access was guaranteed to the Square and the Green, which currently have limited budgets available for their upkeep and the community wanted to see more investment to further improve use which the bidder was happy to do. There are no plans for significant development in these areas.
- There had been detailed Planning discussions regarding the bids therefore not a need to speak with external planning organisations to seek advice.
- Emphasised that the planning strategies submitted by the bidders were assessed and one of these strategies was judged to have risk.
- Although the London political context had changed, the Town Hall's continued maintenance and restoration needs have not altered over the years and this financial aspect has not changed so the need to restore the building and enable meaningful community use is still needed and the decision had to be seen in this context. If a new application including increased affordable housing was put forward by the preferred bidder they would have further financial liability.
- TA costs - important to emphasise, the reason for lower level of affordable housing was to enable the restoration of the building. If TA was placed on the site, this would bring additional cost.
- Important to secure the future of the Town Hall which will be bound by a lease and a contract. It was also a positive consideration to have attracted this overseas investment in the borough.
- The Cabinet cannot take a view on the nationality of the bidders and will be mainly concerned with ensuring the procurement process was robust.

The Leader sought Cabinet Member comments and questions who responded as follows:

- The Hotel would be in a good place to activate the space at the front of the building,
- It's been over 10 years since the Hornsey Town Hall Creative Trust started the community solution and then brought through Mountview solution which was disappointingly not financially viable.
- Important to bring the building back into full use and protect the footfall into the area and not delay the decision.
- Accessible public square part of the procurement objectives. There will be public access to the Hall and Square and this has always been a priority and these areas need to have additional investment which the bidder has promised to do.

- It was made very clear that Haringey is not against overseas investment in the borough and this investment should be viewed as a positive thing.
- Preferred bidder keen to involve the community in the square issue, and on community access, when the building opens. There will be a substantive community working group to oversee the community access to the building. Clear commitment in writing on this community steering group.
- The preferred was bidder keen to engage with residents on their proposals. If the Cabinet agreed the preferred bidder, they would create a community steering group once the building is open.
- Cabinet Member for Finance and Health - provided a reminder of the current financial context and reiterated that the Council does not have the financial capacity to bring the building up to standard and continue maintenance. Cllr Arthur acknowledged that the community: wants access to the Town Hall building and square, cherishes its arts activity, want to have some role in its ongoing development of the town Hall and have a stake in the building. The Cabinet Member felt that the proposal meets the requirements of the community as it delivers what people care about i.e. arts centre, access to building and improved square built into contract and the Council will look at how the existing businesses can be relocated. Cabinet will continue to work with the community and preferred bidder to release information and share information on the Arts centre and what will happen to the businesses.

The Leader referred to the petition which did not mention the mixed use nature of the scheme.

The Cabinet considered the recommendations in the exempt part of the meeting.

The Leader clarified that the recommended bidder be referred to as Far East Consortium International Ltd.

Cabinet unanimously RESOLVED

To agree to the selection of Far East Consortium International Ltd as the preferred bidder for the HTH site (shown edged red on the plan included in Appendix A) based on the scoring set out in Appendix E and to enter into a Development Agreement for the HTH site with either Far East Consortium International Ltd or a special purpose vehicle set up by Far East Consortium International Ltd and the grant of long leases with such appropriate tenants as agreed with FEC based on the main terms set out in paragraph 6.27 of this report; and that delegated authority be given to the Director of Regeneration, Planning and Development after consultation with the Assistant Director of Corporate Governance to agree the final terms of the Development Agreement, long leases and all associated legal agreements.

Reasons for Decision

The Cabinet decision in April 2011 declared the site surplus to the Council's requirements and agreed the principle for a partner to enter into a 125 year lease to operate the building, with the Council retaining the freehold.

The Listed building is on English Heritage's Buildings At Risk Register therefore a solution is required to undertake restoration work to the building and the Council does not have funding available to undertake these works itself.

Options Appraisal work identified that one developer for both the HTH site and building is a preferred approach as it secures both the restoration works and a long term operator for the building and is likely to bring the building back into use at the earliest opportunity. In addition to this a Developer would expect to have control over the works in the town hall as residential units cannot be occupied until essential heritage works have completed in the town hall because of the existing planning condition which links the two elements.

A public sector procurement of this scale must legally be governed by the public procurement regulations; therefore an OJEU process had to be carried out to secure a future for the dilapidating building. Professional advisors and the Council's Legal & Procurement team advised that an OJEU compliant Competitive Dialogue process is the best way to achieve this outcome and this has been undertaken in accordance with the Public Contract Regulations 2015 (as amended) ("Regulations").

To ensure the town hall building remains open and in use in the long term a partner, with a long term sustainable business plan needs to be appointed.

A timely decision on the future approach to the HTH project is required in order to engage with and exchange contracts with the bidder while they have a strong appetite to progress with the project, avoid further deterioration to the listed building, remove the ongoing liability of the building to the Council at the earliest opportunity and address the longstanding frustrations of the local community at the timeframe for securing a sustainable future for the Town Hall.

Alternative options considered

The alternative options that had been considered for the Hornsey Town Hall project can be defined as follows:

- Option A - Do nothing: Without taking any action to secure a future use and developer/operator for the Town Hall the building condition will continue to deteriorate. The Council remains responsible for the ongoing liability for the building and any use of the building by the local community will be limited.
- Option B - Conditional land sale: The Council could sell the HTH site via a conditional land sale agreement, however the Council would have limited control in this option to enable and enforce community access and use.
- Option C - Freehold sale of the site: Sale of the site without retaining any interest would mean the Council is unable to secure community access and use as there are no lease mechanisms to enable this. The Council was not prepared to pursue an option that did not guarantee community

access or provide the Council with enough control to ensure that Hornsey Town Hall can support community cohesion and economic dynamism in Crouch End.

- Option D - Dispose of land at the rear and use receipt to refurbish the building: In this scenario it is not expected that the land sale receipt would fully cover all the costs to refurbish and fit out the building for use, the Council's on-going liability for running costs and maintenance is not removed and a sustainable operator and future use is not secured for the Town Hall.

89. ADOPTION OF HOUSING STRATEGY [2017- 2222]

The Cabinet Member for Housing, Regeneration and Planning introduced Haringey's Housing Strategy, following completion of a second stage of consultation for agreement and referral to full Council for adoption.

Although there was an existing Housing Strategy in place, the Cabinet Member felt it important to revise the strategy in response to a changed legislative and market environment and to set out clearly what the Council was trying to achieve for housing in the borough with a vision and priorities. Also, at the same time, having flexibility in the strategy to respond to nationally changing housing environment.

The Cabinet Member outlined the importance of housing: in building strong and successful communities, its impact on health, in childhood, in old age, and for influencing life chances.

The Cabinet Member set out the 4 housing priorities/objectives being followed which also underpinned the proceeding housing Cabinet reports on the agenda concerned with Housing supply, Temporary accommodation, Housing investment and intermediate housing. This included:

- A step change in new homes being built – there was an evident need to build more homes as there was shortage of all types of housing and all types of tenure as set out in the report due to previous government policies limiting the new build of homes. There was a need to serve people on low income left behind in the open market.
- Improve support and help to prevent homelessness. The number of preventions had gone up through working with Home for Haringey but there was more to do.
- Quality of housing for all residents includes working with providers in the borough to improve the quality of homes, being tougher on the design of the private homes, pushing up the quality of homes in the private rented sector.
- Delivering wider community benefits such as more jobs and apprenticeships.

The Cabinet Member referred to the engagement with residents and homelessness residents when developing the strategy and spoke of the challenges being put forward

to housing providers through the housing strategy discussions, generating new ideas to come forward, and demonstrating the Leadership value of the strategy.

In response to Councillor Engert's questions:

- Tougher action was being taken forward on bringing empty private homes into use with more home owners coming forward to find solutions for these homes.
- The AD for Regeneration provided examples of where flexible finance options had been taken forward to increase the numbers of affordable housing. At Hornsey depot where a change in the pricing of the Council land was taken forward to facilitate a higher number of affordable homes, also work with a Development Vehicle in which the Council takes an equity stake and brings in partners – High Road West was an example of this
- All tenure of homes retro fitted - The grant from government to promote and provide funding for retrofit in private homes was ending and had had a good take up. Future zero carbon requirements for new homes will allow Councils to collect money from developers to meet this environmental requirement and allow a source of future funding for retrofitting home in the borough.

RESOLVED

1. To note and consider the feedback from and the response to the second stage consultation conducted on Haringey's Housing Strategy, set out in appendix 1.
2. To note the comments and resolutions of Regulatory Committee, set out in appendix 4.
3. To recommend the revised and final version of Haringey's Housing Strategy, attached as appendix 2 to this report, having considered the revised and final version of the Equalities Impact Assessment, attached as appendix 3, for adoption by Council.

Reasons for Decision

Regulatory Committee was required to provide informal recommendations to Cabinet and Full Council about the draft Housing Strategy.

Cabinet was required to recommend that Council adopt the draft Housing Strategy.

A decision was required from Council formally to adopt Haringey's Housing Strategy, taking into account any recommendations from both Regulatory Committee and Cabinet.

Each body must consider the consultation responses, the changed national and local housing landscape and the updated Equalities Impact Assessment.

Alternative Options Considered

The Council already had a Housing Strategy in place covering the period 2009 – 2019, so it would be possible to continue with the current strategy. However, at its meeting in October 2014, the Cabinet rejected this approach given the scale of changes to housing policy since 2009. The scale of these changes has increased further since the general election in May 2015 and the introduction of the Housing and Planning Act 2016. The case for a new strategy is, therefore, now more compelling.

Council could also consider carrying out a simple review and refresh of the 2009 – 2019 strategy. However, the extent of the changes since 2009 is such that this would not enable the Council to adequately meet the challenges it faces.

Alternatively, the Council could rescind the housing strategy altogether and move forward without one as there is no statutory requirement for a local authority to produce a housing strategy. However, having a strategy is considered both best practice and necessary to articulate how the Council will meet the housing challenges and deliver its housing objectives and priorities with its partners.

The final strategy represents recommended policy choices that aim to achieve the Council's priorities. Alternative options were discounted where they:

- Would not have been consistent with the general tenor of consultation feedback;
- Did not comply with current and forthcoming government legislation;
- Would have represented policy choices that are unachievable given known and likely constraints.

90. HOUSING SUPPLY PLAN AND TEMPORARY ACCOMMODATION PLACEMENTS POLICY

The Cabinet Member for Housing, Regeneration and Planning introduced the report which sought approval to the housing supply plan and temporary accommodation placements policy.

The Cabinet Member referred to the aspect of the report that deals with Temporary Accommodation placements. The increased housing market pressure and benefit changes had made it difficult for the Council to afford to place people in the borough at a price they can afford. The priority was to keep people in the borough, in particular the most vulnerable, and the report explained how families will be prioritised according to their circumstances.

The Cabinet Member drew attention to the support package for families being relocated which was summarised in the report. He had asked Council officers to meet with other Councils that had already been locating families outside of London, to complete this package. Furthermore, the consultation on this proposed package had been undertaken with people directly affected in Temporary Accommodation and people likely to be affected by this policy.

In response to Cllr Engert's questions:

- The 31 new Council homes were more expensive than initially envisaged as they were placed on small sites, and subject to increased construction inflation, in turn leading to a higher running cost. Agreed a written response is provided to Councillor Engert on the cost of the 31 homes.
- Paragraph 8.6 indicated that £281k would fund 250 AST's. This was an invest to save proposal which, in the longer term, would yield more results in terms of preventing homelessness and reducing the need for expensive TA.

RESOLVED

1. To approve the Housing Supply Plan set out in appendix 1. Cabinet notes that the Plan requires regular updating and delegate's authority to the Director of Regeneration, Planning & Development to maintain a current and comprehensive plan in line with prevailing conditions and requirements.
2. To note the consultation feedback and the revised Equalities Impact Assessment for the Temporary Accommodation Placements Policy, attached as appendix 2 and appendix 3 respectively.
3. To approve the Temporary Accommodation Placements Policy, attached as appendix 4.
4. To approve the support package for households placed outside London set out in paragraph 6.25, which has been finalised following consultation, and notes the budget implications set out in paragraphs 6.28-6.29.

Reason for decisions

A decision is necessary for the Council to establish and maintain a current and comprehensive plan for all forms of housing supply in the borough, in order that housing need can be identified and supply initiatives formulated for all forms of permanent and temporary accommodation required meeting that housing need (recommendation 3.1).

It is necessary for the Council to take into account the results of consultation and the revised Equalities Impact Assessment in considering approval of the Temporary Accommodation Placements Policy (recommendation 3.2).

Having consulted on the Temporary Accommodation Placements Policy and considered the revised Equalities Impact Assessment, a decision on approval of the policy is required in order that it can be adopted and implemented (recommendation 3.3) and that officers are able to demonstrate a clear rationale, agreed eligibility criteria for suitable placements and due consideration of the support required.

Households that may be placed out of London will require assistance and support and a decision is necessary to put appropriate arrangements in place and ensure budgetary provision (recommendation 3.4).

Alternative options considered

All feasible options to improve supply and meet demand have been considered in the preparation of the Housing Supply Plan.

The procurement and allocation of temporary accommodation has become increasingly difficult within the Haringey and London market. Alternative options to meet demand are not available to the Council within current budget provisions and the allocation of any additional funding would detrimentally affect the provision of other Council services.

The Council could choose not to adopt a placement policy for temporary accommodation. However, officers must be able to demonstrate a clear rationale, eligibility criteria for suitable placements and consideration of support packages in order to comply with current case law and be clear and transparent about its placement activity.

91. STOCK INVESTMENT AND ESTATE RENEWAL POLICY

The Cabinet Member for Housing, Regeneration and Planning introduced the report which set out a new local standard for homes, following the expiry of the decent homes standard. The report proposed a more asset based management strategy where the Council can sell more expensive stock to build more affordable housing stock.

In response to questions from Cllr Engert the following information was noted:

- Impractical to agree each high value Council housing sale at Cabinet and this would be completed through officer delegation with the governance details of this process to be clarified and discussed at a future scrutiny meeting.
- Expectation that the development vehicle will not 'cherry pick' more financially viable easy sites and operate according to a variety of sites, if impossible and not viable to develop a site then cannot enforce this but there is a pre – agreed portfolio of sites to limit this situation and the Council will have an equal stake on the development vehicle board and can also safeguard against this type of situation.
- The Council had objected to the selling of high value homes but were required to follow this government policy. The Cabinet Member clarified that the Council can only sell a property when void and this will not be easy to implement but there will be a set criteria followed as set out in the report
- Cllr Strickland provided a reminder that the 40% target of affordable housing was subject to viability and the two schemes mentioned in Tottenham were part of a regeneration, development and restoration and renewal scheme including community facilities which causes higher cost and means difficulties in meeting the 40% target. The Council will always continue to push for 40% affordable housing but there was a need to be honest in the report that the cost of developments makes it difficult to meet this target.

RESOLVED

1. To approve the adoption of a new standard for investment in the Council's stock, as set out in paragraphs 6.13 – 6.18 and appendix 1.
2. To approve the principle of active asset management that will be detailed in the Council's new Asset Management Delivery Plan, to ensure that the best stock is retained and invested in and assets are appraised for possible disposal when necessary using a Stock Options Appraisal process as illustrated in appendix 2.
3. To agree that the receipts from the sale of Housing Revenue Account (HRA) assets will be ring fenced to the HRA and applied to payment of the required levy and to funding the two for one replacement programme or other approved new supply initiatives.
4. To delegate authority to approve the detailed Asset Management Plan and investment programme, and any variations to it, to the Director of Regeneration, Planning and Development after consultation with the Lead Member for Housing and the Chief Operating Officer;
5. To note the programme of continuous engagement with residents described in paragraphs 6.23 – 6.24, to ensure that tenants and leaseholders are aware of the new standard of investment and the choices that need to be made in relation to the maintenance and investment in the housing stock;
6. To note the progress made to date on the previous Estate Renewal strategy and agrees the proposed principles for estate renewal in this report at paragraph 6.31 and appendix 3.
7. To note that the need for disposals of Council homes will require regular decisions by the Leader and Lead Members, which would formerly be undertaken by Cabinet.

Reasons for decision

The recommendation to approve a new approach to stock investment is required to reflect the new environment since the ending of the Decent Homes programme. It also reflects the reduced resource position that all local authorities find themselves in, since the introduction of the 1% rent reduction in April 2016 and the forthcoming requirement to pay a levy to Central Government reflecting higher value properties.

The recommendation to approve the active asset management programme and a continuous Stock Options Appraisal process is necessary to prepare for the forthcoming requirement to pay a levy reflecting higher value properties which become empty during the course of each year.

Recommendation 3.3 is required to ensure that members are informed of the use to which any receipts from the sale of HRA assets will be applied.

This report sets out the high level approach to the principles of investment in the housing stock. These principles will be applied to the stock and programmes of work developed in a more detailed Asset Management Plan. It is proposed that this more detailed Asset Management Plan be approved by the Director of Regeneration, Planning and Development in consultation with the Lead Member for Housing and the Chief Operating Officer. (Recommendation 3.4).

The reason for the recommendation to adopt an engagement approach (3.5) is to ensure that tenants and leaseholders are well informed about the financial position of the HRA and the resources available for investment in the housing stock, and are engaged as far as possible in the planning and prioritisation necessary to ensure that their homes are maintained within available resources.

Recommendations 3.6 seeks approval for the next steps in our Estate Renewal Strategy, which is updated since it was first adopted in November 2013 to reflect the lessons learnt from the experience of consulting with, and delivering specific projects. It sets out the principles for Estate Renewal in the future and the next steps for delivery.

The reason for the recommendation that Members note the process of disposal of Council housing assets will be undertaken by the Leader and Lead members in the future is to ensure that Members are aware that disposals of Council assets, where in relation to the HRA and the requirement to fund the compulsory levy, will not in the future normally be approved by Cabinet.

Alternative options considered

An alternative approach to stock investment is to continue with a programme of works as set out in the Decent Homes standard, to the remaining stock which has not yet achieved Decent Homes. However, this option is unaffordable, and the Council would not be able to carry out basic maintenance of its stock, if it did not adopt a more affordable approach.

The alternative approach to the decisions on the way forward for the Estate Renewal progress report (appendix 2) and the medium and larger size estates is not to make any decision on these estates or make decisions on only those which are going forward for further option appraisal work at this stage. This was rejected, as there has been consultation and information provided to the tenants, and they will want to know what the future is for their homes, and their estates. Whilst not all decisions can be made on all estates now, it will be helpful to those tenants and leaseholders living on those estates to have as much information as is currently available, so that they can plan their lives with the best possible information.

92. HOUSING ALLOCATIONS SCHEME, TENANCY STRATEGY AND HOMELESSNESS DELIVERY PLAN

The Cabinet Member for Housing, Regeneration and Planning introduced the report which set out the potential changes that will be consulted upon, in three policy and delivery areas - the Housing Allocations Policy, the Tenancy Strategy and the

Homelessness Delivery Plan. These changes were necessary to support achievement of the new Housing Strategy or to comply with changes in legislation.

RESOLVED

To authorise public consultation with residents, partners and stakeholders on:

1. The proposed changes to the Council's Housing Allocations Scheme set out in appendix 1.
2. The proposed changes to the Council's Tenancy Strategy set out in appendix 2.
3. The new Homelessness Strategy and Delivery Plan set out in appendix 3.

Reasons for decision

A decision is required to ensure that the Council complies with its obligations to consult about changes in housing services. There is a legal requirement that before making major changes to its Allocations Scheme the Council consults private registered providers of social housing and registered providers with whom we have nominations rights. It is also good practice to consult residents.

There is a statutory duty to consult the Greater London Authority (GLA) and registered providers operating in the borough on its Tenancy Strategy; and again, it is considered best practice to consult more widely and the Council has done so previously.

The Homelessness Act 2002 requires local authorities to carry out a homelessness review of their area and from that information publish a homelessness strategy. The Council published its last 5 year Homelessness Strategy in 2012, as a multi-agency document delivered with partners. The Council wishes to consult widely on a new homelessness plan and the views of our partners and all stakeholders are critical in developing this. A decision is required to ensure that the Council properly engages with partners and stakeholders in tackling homelessness in the borough.

Alternative options considered

An alternative approach to the Allocations Policy would be to make no further changes to the Policy, which was last reviewed in 2014 (changes arising from that review were adopted in September 2015). There is some merit in this approach as changing the Allocations Policy is an extensive exercise, and should be undertaken only when there is a need to make amendments as a result of legislation, policy change or case law. However, there are a number of environmental and legal factors driving the need for change, such as the reducing supply of housing; and the need to ensure that those most unable to solve their housing problems in the open market are supported. It has therefore been decided to bring forward these changes which should assist the Council achieve its objectives of ensuring that those most in need receive assistance, and that those most able to find alternative housing to social housing, are assisted to do so. It is also important that the Allocations Policy supports the Council's current and changing policy objectives, as reflected in the new Housing Strategy.

There is no alternative to consulting on a new Tenancy Strategy. The legislation contained within the Housing and Planning Act 2016 means that the current Tenancy Strategy will no longer be effective when the legislation comes into force, as lifetime tenancies will be abolished. If the Council does not adopt a new tenancy strategy, then new tenancies will become five year tenancies by default, and tenants will not be sufficiently aware of the change in their status, and the need to review their tenancies during the period of the tenancy. The Council will also not have a legally compliant Tenancy Strategy.

It is a statutory obligation to have a Homelessness Strategy and to consult with those likely to be affected by it. Not having a Homelessness Strategy would render the Council ineffective in setting out its strategic approach to tackling homelessness, working in partnership would be more difficult without a clear agreed direction and the allocation of resources would be more difficult to justify.

93. INTERMEDIATE HOUSING POLICY

The Cabinet Member for Housing, Regeneration and Planning introduced the report which sought approval to consult on how the Council will allocate homes for the intermediate range of income groups. The report also set out some operational requirements that need to be considered in order that the policy, when approved, to be delivered effectively.

RESOLVED

To approve the draft Intermediate Housing Allocations Policy, set out at Appendix 2, for consultation prior to formal adoption in 2017.

Reasons for decision

Currently, the Council has no policy for allocating Intermediate housing, either for sale or for rent. Intermediate housing is becoming an increasingly important part of the housing offer, and this is emphasised in our new Housing Strategy. As the housing market becomes ever more difficult for households on a range of incomes to access, it is important that the Council takes all possible steps to influence the intermediate market to make sure it is really meeting the needs of Haringey residents.

The Council also wants to influence future provision, based on its analysis of the needs of Haringey residents, and this will be better targeted with more specific knowledge of the housing needs of households in the median range of incomes in the borough.

Finally, the Council is proposing to consult of a new Housing Allocations Policy which may limit those able to register, to people on lower income levels. It is important that the Council has an alternative offer to make to those who will no longer be able to access the Register for Social Housing. A new Intermediate Housing Allocations Policy is therefore required, in order to make it clear to applicants and partners, how intermediate housing in the borough is allocated.

Alternative options considered

The option was considered, of taking no proactive steps, and leaving Intermediate Housing to be allocated by external providers, as now. This was rejected, first because the new Housing Strategy makes it clear that Intermediate Housing will play an increasingly important part of the housing provision in the borough, and the Council needs to be sure that local Haringey residents benefit from it.

Secondly, there is a strategic imperative set out in the Housing Strategy, to meet the housing needs of households with a range of incomes who cannot meet their needs in the open housing market. The Council also needs its own Intermediate Housing Policy because it is building new shared ownership units itself, and they need to be allocated in line with a published policy to ensure that there is a transparent and fair process to allocate these homes. This policy is important as it has the potential to enable social housing tenants to purchase homes, releasing units in the social housing sector, where households have incomes that enable them to access home ownership on a shared ownership basis.

94. ADMISSION TO SCHOOLS - PROPOSED ADMISSION ARRANGEMENTS FOR 2018/19

The Cabinet Member for Children and Families introduced the report which proposed a 6 week statutory consultation on school admission arrangements for 2018/19. The Cabinet Member advised Cabinet Member colleagues that these were largely a continuation of the current arrangements.

RESOLVED

1. To agree to consult on the proposed admission arrangements, including in year arrangements, for 2018/19;
2. To agree to consult on the proposed IYFAP which, if agreed by a Member Lead signing in January 2017, would be used from 1 March 2017;
3. To agree the co-ordinated scheme for 2018/19 as set out in Appendices 2 and 3 of this report, and that the scheme can be published on the Haringey website on 1 January 2017
4. To note that consultation on the proposed admission arrangements is scheduled to take place between 27 October 2016 and 8 December 2016;
5. To note that following the consultation, a report will be prepared summarising the representations received from the consultation and a decision on the final admission arrangements and the In Year Fair Access Protocol will be taken by Lead Member signing in January 2017.

Reasons for decision

This report and the consultation that will flow from it if the report's recommendations are agreed will ensure that our proposed admission arrangements for 2018/19 are consulted upon and the co-ordinated scheme is set in accordance with the mandatory provisions of the School Admissions Code 2014.

We consult on our admission arrangements annually irrespective of whether or not there is a proposed change to the arrangements¹. This is to ensure transparency and openness on the contents of our arrangements and to allow parents, carers and other stakeholders who might not previously been interested in admission arrangements (perhaps because they didn't have a child of school age) to make a representation which can then be considered as part of the determination of the arrangements.

Alternative options considered

We are required by the School Admissions Code 2014 (Para 1.42 – 1.45 of the Code) to carry out any consultation on our admission arrangements between 1 October and 31 January each year for a minimum period of six weeks. We are not proposing any changes to the proposed admission arrangements for the year 2018/19 apart from a small number of minor technical changes which include a) that the required number of primary heads needed to sit on Primary IYFAP shall be no less than 3, and that all year 6 in-year applications will be offered through Primary IYFAP once the October PLASC of the same year has taken place (first Thursday of October). However, as set out in Para 4.2 above, we consult annually on our arrangements irrespective of whether we are proposing any changes, to allow transparency and openness in the process.

95. PROPOSED CONSULTATION ON AN ADJUSTMENT TO THE PANS OF THE BOROUGH'S COMMUNITY SECONDARY SCHOOLS TO MOVE THEM TO PANS DIVISIBLE BY 30, REPLACING THE CURRENT PANS THAT ARE DIVISIBLE BY 27

The Cabinet Member for Children and families introduced the report which was proposing, for consultation, a move to bigger class sizes of 30 for secondary schools, to meet the emerging school funding formula criteria for 2018/19 and which would allow the Council to provide additional school places, limiting expensive capital cost in the future.

RESOLVED

1. To note the twofold reasons for seeking to carry out consultation on the adjustment of the PANs of the Council's community secondary schools:
 - 1.1) Preventing the Council's secondary community schools from suffering a financial disadvantage when the new National Schools Funding Formula (NFF) – based on secondary school intakes of class sizes of 30 – is implemented; and
 - 1.2) Enabling the Council's community secondary schools to provide additional year 7 places to accommodate a projected increase in pupil place demand

¹ The Schools Admission Code 2014 (Para 1.42) sets out that when changes are proposed to admission arrangements, all admission authorities **must** consult on their admission arrangements (including any supplementary information form) that will apply for admission applications the following school year. Where the admission arrangements have not changed from the previous year there is no requirement to consult, subject to the requirement that admission authorities **must** consult on their admission arrangements at least once every 7 years, even if there have been no changes during that period.

between 2018 and 2025 without the need for the expansion of any single (or more) secondary school(s).

2. To agree to consultation being carried out between November and December 2016 on proposed adjustments to the Council's community secondary school PANs, as set out in paragraph 4.1, to take effect from admission year 2018/2019, which would help ensure that the Council's community secondary schools can maximise financial conditions by securing classes of 30 to reflect the broad national picture. Such a move also allows provision of further additional year 7 places which will address the projected deficit of year 7 places from 2018 as set out by current projections and illustrated in the graph at Figure 1 to this report.

Reasons for decision

This report recommends the commencement of consultation (November 2016) on adjustments to the PANs of the Council's community secondary schools. Table 1 below sets out the current and proposed PAN for each community secondary school.

Name of school	Current PAN	Proposed PAN
Gladesmore Community School	243	270
Highgate Wood School	243	270
Hornsey School for Girls	162	150
Northumberland Park Community School	210	240
Park View School	216	240

Table 1: Current and proposed PANs for Haringey's secondary community schools

These proposed adjustments are primarily a response to an emerging national funding formula that will mean that local adjustments historically made to allow our secondary schools to operate based on class sizes of 27 will be removed, and further that the NFF will be based on secondary school intakes of class sizes of 30 putting the Council's secondary schools at a funding disadvantage.

This consultation will allow us to gather views from key stakeholders on whether we should proceed with this move. Schools other than community schools will also be invited to set out their views although these schools (free schools, academies and foundation schools) will be considering their own positions in relation to the NFF and the impact for them if they remain at PANs wholly divisible by 27.

In addition to the financial imperative for community secondary schools of a move to class sizes of 30, such a change would also allow us to increase the number of year 7 places without the need for costly capital expansion works at one or more secondary schools. This would meet the need for additional year 7 places to address rising cohorts from 2018.

The **risk of not** moving our secondary schools to class sizes broadly based on 30 is the financial impact of a national funding formula for which no local adjustment to

address this smaller class size can be made. Without this change we would also need to consider how to provide additional year 7 places to meet rising demand from larger primary cohorts that have already begun moving into the secondary phase. Any expansion works would not only need significant capital costs, but further would result in additional classes of 27 in one or more of our secondary schools which would exacerbate the issue for those school(s) that are expanded of operating with class sizes of 27.

The **risk of moving** our PANs to those proposed, which are wholly divisible by 30 and which are broadly seen everywhere across London, England and Wales is the potential concern of school staff about the resultant increased workload (e.g. planning for and marking work for a class of 30 instead of 27) and possible strike or other action as a result of that objection.

A further report to Cabinet in April 2017 will set out the results of the consultation and make a final recommendation on whether or not to proceed with adjustments to PANs.

Alternative options considered

No alternative options have been considered at this stage. This report seeks to proceed to consultation with stakeholders to gather views on adjustments to PANs which will support financial viability for our schools once a NFF is introduced.

Cabinet will consider a further report in April 2017 which will allow a final decision based on the outcomes of the consultation and all other material considerations.

96. LOCAL IMPLEMENTATION PLAN ANNUAL SPENDING SUBMISSION 2017/18

The Cabinet Member for Environment introduced the report which set out the bid for money, annually, to deliver projects in their local implementation plan. Cabinet noted that this was an interim submission, while awaiting the Mayors transport strategy which will likely take a year to produce.

The Council had commenced the preparation of a new Transport Strategy and this will be supported by a Cycling and Walking strategy and a Parking Plan but will be minded to what the Mayors transport strategy will produce. The LIP will also be targeting additional resource for road user strategies.

In response to Cllr Engert's question:

Often deprivation was a component in disproportionate number of pedestrian and child injuries on roads in the borough compared to other boroughs. Agreed details of the collision map are provided in writing and details on how the injuries will be reduced.

RESOLVED

1. To approve the Annual Spending Submission for 2017/18 as set out in Appendix 2 of this report.

2. To note the progress to date on delivering against our LIP and Corporate Plan targets.

Reasons for decision

The LIP submission provides a major source of funding to deliver transport projects and programmes.

Alternative options considered

The Annual Spending Submission supports our approved LIP covering 2011 to 2031. It is, therefore, not considered necessary to consider other options.

97. APPOINTMENT OF A SOCIAL SUPERMARKET PROVIDER

The Cabinet Member for Economic development, social inclusion and sustainability introduced the report which sought approval to award a Concession Contract to the Community Shop C.I.C. (Community Interest Company) to operate a Social Supermarket facility at the Eric Allin Centre on Northumberland Park for a period of up to 10 years.

The Cabinet Member outlined that social supermarkets have been recognised by the GLA as a positive way of supporting those on low incomes, tackling poor diet and overcoming health inequalities, through the provision of surplus stock being sold at heavily subsidised prices. The structured support and development programme sitting alongside membership aligned with the socio-economic aims of our regeneration programme in Northumberland Park by assisting members to improve their economic and social wellbeing.

In response to a local resident's questions asked outside of the meeting:

1. The address for the social supermarket will remain the same (i.e. 'Northumberland Park Social Supermarket', Eric Allin Centre, and Kenneth Robbins House] and keep the reference to Eric Allin, a recognised popular Tottenham community figure.
2. Social supermarket governance expected to involve community members fully both formally (whether through something like a steering group, community forum or as board members) and informally (through presentations to the three Residents Associations etc).
3. The social supermarket was located in the very east of the Northumberland Park ward. It had a membership limit of 750 members at any one time which was a considerable number but due to the levels of deprivation in Northumberland Park can unfortunately be filled very easily by residents of Northumberland Park alone. The impact of the improvements a social supermarket can bring are magnified if it affects a large number of people within the same community, this is particularly true of Northumberland Park where unemployment and low wages are particularly prevalent within the relatively small area of the Northumberland Park estate. Therefore, if it was

extended to residents of White Hart Lane (or Bruce Grove) ward its impact could be somewhat watered down. To some extent this is a pilot and the Council will see the impact it has. If it is as successful as then there may be scope to extend outwards to other wards or introduce something similar that can be equally beneficial to residents of those wards.

RESOLVED

1. In accordance with CSO 9.06.1(d), to approve the award of a Concession Contract to Community Shop C.I.C., for an initial period of 5 years with options to extend for further periods of 3 and 2 years, to set up and operate a Social Supermarket at the Eric Allin Centre in Northumberland Park;
2. To approve a budget for this project of £185,000 as an addition to the capital programme, financed by £85,000 from the Council's Housing Revenue Account (HRA) and £100,000 of grant funding allocated to the Council by the Greater London Authority (GLA) for this project;
3. To approve provision in the Concession Contract for a payment to Community Shop C.I.C. towards the capital costs of setting up of the Social Supermarket during 2016/17, including building refurbishment and shop fit out works, of a total of £185,000;
4. To note that Community Shop C.I.C. will be required to fund any establishment costs beyond the payment set out in paragraph 3.1(ii);
5. To approve the grant to Community Shop C.I.C. of a Community Lease for the Eric Allin Centre at a rent of £8,000 per annum;
6. That the approvals above [1 – 5] were conditional on the Council finalising a funding agreement with the GLA for this project, which has been agreed in principle.

Reasons for decision

The social supermarket will help to demonstrate to residents of the Northumberland Park estate that the Council is genuinely committed to socio-economic improvements alongside physical regeneration and housing growth. It is a model which enables residents in Northumberland Park who are in receipt of some form of means tested benefit to enter into a six month membership scheme (open to 750 households at any one time). Membership of the social supermarket will include enrolment into a 'success programme' which will help members benefit from the employment and business opportunities that are arising in Northumberland Park both now and through the longer term delivery of the regeneration programme.

In addition, the social supermarket will highlight the benefits of healthy cooking and eating through the provision of cheap healthy groceries and a subsidised canteen serving healthy food. The aim is that through sustained exposure to such dietary and cooking methods, members will be encouraged to switch to making healthier diet

choices and help address the health inequalities which currently plague Northumberland Park.

The Eric Allin Centre, occupying half of the ground floor of Kenneth Robbins House on the Northumberland Park estate, was identified as the most suitable location. Prior to 2010 it was a dilapidated community centre in need of significant renovation. It was converted into a showroom and office for the decent homes programme and, with the exception of short term projects like Volunteer It Yourself, has remained empty since the programme ended. Project 2020 opened next door after the Eric Allin Centre ceased to be used as a community centre and many of the previous tenants moved there or found alternative premises. The Council has also provided a Community Hub nearby at 163 Park Lane as part of the regeneration programme. As a result the social supermarket will provide an additional community benefit alongside more traditional community spaces.

Alternative options considered

Do Nothing

The Council could choose not to open a social supermarket, leaving the Eric Allin Centre to remain as an underused building offering very little benefit to the existing community. This option was discounted as it would result in a missed opportunity to provide a service that will benefit a large proportion of residents in the Northumberland Park area. Beyond the initial capital contribution, there is no ongoing financial commitment by the Council and the scheme is in line with the Council's regeneration priorities and is supported (and part funded by) the GLA.

Negotiate exclusively with Community Shop without a tender process Community Shop is the only widely known supplier with the capability of providing the wide range of services associated with a social supermarket. It was not known if other suppliers would wish to extend the range of services they offered or other suppliers would form consortiums to offer the range of services associated with the social supermarket. In the absence of specific market intelligence, it was decided not to enter into exclusive negotiations with Community Shop for the provision of the Social Supermarket.

Preferred option

It was agreed to run a transparent procurement process by issuing an OJEU Notice and competing the opportunity applying EC Treaty principles to identify any potential suppliers that may wish to provide the social supermarket. This approach has provided an opportunity for other respondents to participate if they could offer the range of services for the Social Supermarket. While there was a time impact it demonstrates a commitment to open competition and securing "best value" for the public funding being offered.

98. OFFICE ACCOMMODATION STRATEGY

The Cabinet Member for Corporate Resources introduced the report which proposed relocating the Council office towards the Clarendon Road/ Coburg Road area, to release prime accommodation for redevelopment and to encourage a significant footfall to walk away from the High Street, creating depth to the currently narrow retail strip and meeting regeneration objectives for Wood Green.

Cabinet noted that existing accommodation is deteriorating, expensive to run and no longer fit for purpose. No one building was of sufficient size to accommodate the requirements of the Council in the future. The existing office sites were included in the Haringey Development Vehicle. In order to enable that development to take place the buildings will need to be vacated. Moving to a single new building would create an opportunity to save on the Council's revenue costs, reduce the amount of space the Council occupies and its Carbon footprint.

In response to Councillor Engert's questions it was noted:

- Cross Rail 2 update – public consultation on November 17th in the borough ,by that time council will have knowledge on a preferred route , and there are more positive soundings about a north/ west branch of the route.
- In relation to the £10m allocation to the new Council building, given the Council's commitment to Wood Green regeneration, having a stake in the regeneration in wood green, though significant landholding is required to support regeneration and the same strategy that has been followed in Tottenham.
- Current staff numbers were 2703.

RESOLVED

1. To note that a bid for £425,000 from the Transformation Fund has been submitted to Resources Priority Board in order to appoint a Programme Team to deliver the Future Ways of Working programme to complete the business case over the remainder of 2016/17. The business case will be brought back to Cabinet with a five year plan for the delivery of the programme;
2. That the head leasehold interest in the sites set out in Part B of this report be acquired by the Council. A budget of up to £10m is approved to acquire both head leases from the Council's site acquisition fund. That the final price and heads of terms for both sites be delegated to the Director of Regeneration, Planning and Development in consultation with the Section 151 officer and Lead member for Corporate Resources;
3. That if the headlesses cannot be acquired, then in the alternative, a joint venture be agreed with the head lesses in order to procure the building of both sites or either site within the same budget as in (b), and the heads of terms of the joint venture be delegated to the Director of Regeneration, Planning and Development in consultation with the Section 151 officer and the Lead member for Corporate Resources.
4. That the sites identified in Part B of this report be included as a site for the HDV and become part of the Competitive Dialogue process and to note that the details of the delivery of the new office development will be reported at a future Cabinet.
5. That the S151 officer be delegated responsibility to re -profile the budget for the Site Acquisition Fund as necessary to deliver the programme of acquisitions.

Reasons for decision

The financial, economic, social and technical environment in which the Council now operates requires the implementation of further efficiencies in the way the Council works.

The Future Ways of Working programme will support the delivery of the Corporate Plan and the Council of the Future, providing a skilled, agile workforce, aligned to the Council's values.

The existing Council accommodation is costly and no longer fit for purpose and does not support the future requirements of the Council.

The current office buildings in Station Road, River Park House and the Civic Centre are prime regeneration sites as identified in the Investment Framework and subsequently included in the Haringey Development Vehicle.

In order to meet the future requirements of the Council and the regeneration of Wood Green, the Council requires a new office building to be procured to house the Council's future staff requirement so that the current accommodation can be vacated for redevelopment.

A site options appraisal has identified two potential sites which are Council owned as set out in Part B of this report. Both are subject to head leases one of which will need to be acquired to enable development.

Both sites should be acquired on the basis that they are both significant strategic sites which the Council would control and provide an opportunity to promote a new employment based development as well as the Council's office accommodation requirement as part of the Place making strategy in Wood Green.

Alternative options considered

The continued funding cuts imposed by Central Government, provides us with no alternative other than to implement a significant transformation programme to enable services to deliver the Corporate Plan and Priorities. The programme will need to deliver significant cultural change to increase the flexibility and agility of staff, improve their capabilities and skills and ultimately embed a culture where staff are committed to delivering customer expectations and provide an excellent service.

A number of options have been considered for the future accommodation requirements, the first being the refurbishment of River Park House and Alexandra House as a future central office for the Council. This option was reviewed when the Council was seeking to purchase the Alexandra House freehold, the Council were outbid in this purchase and we currently remain as a tenant. The rental of potentially up to £1m pa or an attempt to again purchase the freehold is considered not to be financially viable. River Park House is not big enough as a sole office and therefore the site would gain greater benefits as a regeneration site within the HDV.

Redevelopment of the existing Civic Centre site was assessed, but the building is considered to have reached the end of its useful life as accommodation for Council services. The Investment Framework does not support an office development in this area and it would not aid the regeneration of the High Street.

The final option is to build a new office development. The Area Action Plan, January 2016 Cabinet Report suggested the Council offices be developed in the Clarendon Road/ Coburg Road area in order to create a footfall flowing through a green link towards Alexandra Palace Park and therefore start to add depth to the narrow High Street. Two current freehold sites considered in this area are set out in Part B of this report.

We considered splitting front office (civic centre, library, customer services) and back office (staff accommodation) between the High Street and the Clarendon Road area. However, the footfall created by visitors to the Council office and use of the new east/west link will increase regeneration potential for the area and increase the likelihood of adding depth to the High Street through an increased commercial offering. In addition, the current Library site would be made available for development with all services located to one building in Coburg Road.

It is proposed that both site options are pursued allowing the Council to control to provide both the new accommodation as well as ensure suitable employment space is retained in the area.

99. MINUTES OF OTHER BODIES

RESOLVED

To note the minutes of the following:

- Leader's Signing 4th October 2016
- Corporate Parenting Advisory Committee – 4th July 2016

100. SIGNIFICANT AND DELEGATED ACTIONS

RESOLVED

- To note the delegated decisions taken by Directors in September.

101. NEW ITEMS OF URGENT BUSINESS

None

102. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED:

That the press and public be excluded from the remainder of the meeting as the items below contain exempt information, as defined under paragraph, 3 and 5 Part 1, schedule 12A of the Local Government Act 1972.

103. RECOMMENDATION OF A PREFERRED BIDDER TO SECURE THE FUTURE OF HORNSEY TOWN HALL

As per item 88.

104. OFFICE ACCOMMODATION STRATEGY

As per item 98.

105. NEW ITEMS OF EXEMPT URGENT BUSINESS

None

Report for: Cabinet (15 Nov 16)

Item number: 9

Title: Muswell Hill Library – Next Steps

Report authorised by : Tracie Evans, Chief Operating Officer

Lead Officer: Zoe Robertson, Customer Services & Libraries

Ward(s) affected: Muswell Hill, Fortis Green

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

1. Describe the issue under consideration

1.1 The Council has recently carried out a 12 week consultation looking at the option of moving Muswell Hill Library to a new location at 54/56 Muswell Hill (the site of the former Green Man pub). Over 1280 responses were received including 775 from the N10 area.

1.2 This paper summarises the results of this consultation and sets out the next steps for exploring the options for Muswell Hill library and 54/56 Muswell Hill.

2. Cabinet Member Introduction

2.1 The council is committed to Haringey's library service and investing in our network of nine libraries. We have invested £5m in transforming Marcus Garvey and Wood Green Libraries, integrating these key sites with Customer Service Centres, and we have committed a further £2.5m improving Hornsey Library and IT services across the libraries network.

2.2 It is a rare opportunity in the current financial climate for a council to look at reproviding a community library service in a modern, larger space without compromising service provision. As such, this was an important consultation for Muswell Hill and the majority of respondents were in favour of staying in the current building despite its limitations around access and state of repair.

2.3 It is clear from the consultation that there is a strength of feeling around the current library building and there is a distinction between this and the provision of the actual library service. Under the circumstances it is right to further explore the potential future uses of the building and also that of 54/56 Muswell Hill to ensure the future recommendations on the location of the library take into consideration the options for both these sites.

3. Recommendations

- 3.1 To authorise the Assistant Director for Capital Property and Major Projects, in consultation with the Cabinet Member for Customer Services & Culture, to explore potential options for future uses of Muswell Hill Library and 54/56 Muswell Hill to support the decision making process around the best options for both sites, including retention of the library service in the current building, or the ground floor of the new building.
- 3.2 Based on the findings of 3.1 above, for the Assistant Directors for Capital Property and Major Projects and for Customer Services & Libraries, to present a Cabinet Report in Spring 2017 which sets out a recommendation on the future location of Muswell Hill Library.

4. Reasons for decision

- 4.1 The consultation results and comments show that respondents feel strongly about retaining the current library building as a community asset. The consultation results are detailed further in section 6 and in the appendices.
- 4.2 There is a clear theme in the consultation responses around the value of the current library building as a community asset, given its listed status and architectural importance in Muswell Hill.
- 4.3 Given the strength of feeling around the current library building, it is recommended that further consideration is given to the possible future uses of both the current library building, and the new ground floor space at 54/56 Muswell Hill, including retention of the library service in the current building, or the ground floor of the new building.
- 4.4 It is recommended that a further Cabinet Paper be presented in spring 2017 which explores the options so for the current building and for 54/56 Muswell Hill. This means that a decision on the future location of the library can be taken in consideration of these possible options.

5. Alternative options considered

- 5.1 **Do nothing.** As the consultation results were in favour of leaving the library service in the current building, there is the option of doing nothing and making no changes to the service. However, given the council have acquired the new space at 54/56 Muswell Hill and the opportunity to move the library service to this location, this option is not recommended at this point. Once full consideration has been given to the possible options for both the current library building and 54/56 Muswell Hill, then a balanced decision can be made on the future location for the library service.

- 5.2 **Make a decision now without knowledge of the future possible options for the current library building or 54/56 Muswell Hill.** It is possible to take a decision at this point on where the library service should be located without consideration for how the current library site or 54/56 Muswell Hill could be used. This is not recommended as it will be preferable to take this decision with full consideration of the options available for both sites, including retention of the library service in the current building, or the ground floor of the new building.

6. Background information

- 6.1 The London Centre for Children with Cerebral Palsy (LCCCP) was originally proposed to be located at 54/56 Muswell Hill. Subsequently a Council building in Coppetts Road was identified as a more appropriate building for the special needs of their clients than 54/56 Muswell Hill. A Cabinet decision was taken in October 2015 to approve a land-swap agreement with the LCCCP to allow them to acquire the freehold of Coppetts Road from the Council and for the Council to secure the long lease (999 years) on the site at 54/56 Muswell Hill.
- 6.2 As part of this deal, the council acquired the ground and first and second floors of the site to 'shell and core', with the upper floors being developed into affordable residential flats. The space is subject to a small area of the ground floor being sub let to the LCCCP.
- 6.3 This presented the Council with the opportunity to relocate the library into the ground floor space, which is 25% larger than the current library. The fit out specification is likely to result in a more modern space with better heating, cooling and lighting than the existing building. The site is totally accessible being all on one level with modern, accessible toilets and baby change facilities.
- 6.4 The current library building needs significant adaptations and repairs. It is a listed building, and there is currently no lift providing access to the children's library on the first floor, and no accessible toilets for library users or staff. The only disabled/pushchair access to the ground floor entrance is provided by a limited and unreliable elevated platform lift at the side of the building. The children's library on the first floor is only accessible via a staircase. There is poor heating, cooling and lighting and wider works are required to bring the building up to modern library standards.
- 6.5 As a result of a Library Review, conducted by independent consultants Activist in 2013/4, a commitment was made to undertake a Feasibility Study of Muswell Hill Library, particularly around making the building more accessible for library users. This was completed in 2015 as part of the Face to Face Programme, within the overarching Customer Service Transformation Programme.

- 6.6 The Feasibility Study found that making adaptations to the building to make it more accessible, and to make some improvements to the building around lighting, electrics and heating, would cost between £680,000 and £1,650,000. There is no budget available for making significant adaptations.
- 6.7 The Feasibility Study also identified that there is no scope to make the existing main entrance DDA compliant; all options would therefore need to retain the separate automated platform lift for wheel chair users. Furthermore, given the Grade II listed nature of the building it is anticipated that all options would require a formal application for listed building consent.
- 6.8 The Council held a 12 week consultation about the proposal to move Muswell Hill Library, which included the following two options:
- Option 1:** Stay in the same building
Option 2: A brand new library in the centre of Muswell Hill – larger space and modern facilities, with level access for wheelchair and pushchair users.
- 6.9 The consultation ran for 12 weeks between 31 May and 25 August 2016. The responses to the consultation are attached as Appendices A and B. A variety of engagement sessions were held before and during the consultation, including drop-in sessions at the library, on-street engagement, visits to local groups and social media / web activity. Consultation leaflets and/or booklets were also delivered to every house and business within the immediate area of the library, with a total of 8,600 properties receiving notification of the consultation in this way. Paper copies of the consultation booklet were also available in the library and the consultation was run on our website and promoted using online channels.
- 6.10 We received 1,282 responses the results of which are summarised in Table 1 below.

Table1: Results of consultation

Option	Respondents who agree/strongly agree with this option	Respondents who disagree/strongly disagree with this option
Option 1: Stay in current building	71%	20%
Option 2: Move to a new library	27%	63%

- 6.11 Table 2 below shows the age breakdown of respondents. This shows a low response rate for people under 25 years old at just 4%, and the majority of respondent being over 45 (62%). The pattern of responses

in favour of options 1 and 2 did not vary significantly according to the different age groups.

Table 2: Age breakdown of respondents

16-24	25-44	45-64	65+	Prefer not to say	No reply	Total
49	315	486	310	75	47	1282
4%	25%	38%	24%	6%	4%	100%

6.12 Extensive comments were received as part of the consultation which are available in Appendix B. The comments reflect two distinct areas – the library service and the library building.

6.13 Some of the detail around the key themes emerging from the comments is below:

6.13.1 The current library building is a listed building which is an important asset to the Muswell Hill community and there is strength of feeling that it should retain a use as a library or a service with community access.

6.13.2 There were mixed opinions about the suitability of the current library service in this building with comments received about the:

- Accessibility of the library, particularly the children’s library upstairs;
- Poor toilet provision and no accessible toilets;
- Lack of space in the library for students, study and quiet work;
- Library space feeling cramped, unattractive and dingy;
- Too hot and stuffy in the summer and too cold in the winter;
- Not enough books and range of books limited.

6.14 Whilst many people clearly feel that the current library building should be protected for the use of the community, this is distinctly different to the discussion around the actual library service, what this should look like and where this should be based to best serve the community. This will be examined further in the spring with full consideration of the options available for both sites.

7. Contribution to strategic outcomes

7.1 The table below highlights some of the ways in which our libraries support the delivery of the Corporate Plan.

Table 4: Contribution of libraries to strategic outcomes

Corporate Plan Priority	How Libraries contribute to this priority
<p>Priority 1 – <i>enable every child and young person to have the best start in life with high quality education</i></p>	<ul style="list-style-type: none"> • Libraries enable every child and young person to have the best start in life through their literacy intervention programmes, via Bookstart, Story & Rhyme Times, Book Clubs, and the annual Summer Reading Challenge; • All Libraries have regular invited class visits from local schools at least once a term; • Libraries encourage and support ‘Reading For Pleasure’ and initiatives such as ‘Read On. Get On’ by the National Literacy Trust and Save The Children; • All Primary Schools are invited to join The Summer Reading Challenge – the UK’s biggest reader development programme.
<p>Priority 2 – <i>empower all adults to live healthy, long and fulfilling lives</i></p>	<ul style="list-style-type: none"> • Adult reading groups running in all Libraries, helping to reduce social isolation and foster lifelong learning; • Books on Prescription at 3 Main Libraries; • Libraries host a wide variety of wellbeing activities including: <ul style="list-style-type: none"> - Age Concern advice sessions - Yoga classes - Pilates classes - Tai Chi & Chi Kung classes - Fitness for Life classes - IAPT (Cognitive Behavioural Therapy NHS support) - Alcohol Recovery - Stroke Information - Smoke free life Haringey - Sexual health advice - BUBIC – peer support for drug users - Venture club for blind & partially sighted - Alzheimer’s Society Haringey - Meditation classes
<p>Priority 3 – <i>a clean and safe borough where people are proud to live</i></p>	<ul style="list-style-type: none"> • Some of our Libraries have attractive outside spaces and gardens for the public to use and enjoy; • Libraries host regular environmental advice drop-ins providing energy saving information and advice sessions; • Libraries offer venues for Safer Neighbourhoods are meetings and Residents Association surgeries.

Corporate Plan Priority	How Libraries contribute to this priority
Priority 4 – <i>drive growth and employment from which everyone can benefit</i>	<ul style="list-style-type: none"> We offer SMEs space, IT facilities and support through the Business Lounge at Wood Green library, facilitating advice sessions, networking activities and other related events.
Priority 5 – <i>create homes and communities where people choose to live and are able to thrive</i>	<ul style="list-style-type: none"> Libraries provide signposting to Housing Support Services, and the integrated CSCs in libraries offer housing advice. Libraries are an active part of local communities, as demonstrated by the priorities above, which support local communities in many ways, and provide spaces to meet, learn, study and relax.

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

Finance and Procurement

- 8.1 The work to explore the future uses of both sites will be contained within existing budgets. As such, there are no new financial considerations, at this stage. Future uses of both sites will need to represent value for money for the Council, and this will be taken into consideration by the service area as they explore the possibilities.

Legal

- 8.2 S7 of the Public Libraries and Museums Act 1964 makes it a duty of every library authority to provide a comprehensive and efficient library service for all persons desiring to make use of it. This imposes an implied duty on a library authority to make a reasonable assessment of need and to make a value judgement about whether, in light of that assessment, the service is comprehensive and efficient. A 'comprehensive service', been taken to mean delivering a service that is accessible to all residents using reasonable means, including digital technologies.
- 8.3 A consultation on the proposed changes to Muswell Hill Library has been carried out. Consultation on changes to service provision must be at a time when proposals are still at a formative stage; the proposer must give sufficient reasons for any proposal to enable intelligent consideration and response; adequate time must be given for consideration and response; and the product of consultation must be conscientiously taken into account in finalising any proposals. The results of the consultation exercise are addressed in this report. The Council must give genuine and conscientious consideration to the responses received from the consultees during the consultation before making its final decision on the

proposals. The report at section 6 and Appendix A and B sets out the responses to the consultation.

- 8.4 The Council has a public sector equality duty under the Equality 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. The council also has a duty to advance equality of opportunity between people who share those protected characteristics and people who do not and to foster good relations between people who share those characteristics and people who do not. The protected characteristics are age, gender reassignment, disability, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The Council is required to give serious, substantive and advance consideration of the what (if any) the proposals would have on the protected group and what mitigating factors can be put in place where needed.
- 8.5 Compliance with the equality duty should result in better informed decision making and can lead to services which are more appropriate to users and services that are more effective.

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 An equality impact assessment is being undertaken and will continue to be updated as the Council further explores options for future uses of Muswell Hill Library and 54/56 Muswell Hill. The EqIA will accompany and help inform any final decisions taken by Cabinet in spring 2017.
- 8.8 Physical accessibility issues have been identified for the existing Muswell Hill Library site, and have an impact on equality of opportunity to make use of library facilities. The entrance to the building is not compliant with disability access standards, and the only disabled and pushchair access to the ground floor of the library is provided by a limited and unreliable elevated platform at the side of the building. There is no lift access to the children's library on the first floor, and no accessible toilets for library staff or users. In contrast the site at 54/56 Muswell Hill has a very good

level of accessibility, being based all on ground floor with modern facilities.

- 8.9 The final decision on the future uses of the Muswell Hill Library and 54/66 Muswell Hill sites should be informed by the views of a wide range of different groups and people who share different protected characteristics.
- 8.10 An EqIA will be completed to accompany the decision making Cabinet paper to follow in spring 2017.

9. Use of Appendices

- 9.1 Appendix A: Results of Muswell Hill consultation.
Appendix B: Comments received as part of the consultation.

10. Local Government (Access to Information) Act 1985

- 10.1 Libraries Review – click [here](#)
- 10.2 Feasibility Study for Muswell Hill Library – click [here](#)

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Muswell Hill Library Consultation results 26th August 2016

Are you a:

Resident of Haringey	A business	A Councillor	Other	No reply	Total
1133	18	6	101	24	1282
88%	1%	0%	8%	2%	100%

Do you currently use Muswell Hill library?

Yes	No	No reply	Total
976	253	53	1282
76%	20%	4%	100%

1a. To what extent do you agree with Option 1? Option 1: Stay in the same building

Strongly agree	Agree	No opinion	Disagree	Strongly disagree	No reply	Total
826	86	82	179	74	35	1282
64%	7%	6%	14%	6%	3%	100%

2a. To what extent do you agree with Option 2? Option 2: A brand new library - larger space and modern facilities, with level access for wheelchair and pushchair users

Strongly agree	Agree	No opinion	Disagree	Strongly disagree	No reply	Total
198	155	59	155	664	51	1282
15%	12%	5%	12%	52%	4%	100%

Summary of question 1a. And 2a.

Question 1a.		
Strongly agree / Agree	Disagree / Strongly Disagree	Total
912	253	1282
71%	20%	

Question 2a.		
Strongly agree / Agree	Disagree / Strongly Disagree	Total
353	819	1282
28%	64%	

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Muswell Hill library consultation – Qualitative Results

Page 2 to 13:

If No, please tell us why? (Do you currently use Muswell Hill Library?)

Page 14 to 88:

1b) Please explain your answer: (1a.To what extent do you agree with Option 1?)

Page 89 to 150:

2b Please explain your answer: (2a. To what extend do you agree with Option 2?)

Page 151 to 185:

Q3. Do you have any other comments you would like to make about our proposals?

**Do you currently use Muswell Hill library?
If No, please tell us why?**

If i use a library it is Hornsey

When I moved in to Hornsey in 1983, I joined Hornsey Library. In 1990, my handbag was stolen which put me off, so I joined Muswell Hill library. It was a lovely old fashioned building, but the amount of stock was limited. About 5 years ago, I started going to Hornsey Library, there was far more stock, not only books, but films, DVD and of course the huge reference library upstairs. It am sure it will attract more members if it is moved to a bigger site, with plenty of stock of books, DVDs, CDs etc and a good reference library. I hate the thought of any library closing. My mother took me to join Manor Gardens Library in Holloway when I was 5 years old. I am now 80 and have been a regular library member since 1941 and still visit the Hornsey Library regularly. I am on first name terms with some of the members of staff. I love visiting the branch.

Because it is too difficult to get round

Poor accessibility for young children/prams. I use Alex Park Road library instead

I have been recently to Muswell Hill with granddaughter for toddler play session but live closer to Alexandra Park library.

I was unaware of the location - It is not highlighted very well in the surrounding area. Looking at it I walk right past it weekly and didn't notice it

I do not have a need, but my family, friends and neighbours do - it provides a good service

I tend to go to Hornsey Library though I do use Wood Green and Muswell Hill Libraries also

A lot

Not able to get to the library due to working hours

I once went in and felt the selection of books was small, and it felt cramped.

Got out of the habit since my child was young (it was great then)

mostly buy books from 2nd hand shops now - and have access to computers at home

Not accessible. Have baby in buggy. Doesn't suit my main need.

V busy

every community needs a library and should have free access to one locally- the libraries here are depleted of books and other material - I am told if I want books to go elsewhere to Tottenham- which is ridiculous- just because we live in a middle class society in a nice area where we pay more taxation and council tax per head does not mean we have money to spend on books and educating ourselves and our children. Libraries are more heavily used in such an area than in rougher areas- we value them- we love them. Keep our library

buildings and our books on shelves- keep these services for local people and preserve them where they are loved and used

I don't tend to borrow books

I buy books rather than borrow, I buy newspapers, I have online access at home.

I am closer to Alexandra Park Library

Unattractive venue, poor facilities, not enough desk spaces, and we prefer Alexandra Park Library, which is also handy for our daughter's school (Rhodes Avenue Primary).

I do not believe that Haringey has properly studied all the options. for many years the local residents have proposed different ways of making Muswell hill Library, on its present site, viable, including developing the car parking area at the back. it seems that Haringey is going for an easy option the full implications of which have not been thoroughly investigated. It almost seems as if they have made a mistake at the Green Man site, that they are trying to rectify at the expense of the Muswell Hill Library where it currently is. these are buildings funded by our predecessors, for future generations, many years ago. We should not be selling them off in such a cavalier manner.

Last time I went, no books of interest. Too small.

I live closer to Hornsey library in Crouch End but my daughter used to use it, and her entire nursery class used to go there regularly

Not specialised enough for me.

Opening hours aren't convenient for borrowing / returning books I'd like to work in there at weekends but it lacks quiet study space

I have used the library in the past. A library is an important community asset and I can't see any reason why it can't carry on in the current building.

I look after my grandchildren and can't access the Children's Library upstairs - simply too difficult with pram/small children.

DAUGHTER GROWN UP - USED TO USE A LOT WHEN SHE WAS YOUNG

I use Wood Green public library, because, at the time I enrolled there, it had a larger book collection. I do not know whether this is still true and I may research the possibility of a switch.

This is my local library, and I have been using it regularly since I move to the area 12 years ago. I first lived on Queens Avenue, when my children were very small, and regular trips to the Toy Library, to meet other mums was the most important part of my social life. The library has also helped my three children learn to love books - and 2 out of the 3 read several a week - a habit I would struggle to support without library books!

I don't read much

I have a library card but on the few occasions I've been in, they haven't had a wide enough selection for me to find what I'm looking for.

No need

I don't use it as much as I would like. The staff are good but it feels neglected. In common with many London libraries it feels as though the council gave up on it long ago. When I moved here from Scotland I was shocked at the local libraries. In Glasgow the Labour council sees them as an instrument of self-improvement and there is a long tradition of supporting that. Here I get the impression they are seen as a middle-class affectation - and a bit of a nuisance.

It is a poor quality building, with no facilities and too awkward to use spread over 2 floors

Facilities are poor quality.

I am nearer to East Finchley

In this day & age libraries are not cost effective or used by most.

yes for my grand-daughter

Been rather busy lately. Used it a lot in the past as did my aged mother

my children and I used it when they were younger. They are students now.

We moved out of the area when my late father retired. DO miss the place.

Hornsey library is closer and easier with a pushchair

I don't live in the area now

I do not have time at the moment as work full time and spare time is spent studying for Level 4 AAT Accountant Technicians course, swimming and playing tennis.

Too few books, too many videos and dvd's.

An appalling decision, this is a purpose built listed building, in the town centre, making a significant contribution to the local economy through both its important function, central accessible location, and visual design. Any suggestion that it's not suitable for disabled access is misleading or untruthful, as not oblong ago it was upgraded twith a grant providing side access up a wheel chair and buggy negotiable tabled ramp. If the intended new use is housing, this will decrease Muswell Hill's attractiveness as a centre. Liraries are good, selling libraries is like selling town centres for out of town supermarkets or town halls, short-sighted, stupid and mean!

I used it when younger and also encouraged my nephew to use it regularly. I'm now working full time so have no time unfortunately.

I live in Crouch End

I live nearer to other libraries

It is local - it provides a reading room, PC access and lots of good books

I live abroad now but my wife and I were members and frequent visitors of the Muswell Hill Library while we lived there.

It's cramped, old and dingy - I prefer to use Hornsey library or the one in Barnet

I now use my local library in Crouch End, but have used Muswell Hill library in the past and many of my students continue to do so.

The facilities are not that great.

The building is out of date and does not meet current DDA requisites regarding accessibility however this is the purely and entirely the fault of both the current and previous management committee's of Haringey Council that have, over the last how many years, successfully avoided the issue of investing in both the building and the facilities in which it currently provides. After the money has been cut from the financial budget of every other service that the Haringey Council currently provides the Library Service gets left with whatever remains of a already tight budget.

It is depressing and, as I find stairs difficult, being partially disabled, it is virtually inaccessible. Alexandra Park Library, Wood Green Library and Hornsey Library are nicer to use.

My nearest library is the central one in Wood Green

I have answered yes and I'm still going to tell you why. I use the library because it is a lovely building that was purpose built by our predecessors to be used by them and future generations to enrich their minds and lives..why would I NOT use it.

It's no longer my local library but I did use it for years before I moved and I know it's there if my new local library can't help me with something.

it's not a very good library

Building is old and not pleasant to use

No need

Don't live around

No need

Use school library - did use MH library when younger / a child

Not very nice

Sometimes - not very attractive, small, not enough space

Previously I used the library near to my work. Since retiring I have used M.H, but rarely. It wasn't a place I wanted to spend time in and it looked so tired and shabby and the copier wasn't working. Having said that I stopped buying books and intend to use the library.

I miss the coffee machine? but that is a trivial excuse. I intend to come in more.

For books and newspapers

Selection of books and CDs rather small

Still working!!!

We buy our books

I used to use the library a great deal when living here, now I use one local to Norwich

We have a more local library, Alexandra Park

Rarely borrow books - usually buy them etc. Might use it more if the space was more appealing

If I need a book, I buy it. If I need to investigate anything, I use the internet. A local library is no longer necessary.

Disabled unable to reach the library used frequently in the past

I have two children aged 4 & 7. We rely on the library on a weekly basis. In the holiday the library has wonderful craft sessions for children

Also use Alexandra Park library, more as it is local to me

However, I have to say that, in spite of having a library card. I have not visited the library for a while.

Computers and newspapers

Because it is not my local library but the one I do use I visit every day.

I currently have no personal need for library services.

but my kids do

I am away a lot so don't get the chance. But I do use it often to print airline tickets etc.

I currently live away from the area, but I have used this and other libraries in the borough, and will do so again when I return to Haringey.

Occasionally when visiting grandchildren - a wonderful resource.

I have another library situated closer to my home. I have used Muswell Hill Library in the past, though, and I know many people who depend on it.

I live in Amsterdam. But I grew up in Muswell Hill and the library was very important to me. I borrowed my first books there and learned to read with them. When I didn't know what to do when I was 16 it was easy access to the library (and the friendly librarian; who can give more nuanced, more personal and more effective advice than the Internet) that had information about college courses and possibilities for study. When I was at college at

Middlesex Poly I used the library as a study room. I feel grateful to the generations that came before me for having left it there for me to find.

Too busy at the moment but schools out so was going to start research over the summer

My 92 year-old mother does, yes

I use it occasionally and attended a book group there for a time. Stopped because I was no longer free at that time.

I used it a lot when my children were small, but now I only use the library as an adult and I go to the one in Crouch End

Unfortunately, I don't have time currently but aim to do so when I am able to reduce my working hours.

I used it heavily in the past and am interested in its future, particularly as I may move back to the area

I use East Finchley, but my daughter uses Muswell Hill.

I use other libraries, but have occasionally visited Muswell Hill library, which is very close to my home. I support the campaign for Barnet libraries. also suffering closures.

I use Crouch End library as it's nearer

I am disabled and my local library is East Finchley

My children used it all the time. They are grown up now. I am in that in-between stage with grown children, many commitments and not much time.

I am working during the opening hours. I have used it in the past and would expect to do so again in the future.

I use Hornsey Library in Crouch End

I use a nearer one

I live in Todmorden, 230 miles away, and am a regular user of my own local library, Todmorden library in Calderdale MBC

I haven't recently moved to the area and haven't had a chance to register there yet.

occasionally go there, though my nearest library is the one in Crouch End: - I value the choice and note that many people for whom Muswell Hill is the only option are very keen not to lose it.

Temporarily I am away from home.

I consult items from time to time only

East Finchley is nearer to me

I live in East Finchley and use my local library, but I have very fond memories of using Muswell Hill library throughout my youth.

I don't live near it currently.

Too far away

Live too far away

i use barnet libraries

Wood Green Library is my nearest library.

Not near enough to be convenient, but I know many people who do.

Crouch end is nearer

Because it's my local library, it's got a separate space for children upstairs which is good and a quiet space for adults downstairs. My children love this library

My daughter and grandchild do. I take my grandchild there when I visit.

Slightly easier to go to Crouch End

I generally use Highgate library, as closer, and I strongly believe that people should have local access to a library.

Not my local library, as my home is located in Crouch End, but I want to try to stem the community loss that will result from the shifting of the Muswell Hill library. A central library location serves all, but especially those with low incomes, and a possibility for learning

The Shepherds Hill branch is closer.

Due to work, now retired and hope to make use of it

I live in the wood green area. I shall make the effort to use muswell hill library in future.

Too far from home.

I live in East Finchley

Do not live in the area. But my local library was forced into shutting so I don't want this to happen to others. I know many people who are now unable to access the replacement services.

I use my local library in crouch end. I strongly support the principle of local services easily accessible to all local people.

I am a regular library user, and Muswell Hill was my preferred library a few years ago when my son was very young. Now, however, my work schedule has changed and it's easier for me to use Alexandra Park library most of the time. However, I still enjoy popping in to Muswell Hill library when I am in the area, as it's a lovely building.

I no longer have need of it.

Use the Ferien Barnet branch as it is closer to me

I do not seem to require any of its resources.

To browse books and see what is new and interesting.

Not managed to get up their yet.

Had my card reissued this year and will be using library regularly

I USE MARCUS GARVEY / ST.ANNE LIBRARIES

I moved to Highgate from Muswell Hill a few years back, but used the library when I lived there.

i use Crouch End and Stroud Green

But struggled when children were little as couldn't get up stairs with buggy. Find queuing for the one shared medieval toilet terrible. Much prefer Alexandra park library as so much more accessible.

Building is unattractive and does not have the facilities I would seek

I live in Kensington, West London, and use the W8 library

With my god children

Every day!

To borrow books, DVDs etc

I have heard the conditions are not great there

Occasionally, its not very inviting . Limited stock. Staff very helpful however.

I don't read very many books. I buy reference books

Alexandra Park library is more convenient

I used to use the Muswell hill library. I was taken there all the time as a child. As I grew up the facilities failed to change with the times and no longer met my needs. I still live in Muswell hill now aged 28 and I find the Friern Barnet Library on Colney Hatch Lane much better suited to my needs- wifi, quiet study areas, good printing facilities, good range of books and DVDs, tea/coffee facilities, lots of computer stations, toilets, and bright and airy environment with helpful staff. The library underwent it's own revamp to improve and modernise a couple of years ago and I feel that the result was much to the benefit of the local community. I really hope that plans for a relocation and upgrade of the Muswell library will do the same.

Prefer to use Hornsey Library

Rarely use a library

I use it regularly and request the staff to report the computer faults to the IT when they fail to work.

Very ,limited opening times and limited stock

Not needed

Our members use it.

Member but not used for a while

Hornsey Library User

Sometimes

Colney Hatch Lane Library user

Highgate Library user

Cant access with pushchair

Have joined the library

Uses it all the time

Have used the library in the past

Distance

Uses Crouch End Library.

Not so much these days however have used it in the past

Used to use it quite a lot

Barnet Library

Distance

Too small now - use Crouch End

Distance

Distance - might do if its a brand new one

I am closer to Wood Green library

Illegible

Not big library user

Distance - South Friene Barnet

Another one is closer

Not my local library but was when I was a child - although we preferred to use Hornsey Library

Husband does

Bit dated

Too busy

Use Alexandra Park Road

Use Hornsey Library

I was banned.

I prefer to use the Alexandra Park Library as it feels more spacious and light. Although I live in Muswell Hill and it is the nearest one to me I find the Library unwelcoming as it is dark and not good for someone with eyesight issues.

I only use it as a reference source now, but when my daughter was growing up I used it regularly for the children's facilities and groups such as the story-telling.

I haven't had to for a while, simply because I've had no need recently.

No my most convenient

Could not apply for library card online

It doesn't stock the books I need.

I have not been well enough. And have had a family bereavement.

Nearer to alexandra park library

Going back in time. Dated

Alexandra Park used only

Children are grown up

Don't read as much

When I was a child I did

Infrequent use as I also use the internet

My sons stock is better than the library

Used as a child

No time

Use Hornsey library

Not a nice space to be in

Used to when I lived here

I think the library should stay in current historic building and be improved - using the Liberal Democrats' ideas for improvement. see their response.

Always found it a dismal building. when my kids were young it seemed a bit inhospitable.

We have previously used the library when our children were younger

I have moved closer to Wood Green, but used to use Muswell Hill.

Surly and unfriendly front desk staff. People who seem to hate their jobs.

I tried to use it when my children were small but found it too difficult to use with a buggy.

I have used this library from 1980 onwards. It is a much loved institution.

Not aware if I am allowed to use library as a non-Haringey resident.

Not sure of the range of books available

not for a while

Used to use Alexandra Park Road Library

Occasionally when I am in the area to collect my medicine from boots & shopping

Not much

Have only lived here for 6 months

Has a card, uses Crouch End

Not often

Its not my local library

Just don't go in

Not for a while

I used to take my son to the Thursday 11am song and music session run by the lady from the toy library. It was always difficult to drag the buggy up the stairs. Wheelchair lift often broke down.

Plays and free events

I also use libraries thought Haringey

It is at a considerable distance to where I live and the limited facilities are not worth the journey.

It's not our nearest library

No real need to use library service

Used to with my children

Used to use it - used to live in Haringey

Don't bother with books

Distance

School library

Don't like it

Libraries seem outdated for me now.

Use East Finchley library

We have our own

Use Wood Green

Used to use when kids were young

Go with grandchildren

Not used since childhood

Sometimes

Buy own books

Less need for library

Highgate is closer

Haven't thought to - but I will!

No need

No need

No need

Not local

Not local

For books, DVDs, reading the newspapers, sometimes computers

Only occasionally nowadays. When my children lived at home all the family were regular library users but times need change

I have the internet

1a) To what extent do you agree with Option 1?

1b) Please explain your answer:

Undecided. As i do not use it i have no personal views but as a local resident and member of the local history society who is interested in preserving our older buildings i am worried what will happen to the building if the library relocates. If the council has to fund ongoing maintenance of the building what use will be made of it and by whom?

Poor accessibility for wheelchair and pushchair. Poor toilet facilities for library users (and baby changing facilities). Poor heating and cooling.

The building is a beautiful, light, airy public library. The area is accessible. I have successfully taken three children to the library from toddler/birth to teenager. All three of my children use the library for different reasons and the location is excellent for local people.

In this day and age a library is not just a resource for books and media. It is also about a cultural heritage. I go to the current library because I feel a sense of this heritage when I go there and experience the history of the building. I can think about generations of people visiting it over the years and how that contributes to the character of the area. If the library moves to the new building I will have absolutely no interest in using it. It is also appalling that the Green Man was not preserved as it has huge cultural significance to the area. The best solution would be to develop the current library so that it uses some of the land behind it. You should also pedestrianise Avenue Mews or at least make it access only for residents and business and refuse collection.

Spend money on improving/modernising the current library! Get friendlier staff on children's floor and more people will come!

this is a community building, which is well-loved and used by local people. the addition of a ramp, or outside lift, could make it accessible for wheelchairs / those who cannot climb stairs. it is on a level site, which makes access to and from the building very good, and away from the traffic. it avoids upheaval and costs of moving. could the roof space be converted to offices, etc, and an external lift be built on the land at the side / back of the building? this is hugely inexpensive in relation to moving. the other option does not include more space nor option for developing more space, with flats above, yet this building could effectively be extended upwards by one or two floors, with planning permissions.

An attracting, significant, historic and well loved building. Part of the community.

It's a beautiful old building in the heart of Muswell Hill. It has a lift for wheelchairs and, as a former pushchair user, I never had an issue with using bumping the pushchair up a few steps. I simply don't believe that the council are making this decision for the sake of wheelchair and pushchair users. I strongly suspect that it's because the existing library building would be worth an awful lot of money to them if it was sold. I think this building should be kept for use by the community - it's our heritage. Once sold it can never be returned to the community.

One of the problems I found when I was a member was the limited amount of stock not only of books, but DVDs and CDs and reference books. I spent a lot of time researching books I wanted to read and reserving them....

- appropriate use of heritage building (with existing DA access) - funding associated with option 2 put to better use to DA improvements elsewhere in MH -

The existing Library Building is an important civic building which is an important part of the history and culture of the area providing character and town-scape to the area and inspiration and transformation to the spirit of the users. It would be intellectually, morally, and politically wrong to close it. It does not belong to Haringey Council it belongs to the community and should be protected. A claim of maladministration will be filed if it is closed particularly as the consultation is so biased and untruthful.

I think the current building is the most appropriate place for the Library; however, it does need refurbishment and accessible options considered.

I have a disability which effects my balance and walking and it is not compatible with that

The site is of historic interest in the centre of town. It should be maintained for public use not sold off.

It is such a convenient location that I have no problems going there with my children. If it was anywhere else, I doubt I'll go very often.

Poor condition of building Poor accessibility

Reluctantly agree need to do economic thing

I am keen to find out what you are intending to do with the building should the decision be to move. And am keen to find out how long the old Green Man option has been in the pipeline. I love the building that the library is currently in, I understand the issues with it but want to know what's going to happen to it.

It is centrally located. The building is full of character and, with some modification, could have better access for wheelchairs etc.

Great position, excellent library, has a real community feel.

I do not think it would be a bad thing to stay in the old building. I have young children and we use your library regularly - about once a week. We take out books on a regular basis and come to some of the toddler classes. We have no problem with the service being offered at the moment and would happy if it remained as it is.

For the reasons set out in your document. Also, there are very limited study/reference facilities.

If the current building is unsuitable and would cost so much to modify then a purpose created site is better - especially as it will only be on the other side of the roundabout

This doesn't affect me one way or the other so I am indifferent.

It would be cheaper and less disruptive to current users, local residents and the environment to do so. If it is moved, it should be at least cheaper than remaining!

Shame to move but it is outdated. Hope that it remains a public space, not sold for housing.

The facilities are clearly inadequate.

I cannot see the library on its present site ever becoming truly accessible

Lack of space and very unfriendly to mothers with pushchairs. No place to work on a computer

see below

The building suits my needs very well and I don't trust this council to look after the building if the library moved out of it.

This building is central and has been the library for years. Users are attached to it and this shouldn't just be dismissed. I don't understand how renovating this building can be more expensive than building a new library and transferring all library services to it.

It meets all our needs: to borrow books, request books not available in Muswell Hill, music and DVDs. We also use the PC services to print documents mainly and photocopier services from time to time. The current staff is knowledgeable and helpful and the site is never terribly busy.

Thus current building is fine for me as I have no special mobility needs. However the building does need to be modernised and is currently very hard for residents with mobility issues to use.

The building that the library is currently in is lovely but has outgrown its purpose as an accessible library for all to use.

The beautiful building should retain the use for which it was built.

Cost effective. Location. I have also found it very easy to study in the library as the PCs are screened from the main site

The library needs updating and given the 40% funding cuts and the excessive costs to update existing library, it doesn't seem to be a viable option.

The current library is a dreadful space with limited movement and few places to sit. The atmosphere can be intimidating with people staring at you when you pick up a paper to read.

We've used the library for years. Part of the enjoyment is derived from the lovely setting of the current library building. I use the library for myself but mostly for my 3 children. I love showing them the architecture and telling them about the building as well as looking at the books. It would be a real shame and loss to the local community if the Library is relocated. There are so many modern buildings but so few like the current library- I appreciate the costs involved are high in refurbishing the current library, however I feel that long term, it

would be hugely regrettable if funding issues lead to the loss of this superb example of a historic public building from being available for use by the general public.

Option 2 looks better

Stay in the same building and add a lift to give easier access to the first floor. The lift giving access to the ground floor should be maintained to ensure that it is kept in working order.

Not practical. Will never use it

Probably too costly to adapt to modern use.

I believe this central location is accessible to everyone passing by from and to doing their daily shopping, going for a walk or simply meeting up with friends and family. It's very close to all bus stops which makes it extremely accessible. At the moment it's a walking distance for me, and the new location hasn't been provided so I can't tell how it will truly affect us as a family in terms of the frequency of usage. At the moment we are there 3 times a week on a sunny days and even more when it's rainy and cold. I think it's a shame to spent unnecessary money as the pushchair space is provided - downstairs and the wheelchair access is up to the main grown up section. Personally I believe that why build new if we already had to fight to keep this one due to money shortage. The money should go to different more necessary cause like NHS that will keep us healthy, as the library it's efficient enough for us I believe. Small, but cosy.

It would be ideal, but unrealistic financially

The children's library is a lovely, safe, enclosed space. There are, of course, toilets for parents and children. The lift admittedly does not always work, but we have never struggled to access the building via the stairs or park the pram in the large allocated area. The library is more than adequate for our purposes. The fact that the children's library is on the upper floor also benefits the wider public, as well as the children who can use the space in the rather enthusiastic manner of young children.

The building needs a lot of updating. The ground floor is very stuffy, the 1st floor gets extremely crowded with children running around. A bigger space is called for. But the location is fantastic.

Library should be up to date facility with access for all and more people will therefore use

I have used this library since I was a child, now I bring my children here to choose books. I love the architecture of the building and the fact that my children get to admire and experience this on every visit to the library. This is a conservation area, buildings like this should be looked after restored and celebrated. The building is part of Muswell Hill's history by moving the library you are robbing the community of this beautiful building and its history.

Because I like Things to stay as They are.

The library is a beautiful building which once abandoned will undoubtedly be thrown into the hands of commercial interests with no guarantee to it's future. On the site of Sainsbury on Fortis Green once stood the Athenaeum a stunning art deco masterpiece ruthlessly

demolished in the way of 'progress'. Please pursue the necessary upgrades to maintain this landmark for future generations to enjoy.

There is this thing called heritage. There is this other thing called bulldozing over history

why would you move the facilities? I note where I live we have lost our police station and it is part of an old pub (if it is ever open) Surely the number of people in an area suggests that such services are essential and should stay in their buildings and not become part of the scrap heap of human waste? Leave our library alone and in its regular home

The existing library building architecturally distinguished and is perfectly adequate for its purpose, and could be easily upgraded to allow disabled access to the first floor for a lot less than the bogus figures provided. If the library were to move out, the existing building would be difficult or to impossible to re-use, and as an empty shell, would be a blight to the centre of Muswell Hill.

poor access, limited hours, limited stock

Sadly this consultation reads more like a piece of cynical propaganda than a genuine effort to canvass local opinion. We are being told that our only choice is between staying in an old cold inaccessible building or moving to a shiny new one. And yet no such new building has even been built and when it does there is no indication of how the needs of a public service will be weighed against those of the luxury flats that will make up most of the site. My understanding is that the land behind the current library is owned by the council and could be used to develop the existing site so that access can be provided for all and the historic, beautiful and purpose-built library would remain just that - a public library. The council would then be seen to be caring for and improving a much-loved local asset rather than treating it as a problem to be disposed of.

It does not have facilities modern day requirements

It's sad to leave the older historic building, but the disadvantages like no lift/toilets will be outweighed by the facilities in the proposed new library. How much worse it would be if the library was just closed without a replacement. We do need it....

The building is out of date, and unsuitable for continued use as a library.

Awful environment, outdated, not a space I want to go into. I love libraries but do not like going into the current one.

I absolutely love the Muswell Hill library, in particular the beautiful building in which it's housed. Many people use the cosy rest area space for reading the papers. This gives a real feeling of community, which is so important to very many lonely people. However, I can appreciate it is a very difficult building for disabled people to navigate and this is very unfair. Understandably a building with easier access would be much better. My concern is that good use will not be made of the current Muswell Hill building. I would be totally outraged if it were demolished and I feel this should be a huge consideration before decisions are made. Also any new build should try to create the welcoming intimate atmosphere that we have now.

There is a third option, which the council have not added to the consultation. We know that it would only cost in the region of £60,000 to fund minor upgrade works to the library. This would include better disabled access, with a lift to the upper floor, and accessible toilets. The Council dismissed this on the grounds that it would cost £680,000. This is nonsense. We have been given a quote for £60,000. The alternative site, at the old Green Man, is completely inappropriate. It is at the top of one of the steepest hills in London. There is no prospect of disabled parking. It would be impossible for cars to stop safely nearby to set down passengers. The idea that disabled access issues would be solved by moving to this site is completely false. The site plans for the Green Man also show that the adjacent cafe/bar will not include any toilets of its own - but instead will be given access to the library toilets. The reason for this is that the developer does not want to install toilets in the commercial section of the development (they cannot charge for the space!). This situation means that noisy, potentially intoxicated cafe/bar customers will be constantly trampling across the library all day long. Can you imagine such a farce? Haringey Council has had Muswell Hill Library in its crosshairs for years - and now they want to sell off the building. According to the Council, the library is a significant financial asset which, if sold, could fund a multitude of capital projects across Haringey. The Council confirmed that there are no plans to reinvest the funds in Muswell Hill itself. We suggested the Council should lease the Green Man site to a retailer instead - this would generate £250,000 per year in revenue - but they haven't even bothered to respond to this suggestion.

Close to bus stops

This is a beautiful bespoke building that is convenient for Muswell Hill residents and that I feel a great affection for. I am worried that this building will be sold off to a developer to make more luxury apartments and contribute to the demolition of our community.

It's a very good, accessible library, available to locals, and others.

This is a purpose built building with excellent facilities that could easily be adapted to meet the needs of the disabled.

Clearly impractical. However, it must not be:- Demolished Converted to a pub Converted to flats Perhaps become an arts centre - Muswell Hill poorly served in that respect

IT IS A CUSTOM BUILT LISTED BUILDING. EASY ACCESS. Investment in lifts would be far less than specified and would solve all problems.

We like the current location, but if there are financial and accessibility considerations, reason has to prevail over history. Our key consideration is to ensure the library is maintained and not closed, rather than where exactly it is located. The alternative location offered suits our needs equally well.

It is a great building with real character in a central location. Regarding a proposed new library, unfortunately I DO NOT trust the council to do the right thing and suspect that there is another agenda. What will occupy the existing site if the library is relocated?

On a level area with easier parking for disabled etc.

We like the current building although we acknowledge the shortfalls including access issues. I'm concerned that giving up on this building means that you can sell it and then rent elsewhere which is not ideal and makes the future site vulnerable due to lack of control.

Does not really matter to us where the library is located. If the new building is better, than let move the library there.

Both my children love the library and I feel it safe enough for them and their friends to walk to by themselves.

The library should stay in the building that was given to Haringey to be used as a library. Improvements can be made to building for the future. I believe there's an under used area of land behind the Library that could be sold/rented out to pay for the costs of renovation. We live in a conservation area you should be conserving facilities like this.

The Friends of Muswell Hill Library have investigated the cost and feasibility of refurbishing the library on the present site. The costs of the refurbishment has also been outlined in the documentation sent to the council before this consultation began. In every way, access, facilities, quality of venue, residents are better served in the present location when refurbished as suggested.

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At this point more information is needed on the proposed new site and building project to compare the two, as it appears a choice between two specific proposed projects: refurbish and make adequate the existing site, or repurpose another existing building. We need more details on both plans to be able to make an informed decision. Access to public library services is among the most important services a community provides to its residents, one which enables all people regardless of socio-economic status equal access to the world's knowledge and opportunity. We need to choose the plan which will most effectively deliver this to our community for the long-term. A new ("larger, more accessible") library sounds good, but we all know there are great risks and challenges involved in delivering public construction projects without squandering vast sums of public funds through inefficiency or worse, so the public has a right to know exactly what is being proposed and where these funds will be going.

The cost cannot be justified and a better alternative is available

This is a delightful building which allows for separate spaces for activities so that each age group can be engaged without annoying the other as necessary. As a lifetime resident of the area, this building stands out as the special place it is and engages the imagination even before entering. To relocate to a modern building would be distracting and take away the specialness of a visit to Muswell Hill Library especially for children.

The building is beautiful but I can see it is not suitable for users with mobility problems. However I think the library is a key community centre in Muswell Hill so it is essential this exercise IS NOT a backdoor attempt to close or limit the service, especially the provision of a good service for borrowing books (printed, not e-)

It is well located and can be brought up to the required standard of access etc, for a fraction of the cost of relocating to an entirely unsuitable site

It is a fine building and only requires slight alteration to improve access

Existing building is inflexible and poorly suited to modern needs. It should be converted to a new use that helps to build Muswell Hill's characteristic appeal. (By contrast, leasing it to a national chain would not be a good option, not would an entertainment venue that creates more traffic problems and more disorderly conduct, especially at the weekend, as Wetherspoons has and as the club and fast food outlet across the road from Wetherspoons do.)

It is centrally located, and, with a reasonable level of investment - say £100k - could be renovated to provide even better resources with improved access and facilities for people with disabilities and those who are not fully mobile. It has a proven record of success, is well used so why not improve it rather than move it?

this is a building that has been our library for generations. My parent have used it, I have used it, my children have used it and my grandchildren have used it. We love this building. It is at the heart of Muswell Hill. It should not be moved so summarily. It has been updated over the years and I cannot believe it would cost so much to upgrade again. Should it cost that much, which I doubt, the parking at the rear could be capitalised to fund it.

The existing library could be sufficiently upgraded for less than the cost of moving. The building is an asset to the area.

Improvements, at a reasonable cost could be made to ensure the building is more able to welcome those with disabilities and to upgrade conditions. The location is ideal and it provides a feeling of sanctuary

The current library space is suitable for many different users and age groups due to separate facilities. The children have a safe space upstairs (adults without children are very obvious) and can play as well as read without disturbing adult readers downstairs. Readers of newspapers and journals have their space by the door and the internet users have another space. The height of the ceilings and the windows make the current library a very attractive place to read and work. I am very concerned that alternative 2 has neither enough natural light or volume. Floor space is not the same as volume. The library is on a flat part of Muswell Hill and round the corner from the shops. It is easily accessed apart from the necessity for a lift. I totally reject the idea that the adaptation of the library would cost two thirds of a million pounds which was stated at the meeting I went to.

The Council has consistently failed to maintain and failed to develop this Grade II listed building. You have been aware that changes in terms of accessibility needed to be made for years. Instead you preferred to rebuild and refurbish other Libraries in the borough eg. Coombes Croft and more recently Marcus Garvey. Now that it is in poor repair and the cost

of remedial action in addition to the works necessary is prohibitive, you propose an entirely new building. In addition, you've already sold the land behind it for residential purposes which would now make any kind of extension impossible. There is also no mention of your plans for the building once the library is relocated. This is our library. It's a beautiful, purpose built library and part of the community. The Council has created this situation and I believe the Council should remedy it and maintain the building as a library.

Despite attractive exterior that fits within MH context, there's an eyesore, a shambles behind it - dirty and unkempt parking lot that should be worked on, planted etc and its too small and awkwardly structured for modernisation.

The upgrade works are not expensive. It is easy to drop off and pick up there. It is a lovely building and appropriate to its use

If there is a good, modern alternative, I think that would be preferable.

It would be cheaper than moving, and it is a great library building. Why on earth would you want to move the library when it would be more expensive than refurbishing this one?

Important local landmark, used by many people. I believe with some modifications to improve access the library can remain in the same place.

There are very few iconic buildings in Muswell Hill, but the library is one of them. What would happen to it if it ceased being a library? It is perfectly located and easily accessible by public transport. Whatever shortcomings it may have at the moment can be addressed to everybody's satisfaction. I understand that wheelchair/pushchair access could be provided, as well as toilet facilities. If the IT system is ageing, why can it not be upgraded? Relocating it to the old Green Man pub will not make it any easier for older people as it is on a steep slope. Surely the cost of converting the pub into a library will not be less than making the improvements to the existing library building? We are fortunate to have a purpose-built library in Muswell Hill. Everyone I have spoken to is horrified at the prospect that it will be converted by a developer into a Tesco Express or flats etc. Let us please do everything possible to retain the character of Muswell Hill for future generations to enjoy. They will not thank us for destroying what little heritage we still have. We are repeating the same cultural vandalism of our previous councillors who sanctioned the demolition of the Athenaeum, now the site of Sainsbury's. Have we not learned our lessons?

It's impossible to answer without knowing what the plans are for investment if the library was to remain in the same building. Also impossible to answer without knowing what would happen to the building if you went with option 2.

We live in Muswell Hill with young children, we use the Muswell Hill Library regularly and its current location allows us to get there on foot, e.g. children walking/scooting there and back. Having a local library is very important to us, as this highly encourages a good habit of reading.

Test

If the alternative of Option 2 is a good as advertised, and there is a full commitment from the Council not to skimp on any of their promises for a better, larger and more accessible

facility still in the heart of Muswell Hill, then I believe staying in the same building is not the better option.

This is the ideal location which allows everyone access. Central and definitely walkable for lots of people or easy bus and parking. To move it elsewhere would be a big loss of a local amenity.

I love the original, purpose built library with all its history, I also greatly appreciate that Haringey is investing in the library service when libraries are being cut in so many other places. So I am prepared to trust your advice and reluctantly support the proposal for a new library.

It's at the heart of the community.

There is NO NEED to move the library. Anonter group has shown that it would be far more cost effective (and less of an abuse of local residents' taxes, facilities and goodwill) to leave the library where it is.

The children's library area upstairs is fantastic and I think it is very important to have a separate space for children to browse and read books.

Not fit for purpose

The library provides a good service in a good location. It just needs a small amount of money spent to repair and upgrade it. The library has a lot of space. I believe a move to option 2 would result in less space and less books in a very inconvenient location at the top of a steep hill..

We enjoy visiting the library in the current location. I have 2 kids and access to kids library is not a big issue for me.

The current library building, although an imposing and striking piece of architecture, is not fit for modern purpose as a library. I have two young children and find accessing it very difficult with a buggy. I also would like to use the computer facilities more often, but find the computer room to be crowded, stuffy and often with an unpleasant smell.

One of the few historical building in our area, which should be preserved for public use instead of being converted in flats. Beautiful architecture with a lot of natural light, only in need of some renovations.

The existing building can be modernised and, in its present location, has broad cultural value.

REFURBISHMENT OF EXISTING BUILDING COULD BE DONE AT REASONABLE COST AND MINIMAL DISRUPTION TO VALUABLE LOCAL SERVICE

Convenient

Test

1. Access certainly needs to be made easier, both for the elderly and/or disabled and for young children. 2. I am confident that designs could be produced to provide these at a cost

which would be far lower than the Council's budget of £680,000. 3. The addition of satisfactory toilets, better heating and ventilation and updated IT equipment still could still not bring the costs up to the Council's budget. 4. Given that costs could be brought to a realistic level, the present building is far preferable to the Green Man site. See below.

The building is lovely and purpose built as a library. The alleged failings do not sound very significant and could be put right at small cost. The proposed new site does not sound suitable. I can understand the case for releasing more money by the sale of the property and use of the funds to replace government driven cuts. But without proposals either on what to do with the funds generated or on what protection will be given to the fabric of the building I cannot support signing a blank cheque.

The building is no longer fit for purpose

I do not think the reasons Haringey Council gives are sufficiently significant to justify moving the library. There are nearby public toilets. Though perhaps they could be better, the heating, ventilation and lighting are not bad. There is disabled access to the main library. The very small number of people who require disabled access to the children's library could instead use nearby Alexandra Park library, or East Finchley or Sutton Road libraries (the latter two are Barnet libraries, but allow Haringey residents to join without any problems) -- the area is well-served with accessible libraries. Even if it were deemed necessary to improve all the above points, Haringey Council's cost estimate seems extortionate. The library building is very elegant, well-designed and has served us well since 1931 and it is not clear why this proposal has emerged now and the Council suddenly deems these problems so severe that it is necessary to find a new building. If there are other justifications, for example, a desire to sell the -- doubtless valuable -- library building to fund other council services, the Council should be upfront about and explain this in its consultation. As a matter of procedure, it is also the case that the alternative proposal should be developed further before a decision is reached -- it is a flaw in the consultation process to ask people to choose between alternatives when one is so vaguely adumbrated. In the absence of more information about the proposed new library, especially how many books it will shelve compared to the present one, I am even more loath to support the proposal.

I do think that this is a feasible option, and given the history and stature of the building, the council ought to attempt to make this work. It's noted that the largely unused car park land behind the existing building is estimated to be worth £1.75m in the feasibility report (p45), which would more than pay for the work to be done in options 1 and 2 laid out in the report. The council has subsequently noted in your FAQ's that 'We have not included the option of selling the land at the rear of the library to fund adaptations to the existing building as we do not think it is financially viable.' - I fail to see how selling land can possibly be financially non-viable, and I am concerned that this option has been dismissed with such brevity. I would also express some concern over future use of the building with respects to the final decision. It's important the building is looked after, and still in some way able to serve the community. So, while options for future use have not been covered here, they are vital before any final decision to move is made.

I fully endorse the plan put forward by the Friends of Muswell Hill library

Muswell Hill Library is a public service which is at the centre of the community in Muswell Hill - both socially and physically. It is a local landmark because of both its importance as a focus for the community, and because of the quality of the building it occupies. For me it is the most important building in Muswell Hill, and previous feasibility studies have shown that it could be adapted with a new lift to provide access for wheelchair and pushchair users. The historic character of this building could not be reprovved elsewhere - e.g. the mural at first floor level.

I like it but if there is going to be a better facility then i would prefer that.

Its old and you can barely recognize its a library but that is what makes it slightly more special to the muswell hill community since it is like a secret place

Because i have grown up going to this library and having it become privatized would be a disappointment to many family's as i know we have got so much out of it

It looks, feels and functions as an (albeit imperfect) community building, with beauty and history.

For the reasons given in the consultation documents, it seems to be reasonable to move the library to a better equipped, larger building

The library already provides outside access to wheelchair users.

It will never be as good as a totally renovated library on one floor. It is very inconvenient with wll the stairs to the childrens library. Mothers struggle with more than one child. Pushchairs have to clutter up the adult library. I, a grandmother who likes to use the library with my grandchildren find it inconvenient just to get into the library and I am not disabled! It could be improved but I fear it would always be sewcond best to a new start in the green man. The Green Man location would still be very central.

While I appreciate that the present building has accessibility problems, I feel that it should be retained as the local library; it has a unique atmosphere and ethos, which would be completely lost if it moved to a modern building. No mention is made of the legal position if the library were to be moved to a new building. Would Haringey retain ownership of the old building? If not, would it be sold off? If the council did remain as the owners, what would the old building be used for? And if the library were relocated, what would be the legal position be with regards to the site of the new building? Would Haringey be leasing the space from a private company that owned the whole site?

It is part of the history of Muswell Hill

Haringey are planning to spend circa £500,000 moving Muswell Hill Library from it's current Grade 2 Listed building to a new site. This is twice the cost of a modest refurbishment which could be financed using the land behind the library. My strong view is that the current Grade 2 building should remain a public building. And the library should remain in the centre of Muswell Hill where it can be accessed by most residents (and children).

The building is not suitable

The best use for this important building

See below. I like the library - it just needs investment. Sadly, I've become cynical about the whole process. I think you intend to engineer the redevelopment of this site.

the council should invest money in the current library building, to improve it and make it more accessible by installing a lift. This could be paid for by having a small development at the back of the library. A healthcare centre for GPs could then go into the space in the new 'Green Man' development at the top of Muswell Hill.

It is a great location.

Old library can be converted/adapted for access changes easily at far less cost. The building would then be serving the community. If we go with option 2 I predict the building would be turned into yet more unaffordable flat

BUT SPEND SOME MONEY IMPROVING IT! YOU COULD SPEND HALF THE MONEY IT WOULD COST TO MOVE, AND WOULDN'T HAVE TO SELL OFF TO A SPECULATOR.

The land and the library building were originally a gift to the local community. Haringey have no right to try to take that gift away nor to sell it. There is space available immediately adjacent to the library to improve access so that the library can serve all members of our community. Instead of throwing away what you already have modernise it so it becomes an example of the best type of facility.

it is a lovely building but has gone beyond its sell by date as a modern library

It is a great building purpose built and I use it regularly several times a week. It is the library

Without knowing the cost of the move to the new site it is very difficult to make a decision. One of the main reasons I have for using a library is borrowing books and DVDs. Would the new site offer more shelf space for books?

It works and is actually there. I have used it in the past.

Cheaper to close down completely.

I assume it must be the cheaper option than renting in a new building. the money saved from rent can be used for renovations.

Great building. Nicely centred in Muswell Hill. Some adaption on site for wheelchair and pushchair access would be great

Central location and attractive building

It's an historic, inspiring building, centrally located. With imagination and sensitivity, its historic use could be sustained. Staying in the same building is the most sustainable option for both the library service and this listed building.

With imagination and sensitivity, this historic building could be sustained in its historic use. Its an inspiring building, centrally located

It is a historic building worth restoring

see below

It is going to be very costly to change and upgrade the building perhaps.

I think it's important for a library to be in the heart of a community, as the current library is. It's a beautiful building and should be open for use by all who live and work in the area, as it is now. Improving disabled access will transform what is currently a well-used and popular library that plays a vital role in the community into a service that is truly for the future. Moving the library would deliver lower quality space, service disruption and create unnecessary additional costs.

It is a very nice building. It is at the centre of Muswell Hill and close to transport. It can be easily be made accessible and it will cost less than to move. What will happen to that building if the library move? No more flats, please...there is no parking already(and some blocks of flat are not even finished or started..) and no trains!

It supports the local area where it is Easy parking and near the local schools A visible library from the road On several bus routes so accessible In a borough you should support all areas not just the centre . The edge of boroughs are just as important and need to have services

1. You have not stated what the building will be used for if the Library moves out. Without you doing this I am not prepared to sign away the only public building in Muswell Hill especially when it is an iconic listed/covenanted building. 2. I understand that the library building might be used for a health centre which needs to be just as accessible if not more than a library so the justification for moving the library is questionable 3. You have the perfect site to the rear of the building for constructing an accessible single storey extension. This needs to be revisited 4. You could alternatively sell this land at the rear of the building to fund modernisation and improved accessibility to the existing building including a lift which can be an affordable option as costed by the Friends of Muswell Hill Library.

As covered by option 2, it's always been an issue for as long as I can remember access for the elderly, mothers with pushchairs. My grandparents both used it same as my late father they all had walking problems and found it difficult to access back then that was over 20 years ago

I love this library! I have been using it since my family moved to Dukes Avenue in 1963. I see no need to move to a new building, as the library could easily be adapted to the needs of its users.

Option 2 sounds more logical

Important to keep iconic old building. To finance new lavatories and lift, develop site adjacent to the library, which is currently unused and ugly.

Keep it for historical reasons. In keeping with Muswell Hill architecture. Neither Option has adequate and convenient parking.

1. It's an area feature and attraction and preferable to alternatives. 2. It can be modified cheaply for additional current requirements

besides the obvious issues with stairs and toilets the current library it's too small for the community it serves.

The Friends of Muswell Hill Library have been given a quote to improve the existing library for just £60,000. 2. We are campaigning for Haringey Council to go ahead with this option 3. This modest cost would cover a lift, a disabled toilet, better disabled access 4. Haringey Council claim that these minor modifications would cost £680,000! This is 11 times more than the true cost! 5. Catherine West MP has written to the leader of Haringey Council in support of our campaign.

Not again Haringey Council! Stop trying to take out Muswell Hill's beautiful, historic library. The library is the building. The library is a gem, immensely treasured by local residents. The library is an oasis of calm in the heart of the shopping centre. Muswell Hill Library fulfils a vital role in the local community, and the fact that it is so in keeping with the architectural heritage of Muswell Hill is part of what makes it popular. The existing building is at the heart of the community. The existing building serves the public well. It is a great privilege to have the use of a historic building for the library. The existing library is a special place and the historic nature of the building gives the activity status. Reading is encouraged by it being easy to use the library. Local people can drop in easily. The disadvantages of the existing building are all off-set by the amazing, buzzing location. The location means the library doesn't have to be the destination of a visit. Many users pass by, and combine library visits with trips to/from shops, schools, health practices, cafes etc.

The library is the building, much loved and used by people of all ages. The historic building was left to the public as a library and this covenant should be respected by Haringey Council's property dept. It's completely inappropriate as a doctors consulting rooms in any case, and criminal if it were another load of flats. The historic library lies in an easy walking location at the core of this community, neighbours drop in and read the paper. It's had a wheelchair lift fitted in a serene setting.

It is a beautiful, accessible building needing only minor improvements to bring it into the modern age. I have lived in Haringey since 1960 and it is an integral part of the community and widely used.

I disagree to remain in a building with limited access for pushchairs and wheelchairs and people with limited mobility. i.e no lift. This surely reduces the amount of people that can use the facilities. If you cannot reach the first floor due to no lift and you cannot climb stairs - this means you cannot read the books on this floor!

Would not cost the Council's quoted figure to upgrade. Cheaper to improve current building which has good drop off point for lessable users and a good atmosphere. The children's library is excellent as a dedicated, safe space.

Stop selling off council owned buildings! With small investment into upgrading the current facilities, this much loved building can be kept. I speak as a person with a disability who would still love this library where it is.

This is a wonderful iconic building in the centre of Muswell Hill. Why are we not given the option to renovate this building? Why is there not a third option? It appears by not having a third option the people of Muswell Hill are only being steered towards the second option.

This building could be renovated and if you wanted to add extra community area it could be at the Green Man.

The library has been sited in the present building for as many years as I can recall, certainly throughout my childhood in the 1950's and 1960's until the present time. It is a really vital local community amenity and somewhere that is familiar and comforting for children and adults to visit and use, run by helpful and knowledgeable staff. It is vital that such amenities are kept for the continued use of existing and of future generations of service users!

Very difficult access particularly for those with children or the elderly or infirm.

Because the present building is perfectly adequate for a continuation of its original purpose and would need less than £100,000 spent on it to provide for disabled toilets (it already has disabled access). It is an excellent lending library with a wonderful atmosphere as well as its distinguished history as one of Haringey's most architecturally interesting buildings

It's a historic building central and iconic It should be improved not closed

It is a listed building and part of the very essence of Muswell Hill. Don't destroy part of our heritage

poor accessibility

Keep the old building

An appalling decision, this is a purpose built listed building, in the town centre, making a significant contribution to the local economy through both its important function, central accessible location, and visual design. Any suggestion that it's not suitable for disabled access is misleading or untruthful, as not oblong ago it was upgraded twith a grant providing side access up a wheel chair and buggy negotiable tabled ramp. If the intended new use is housing, this will decrease Muswell Hill's attractiveness as a centre. Liraries are good, selling libraries is like selling town centres for out of town supermarkets or town halls, short-sighted, stupid and mean!

This is a fine building which makes an excellent library. It should be possible to adapt it by installing a ramp for wheelchair and pushchair users. I brand new library is not really needed. I think this building should be preserved with its current usage.

I have little confidence that the proposed alternative site be completed any time soon and at an affordable price.

Muswell Hill library is a beautiful building, and has always been there. Yes, it needs some improvements and in times of austerity, the local council would obviously rather get it off its hands. But the last thing Muswell Hill needs is more luxury flats, which is inevitably what it would become. Whilst I use it far less infrequently than when I was a child, Muswell Hill Library's problems come less from the space (which the council just sees as a price tag) than from being alienated from the community by a lack of investment.

It would appear that Haringey council simply want to make money from selling off a beautiful listed building. As with all other London councils it would appear that once again it is profit before people!

The current library is a beautiful space, located centrally. The children's' floor is flooded with light and is a wonderful space for children to explore books and listen to story time. A library should be at the heart of the community, as the existing one is.

The council's proposal makes sense if it saves money and improves access and facilities

Historic building. Part of community glue. Upgradable at relatively modest cost -- see Friends of Muswell Hill Library proposals.

The present building is perfect as a library - purpose built and beautiful. The children's floor is a pleasure to use and it's great that it's separate from the adult's floor - in particular for baby/toddler groups and help with homework sessions which need a space apart. The toy library is wonderful and a contributes greatly to children's wellbeing. The building is part of the fabric of the community and should be preserved for communal use.

This listed building is a wonderful, historic location for the library. The Council should do everything in its power to maintain the library at this site.

It simply isn't fit for purpose anymore. It's a lovely building but I think staying there would be more out of sentiment than practicality

It is a historic building in the centre of Muswell Hill.

It's a long established contact for casual & regular users

it is a magnificent building, one that fits the granduer of a great civic facility namely, a public library at the heart of the community. It is a reminder of the importance that reading has in our cimmunity, not just reading but all the other activities that take place in the library. Moving to a faceless modern nondescript setting below luxury flats would dilute that whole public ethos. Upgrading the existing building should be a willing use of public funds, that generatiosn to come will get the benefit of. The council should consider selling of the land behind the library or renting it for parking to get extra revenue to help fund the upgrade. The building is too grand a facility to see sold off forever to be used for the gain of developers

It's a beautiful building that just needs some renovating.

The library is better improved on its current site than moved

Beautiful centrally located historical building

The present library is a great community hub, and an integral part of Muswell Hill. To downgrade it into a section of a property development, whilst no doubt trumpeting Haringey's commitment to libraries, is unacceptable.

Useful social amenity which has a good vibe and is well located

It is right in the centre of the 'Village' Muswell Hill - offering its services to the public and its almost always full. It is needed.

It's a local landmark, its placement is perfect.

Why move especially to a new development on a steeply sloping hill which many users will find inaccessible.

While I agree with staying in the building I am at a loss to understand the economics of the two cases and why money cannot be spent to improve the current and historic building and retain its purpose. Perhaps this is a further option?

The building is a landmark of Muswell Hill and part of the buildings and surroundings that sets it apart from other places (like Highgate).

Although the library may not be modern, it is a lovely environment.

the current building has served it's usefulness - too small and inconvenient for disabled and parents/carers with children.

The library is fine where it is.

I do not see why the existing library cannot continue to be used with such modernisation as necessary.

Traditional building that is part of Muswell Hill heritage. If it needs repairs / upgrading then this should be done

Minimum investment needed to bring to current standards. Excellent location and accessibility

I like it and I like continuity.

You should allow residents to express an opinion on the option to bring the existing library building up to modern standards. That is the option I would prefer.

It is part of the heritage of Muswell Hill. Way too many original buildings in the area are undergoing major changes

See below do works on the beloved building we have.

It is a historic building and it should carry on being used as a library, it is part of the Muswell hill culture.

The library it is located in a very beautiful building and has a good access

Disabled facilities and toilet arrangements needed. Children should not have to go upstairs for stories, toy library etc. Whole building feels very dated.

This library is a listed building, in an ideal location and could be improved for a lot less that we have been led to believe from the feasibility study. The library is already accessible on the ground floor as it is used as a polling station. There is also a listed mural in the building.

Muswell Hill library is an historic building. I am shocked that, as a Labour Party member, the Labour group is again considering moving the library. I appreciate funds are extremely stretched but can funding not been found from the private sector/charitable appeal to

modernise the existing facility? Again, sady, Haringey council appear to be taking the easier option instead of fighting to save what is important.

Purpose built building; original intention of the benefactors should be maintained.

Use and develop this central and popular site. There is land available at the rear to provide greater facilities and access - including wheelchairs etc. This is not false sentimentality over and 'old and historic' building - but a plea to make use of a good facility and not flog it off to developers for short-term gain.

The library us a vital resource and in the most appreciated appropriate building. I suspect your council just want to sell it off to developers to make money and just want to shove is all somewhere else. This is not community minded of you.

This is a beautiful building that has been at the heart of our community a very long time and needs to remain for the next 7 generations and beyond

I would like for the library to stay in its current location and for the council to invest money in that building, to improve it and make it more accessible by installing a lift.

it is a very fine public library. Need to be sure that the new library will be as good.

good location, lovely building that can be converted cheaply to enable full access.

It is cheaper to modify it, and it retains public ownership of an important architectural resource in our borough. Haringey should not be pandering to the property developers marketing.

Building is not fit for purpose.Dark dingy 19c. No proper access.

Although I like using libraries in older buildings with some character, I can see that the current building is not convenient for all users. I think it is more important to ensure that the library facilities are accessible to all. Space around the bookshelves is also very limited.

Historic building in an excellent and convenient location in the heart of Muswell Hill.

It is a well loved and well located community building. It isn't set amongst kebab shops, pubs, and bars.

It is a beautiful old building and I understand that it can be upgraded at less cost than the council is suggesting a move will cost.

It should be cheaper to improve the existing building than move to a completely new one.

The stairs make the childrens library more difficult for disabled people to access

Plenty of room. You could replace the side extension and put in all sorts of facilities in an extension at the back on that empty space - a workspace, bigger IT access, business hub all sorts of things. P.S. frequent library user - none of them are easy access.

It's very central.People will always fuss. Leave it as it is.

The last remaining public building in Muswell Hill, as gifted to the public for use as a library historically has no right to be swapped off with a property developer for another Grade 2 listed building that the same developer "accidentally" knocked down without penalty. Also the consultation estimate for adding disabled access to upstairs is FAKE, there is already side access to the ground floor requiring no steps, installation of a lift to the upstairs will cost between £44k and £65k a fraction of what Haringey recently spent on signposts to slow drivers to 20mph which are entirely ignored.

The building is important to preserve as a public service. Local members of the community continue to make use of the service it offers, including some of my students and the building itself is an asset to the community. It would be a shame to sell it off.

If the cost to maintain this is so high I would rather the funds are used differently

Staying in the current building is my preferred option however there would have to be a very strong commitment by Haringey Council to invest in both the building and the facilities to bring the current facilities up to date and modern standards. Personally if the library has to be moved then I would like to see the building kept in Haringey Council ownership and repurposed for community use and not sold off to highest bidder for commercial motivation. Also I don't see why the Council cannot market and publicise the Hornsey Library as being wheelchair accessible and family orientated. This building is largely of an open plan nature already due to its original design so it would make more sense to make it a hub library for the above mentioned users. It would only require an internal lift capable of carrying wheelchairs and 'modern' pushchairs (buggies) to be installed to make it fully compliant with all modern accessibility standards.

Stay in present library building and upgrade the building by installing a lift, etc., funded by a small development at the rear of the building.

An historic building, which should continue to be used as it was intended. I was librarian at Muswell Hill for many years. I have seen over the last few years how the library service in Haringey has been run down. Book stock has been decimated. Improve the existing building & you may encourage people back into the library.

Because I don't believe that you will build a better building to house the library. I imagine your main purpose is to sell off local amenities to make money in the short term.

I don't think it could be changed sufficiently to be comparable with other local libraries. I can't see how they could fit everything in, including accessibility for prams and wheelchairs

If better access can be provided for all in a new library, it would seem sensible to move to a new location in central Muswell Hill.

This is a purpose-built building and with the suggested upgrading to meet modern needs, it will continue to serve the community as it has done for generations. It has presence, character and tradition, unlike featureless modern alternatives.

part of our history and heritage we should preserve for future generations.

The Friends of Muswell Hill Library have been given a quote to improve the existing library for just £60,000. This modest cost would cover a lift, a disabled toilet, better disabled access. It's a beautiful listed building and shouldn't be sold off.

The library is central to Muswell Hill. It's a historical building which should remain as the library.

Independent costing is much lower than the Council's estimate. The building is iconic and I fear the Council will sell off this community asset once the library moves (as with Hornsey Town Hall, left to go derelict then sold for non-community use)

Convenient location, salubrious atmosphere and architecturally comforting.

The building is beautiful and the children's library is a lovely space. I recently moved from Hackney which has a big, modern library. It's fine but totally soulless. It felt more like being in an airport! They had automated machines rather than real people helping to discharge the books. My son loves interacting with the staff at MHL asking if he can take a book out or bring them back. When we moved to MH we were delighted to find such a historic building housing the local library. Myself and my son love to visit and I don't mind the stairs with the pushchair. From what I understand there is wheelchair access outside.

This is a historic building, a significant, much-loved part of the fabric of Muswell Hill and one which has played and continues to play a really important role in the lives of many families in the neighbourhood. It occupies a central location in the middle of the village and is greatly resorted to by people of all ages.

As already stated, it is an historic building conceived and built by our predecessors for them and for future generations to use. Obviously it needs "modern facilities, with level access for wheelchair and pushchair users" which should be provided as per a previous plan, but to move it to what sounds like a really inappropriate site, lumped in with a luxury flats development would be an embarrassment, a culturally bankrupt act showing no respect for our heritage.

The building was intended to be a library, however Haringey has let the building become more and more run down. As a result if you go into the library now you feel as though you have just walked into a snapshot of 1982 life. Libraries have a new role extending far beyond books, but are run without a clear vision by Haringey, I am 42 the first time I ever used a computer was when I was 7 years old in a library in Derbyshire, I wanted to go back every day, now I make software for a living. 35 years on in London, the library has about 3 computers, they are useless and very old, there is no 3D Printer, there is not even a Raspberry Pi.... persistently striving to make libraries irrelevant through pure neglect is plain stupid.

The listed building is in the heart of Muswell Hill which is where a library should be. With a small amount of work it could be made fit for the 21st Century.

It is accessible to all. A loved building and space. Ideal for young, old, able and disabled.

It's a beautiful perfectly functional & well located historic Library

Perfect location in the heart of Muswell Hill. Very accessible. Children's library a beautiful, light space that the children really engage with for reading and play. Surroundings are very important for children and affect how they interact with material. The current library can be modernised for better access, rather than moving to a new site.

I am neutral because I find the existing library quite satisfactory and would need to be convinced that large expenditure on improving the building, rather than on what is provided (books and other services), or expenditure on other priorities is worthwhile. What proportion of users are genuinely unable to use the library as it is? People with children's buggies are presumably generally fit enough to manage, even if at some inconvenience.

Existing location much more convenient than Option 2 particularly for elderly and disabled people. There are conflicting views on the costs of adding toilet facilities and lifts - need an independent assessment. What are the net costs (and implications for Council Tax payers) of the 2 options taking account of the possible sale of existing building, costs of moving to Option 2, versus conversion costs of Option 1?

I don't believe that Haringey has seriously considered the option of the library remaining at its present site and carrying out some essential work to the current building to be financed by selling or leasing the land to the rear

It is a custom built library with good facilities including wheel chair access and which has had improvements recently. To pay £500,000 to move into a less satisfactory space is not the best way to spend tax payers money

Sentimental

the building is not suitable for a modern library with limited access and facilities

This iconic building in Queens Ave. is one of the only public buildings left in the centre of Muswell Hill. The alternative in Option 2 is in the wrong place, and will not be so visible as the present building is. The Council estimates for disabled access conversion are wildly overstated and should not be used as evidence to change the library's location. Additionally, we are being asked to support Option 2 without any detailed plans. In the long term, even the Council will regret Option 2 as this will involve leasing space in a proposed new development at the mercy of market rates, whereas the current site is already publicly owned.

I would like to keep the library in its heritage building. I would like the council to look at selling off the land at the back and using the proceeds to improve the accessibility (a lift) and providing toilets.

We have been using it for many years. It is personal now.

This beautiful landmark building has served the residents of Muswell Hill since the 1930's. It is a much loved and well used facility which should be updated to match today's requirements. The library building must not be sold to developers. The building is unsuitable for conversion to a health centre. The current costs quoted to update the library appear excessive and unrealistic.

Likes the building - Grade 2 listed building

Concerned about parking at the back of the building.

NO details are given of how Option 2 will improve usability and, most important, facilities such as increased book storage. Moreover, the report seems to be deliberately avoiding crucial questions such as the cost of removal and fitting out the new building, the amount that might be realised on sale of the old building, the reasons why the Council is not exploiting the back area of the old building and so on. Either these questions have been answered, and we have not been told, or they have not been answered and the proposal is missing key elements.

Lovely building

Easy for me to come here and I don't want to pass the busy roundabout

Poor accessibility Older people can use

Prefer it to be bigger and more accessible

Felt needed more information. Feel sums would be better spent on existing library. An adapted library would fit with character of Muswell Hill

I believe it will have better access in the new premises

As long as I have a library to come too

Why change

It is a beautiful old building but I can understand that it is not easily accessible for all users. As long as we still have a library option 2 is probably the best but I do hope the building will still have useful purpose

I like the building, but very small. Too many quality books seem to be "disappeared". Love the upstairs mural painted by H. School of Art students. Can this be kept?

I don't mind the library staying in the same building, but I do like the idea, that in new building there is going to be easier access with pushchairs and its going to be in one level

I love the beauty of the old building. We are used to it. There seems to be a negative feeling about the move which must have an impact on my uncertainty

I prefer stay in the same building. The building is amazing and have a lot history. Have to stay and don't move.

Modern facilities win over sentimentality about a building

Needs to be more attractive and accessible

The present building is well located for a public library. It could be readily converted to meet the needs for improved access.

I would love to use the library on a regular basis, to read daily newspapers, current affairs magazines, research (e.g Which) and borrow books. Whilst I am relatively active and able, others must find access quite difficult, particularly mothers with young children and babies. The toddler group for music and book reading are very popular. I don't want to lose the library but a light airy and spacious building would be more welcoming. The present building should, however be protected from demolition, and if it could be renovated to fulfil those requirements . That would be preferable.

Your reasons for wanting to move convince me that we will have a better library, and still easily accessible in Muswell Hill

Lack of facilities like coffee, toilet, scanning, faxing and so on

Until new building available!! Library is well used and much needed in Muswell Hill. Therefore if it is moved to a new building in Muswell Hill. Feel strongly that the library should remain OPEN in current building until a new building is ready.

Having been a regular customer (is that the right word?) of Muswell Hill library for over 30 years (or thereabouts). I have been hugely saddened to see the decline in the number of library users, especially in the last few years. Most of the people seem to be using only the computers, and quite frequently. There is not one single person in the books section. I feel uncertain, because of this decline in the numbers of the library users, if a substantial investment in a new library would make a difference, when council finances are very tight.

My opinion very much depends on where the new library would be situated. I should want it to be within Muswell Hill shopping area, as is the existing library.

It's an important and historical building - without knowing what your plans are, (and I sincerely hope that does not include selling it to a private developer). I can not support the library moving. We use the childrens library a lot and its lay-out/services are fantastic.

It's not very welcoming , not enough place to relax and read in the library, looks old, toilet facilities need improving and so on...

It would be a terrible shame for the library to move out of its beautiful, purpose-built, Edwardian home. No doubt the building would be destroyed . The library moved to a soul-less new structure. The location, history, aesthetic value and community services provided by the current building make it imperative to keep and refurbish it!

I appreciate the reasons but I hope the new building will have some character too. I hate the library in Colney Hatch Lane! If you move I hope your current building will be kept for a good purpose.

I love the original old building, its history and character. I love that this is still a building for people in the Muswell Hill community to use and enjoy. Muswell Hill is fast becoming a generic environment with only multi national chains, and no independent or original or useful shops. Please keep the library for the people to enjoy.

If a lift were provided on the (councils own) land at the back, wheelchair users could come to the first floor. There is an excellent lift on the right hand side but it goes only to the

ground floor (adults) library. The adult library staff have provided a parking area downstairs where buggies and prams are left and it is well used.

It works so don't mend it

I like a small library and atmosphere is nice here

The building is old and tired. It is not user friendly or accessible. No lift! Not enough working space - which is pretty key in a library, especially for young people and adults

Was designed for a library and is sound proofed for childrens music and stories.

The library is a beautiful purpose built building in a fantastic location for the community to use. It's a part of Muswell Hill.

Depends on the alternative offer (both location and proposal)

The library needs refurbishment, but this can be done effectively with minimal disruption of services, and certainly at a lower cost than option 2. With smart choice and modern efficient design of the existing library can be achieved

Too expensive

The building does seem small and cramped right now, the plan to use a newer modern space sounds brilliant

I love the building, which was like a second home when I was a child. It was purpose built as a library in the 1930s and I'm sure it could still see service with improvements and adaptations. It is a grade 2 listed neo-Georgian structure. It is central with easy access to all who live in the area.

The same improvements can be done at the same premises

I have problems with my balance but I would find the new site even more difficult to negotiate with

I understand the restricted access and upkeep costs. So, fine....

Not enough information is given on option 2

It is in the right place - central to local residents and shops. A lift and wheelchair access must be possible. Events (like filming down at Crouch End), meetings

This is a beautiful well loved building. To modernise it will make it an asset to the area. Nothing is said what will become of the building if the library is moved. Presumably it will be sold for housing which would be wrong.

Unsustainable

No toilet. Although I will have to get the bus as it is further away. Nearer to the other library across the road?

Poor accessibility, especially childrens area No toilets (only if with a baby)

It should be much larger, and more accessible - I can see that this can not be achieved in the current building.

I find the present location satisfactory and easily accessible, as I live very near the library.

There is already a lift to the ground floor 'adults' library (not the childrens library) on the right of the library building!! Not well publicised sadly, buggies can be parked in part of the adult library.

The building is best closed and sold.

Because there are many reasons and grateful children and adults that are familiar once they get to know everyone and you feel safe. Also because Miss Jamaine makes us feel at home.

There is no reason. The current building (facility?) can not be retained and the building internally revamped to provide better access and space. This would also retain the current prime location and avoid either costly planning process for a prime location, new building or force the location to be further away from the centre of Muswell Hill.

Not pram friendly!

A unique building with atmosphere provides an excellent service, well known and well loved

The library is not big enough. With a larger library we could increase the resources, having more books and have better improved facilities.

There is no explanation as to what will happen to the existing building

Listed building - expensive to adapt and funding not available. Poor entrance accessibility and toilet facilities. Smaller space spread over 2 floors than option 2 on single level
Asbestos in old building? / Costs don't add up for option 1 given current funding issues.

I do love the present library building although a new library would be better. I, therefore , leave it up to Haringey Council to decide

I much love the existing building and the wonderful staff at the library. I do, however, agree that sometimes, things need to change

I only disagree as there is no level access for wheelchair and pushchair users. If this was taken care of, then the library could stay in the same building. This building also has character and is well situated. Regardless of this, this library must stay open whilst a brand new library is found/refurbished.

I use it every day, it is convenient, it is child friendly, very safe to study in and a nice place to go and study. Ms Jemaine is very considerate, always willing to help us. If you want to look for a book. She is always there to help you, even if your struggling in your work.

I strongly agree for the building to stay in the same building as it is safe, child friendly. It is very convenient for us to be able to come and visit. We are able to find what we want and when we want. The librarian Miss Jamaine is very nice and very helpful. Please keep her on as she is also very considerate and always willing to help everyone.

Suggest make improvements to existing building and build an extension to the rear making an entrance for buggies and wheelchairs, toilets etc. It would seem a waste of money to build a new library when a much loved one is already functioning and only needs some extra facilities built on to it to bring it up to modern day requirements.

As it is a purpose designed grade 2 listed building.

Its an iconic building and part of the local community, it would be sorely missed.

I use it because people come here to study and there are people to help us improve

Because Miss Jamaine is very helpful and provides a great help to us and makes us feel at home

It is really close to my house

No cost analysis of the move is provided. The consultation exercise does not make a financial case. The proposed site is noisy and in an area of high exhaust emissions. The current library is a heritage/architectural feature of Muswell Hill

I have been visiting this library since I was two, I share happy memories. It's very safe, nothing wrong with it and I hope many other child have what I have gained here. Please keep Ms Jemaine, if you move library, she is helpful, considerate, very kind, always willing to help us with anything.

It is a more central position and requires less roads to cross. It is set back from the busy roundabout. It is a beautiful building with great history and could be easily modernised via a back extension to enable larger community space and pushchair access and toilet facilities. This would be far cheaper than relocating and rebuilding a whole new library.

It is a spacious library in a beautiful, purpose-built building at the centre of Muswell Hill that can be renovated to include toilets and disabled access at a fraction of the cost that the council are proposing, especially as Haringey owns the land to the rear of the building.

This building is the heart of the community, where the generations meet. Whether Teenagers using the computers to help them revise, to women with children who use the upstairs children library and resources there, to the older people who borrow books, dvds and music CD's and who regularly read the papers and mix. This library is very well used and always busy. This is a community resource, which I strongly feel you should leave with us the community.

It is a building of exceptional architectural and historical interest which is situated centrally in the heart of Muswell Hill

I hope that a good use can be found for the building but I appreciate the reasons for moving the library.

The current building provides better overall access than would the proposed new building.

Current library provides better overall access, including disabled parking.

I can see the unsuitability of the current building.

I tend towards wanting to stay in the old library because... I like it, but also agree that it is not currently fit for purpose. The statement attached to this survey mentioned that adapting the old library would be £680,000 to £1,650,000. It did not however say how much a new library would cost. Of course if it were much much less than this then fine, it would make sense to build a new library. But I feel like the community feel strongly about using the library and feel strongly about preserving the service in part because of a strong sense of familiarity and a relationship with the current building

A relatively modest expenditure will render the existing building a "modern library which all members of the community can access". The building does not require "expensive adaptation". The council has given no justification for its obscure and meaningless assertion the current building "no longer offers value for money". The building and the service it provides is "valued" for all manner of reasons. The existing building, being on two floors, has immediate and obvious attraction to a single floor alternative. allowing contemporaneous separation, adaptability and exclusiveness of services and events for differing groups.

Building is not easily accessible.mm

Because the reasons for moving do not make sense.

I fear that the Council will close the existing library and later find that there is no money to open in the new proposed premises

This library is well used and local and will cost less to refurbish than creating a new library.

It is the most suitable building.

I've been going to the library for over 25 years. It's a great community resource. The building was purpose built and Muswell Hill life will be much better serving updating this historic building, rather than doing up a basement in a new build.

Cheaper to remain in situ and do the necessary conversion. Professionals stated that the cost would be a fraction of the estimate of £600+k Haringey are quoting. Love the old building to be kept for the community as originally intended and not put into private hands.

Beautiful site and building - just right for small library.

This is an inspiring building in a great location, and it will be easy to bring it up to date. It will be a real and irreparable loss to Haringey if it is lost to the public sector.

The alternative is less suitable for library users. The cost of the necessary improvements could be much less than Haringey are suggesting. Beautiful building should be kept for public use.

Love the building the library is in now. It fulfills my needs

Because it is beautiful building in tune with the unique character of Muswell Hill and in an excellent location which is easy to reach. It just needs some money to update it.

Very important to keep the old building and the history heritage intact. This is beyond a monetary value.

Perfectly good attractive building which could be adequately modernized at reasonable cost if the council were motivated to get off their backsides and just do it.

That's the libraries building, it belongs there and for me it is fine there. There is an outside disabled access and often people around to help with pushchairs. That helping others has a good feeling.

Although the building looks nice, and fairly recently had some refurbishment done, it would easily be outshone by a new, more accessible building. Just because it's quite old, doesn't mean it should continue to be used. No point in setting the place in aspic. Why shouldn't Muswell Hill have a more modern library that will serve people's needs better?

Beautiful building and totally functional with a few modifications...

Location is excellent, the building is iconic and should be kept in public use.

An essential resource for local people. The site is fit for purpose and suitable for the community.

The current site is easily accessible for my family. My children can get there on foot as it is local. If it moves away we would rarely if ever be able to use the library.

local

Too many library and public utilities built for the people now being sold off for the benefit of a few.

The building is in a very convenient location for residents. I also like the history of the building and believe that modifications could be made to the existing building to make any necessary accommodations that are required to improve access.

Purpose built and fit for purpose

We use the Children's Library for Movers & Shakers

access is very hard - steps and space limited

It offers a great service and location for the community

Building is part of Muswell Hill heritage and makes a great library. It can be made accessible for a small cost, certainly cheaper than moving elsewhere

The library is a vital part of the local community, used widely by young and old. It must stay in the heart of that community

Very convenient, excellent atmosphere, listed building!

The Library has been and is the heart of the Community. Particularly people of more modest means need access to the Library's resources.

It is in the heart of Muswell Hill and part of the community

MH Library is conveniently located an a focal point for the community.

I am a long-time resident of Haringey, consistently using Muswell Hill Library for over 40 years. It is situated in an appropriate building size-wise, a building with history, & is EXCEEDINGLY convenient not only for ME, but for many Haringey residents of all ages, with or without young families. There are several buses that stop nearby & this is a hugely important factor for library users as they are in the hub of Muswell Hill, doing their shopping, meeting friends for coffee etc. etc., therefore much more likely to continue USING the library.

Beautiful Historic listed building. Heart/oul of Muswell Hill. no slope to negotiate for elderly people. The surgery can go to the Green Man. Alterations needed can be made much cheaper than what the council suggests. Whell chair access is already existant. A lift can be fitted for much cheaper than what had been suggested.

The library is currently well located, provides a valuable resource, and helps maintain what is left of the diversity of the high street area.

Why destroy a beautiful building serving as a perfectly good library in order to allow further unnecessary development

Daughter and myself used for computers. My daughter used this for her studies as she could work better their than at a busy home.

The building itself is part of the heritage and ambience of Muswell Hill, I have used this building for over thirty years. And have grown to appreciate its atmosphere as well as the services offered there. This is an aspect of the advice that means a great deal to the people who use the service, old and young, and cannot be reproduced, and once lost will be lost forever. Moved access etc is desirable of course but not at the price of moving the service elsewhere however any modern advantages.

The library should remain as a focus of the neighbourhood.

It is an historic building in the heart of our community. It is used by everyone including pupils from the local schools. I do not think that Haringey will site the new library in such a convenient place: I further believe that the new building will be cheaply build and unattractive.

It is a well established local resource that only needs minimal adaptation to broaden it's user access

It is a lovely building and a landmark

For many years, Muswell Hill Library, has been and continues to be an important focus for all the community with many age groups and demographic groups benefitting from its access and use.

This is a hub for the community and has been part of that community from these premises for a very long time. The historical element should not be overlooked.

It would be possible to improve disabled and pushchair access at much less cost than a new library. It is central and integral to the community of Muswell Hill.

A building which is not accessible is not ideal for the community.

It is a lovely building in a perfect location and has a great sense of community

It is strategically placed now in the epicentre of Muswell Hill which is important

Beautiful building. Perfect location. Big enough. Can be redesigned inside if needed to fit modern needs. Side door can be used for wheelchairs and pushchairs. Lift can be installed inside. Keep it, it's perfect.

It is convenient for local people. An alternative location could be more difficult for people to get to and have other hitherto undiscovered disadvantages.

Its a beautiful, made for purpose building, very handy for when I shop in Muswell Hill

Why spend money moving to a building if you have one, just for the council to get a charity shop (another one!!!!!!) or build luxury flats (which are so not needed!).

This is a period feature of Muswell Hill, its only problem is outright neglect from Haringey who I strongly believe should be discharged from responsibility for Libraries as they clearly prefer traffic control.

A library in the central shopping area is vital - people can use it when shopping, eating, going to cinema etc

The present location is convenient and easily accessible, although the disabled access could be improved.

It is the better option.

It's a lovely space and very centrally placed.

Libraries are important parts of the community and the building is want to be a library

The building has history and heritage. It is on the Broadway and accessible to all. It is widely used and should be savoured not replaced. I assume the council wants to sell this building off to a developer for a quick fillip of its accounts and this is disgraceful.

The library is currently in the "heart" of Muswell Hill and with some refurbishment will be accessible to all.

The building is central, beautiful and safely located. I believe buildings should inspire thought, imagination and aspiration and the current building does this through it's architecture and, in particular, the beautiful mural in the children's library which illustrates the heritage and historical roots of Muswell Hill and where the name of the area comes from. It would be absolutely heartbreaking for this building to no longer be in public use and would spoil the very heart of Muswell Hill and its history. The current external lift enables access to the ground floor of the library and I am certain it would be financially viable to ensure there is similar access to the first floor. Using vision, imagination and

determination will ensure this wonderful building can be used as a public library for many generations to come.

The building is a wonderful resource and part of the local community

It's a beautiful building, and in an ideal spot.

Easily accessible in town centre

It is a beautiful building with a history.

Popular, much used local library.

It is a historic building, very convenient situated and much treasured by its users.

An excellent building in a convenient place that people are used to

The building works well as a library and is in a very convenient location. It is a visual asset in the area. Ramps for wheelchairs and pushchairs could easily be accommodated.

It is a very interesting building and works well as a library. The location is also ideal.

THE LIBRARY SHOULD STAY IN THE SAME BUILDING ON QUEENS AVENUE AS IT CAN BE IMPROVED CHEAPLY. THE RENT ON THE REW BUILDING WILL BE HIGH AN THE ACCESS IS NOT GREAT DOWN A STEEP HILL.

The library should stay in the same building which has access to all

Having the childrens library separate from the adult library provides more opportunities to hold events that suit all age ranges. The building is very beautiful and was always intended to be a library.

The library works as it is. If it ain't broke....don't fix it!

I like the building & site & I want a well priced upgrade

The library's in a beautiful and historic local building which is much loved. Improvements can easily be budgeted for - it's by far the cheaper option. It's also very accessible, which a new library at the top of a very steep hill would not be.

Just the right building for our library. The cost of creating a new library could be used to rennovate this building and provide a lift and toilets with a small extension at the back. The money necessary can come as well from the sale of part of the land behind the library.

This is convenient location for people, located near shops (for older people) and schools (younger people).

It is better to invest in the existing building to improve it than move

It is a lovely building and works fine

It's a historic building and just needs updating with modern facilities. This will be CHEAPER THAN MOVING TO A NEW BUILDING WHICH MIGHT NOT BE SO EASILY ACCESSIBLE FOR OLDER PEOPLE

The location is perfect, as it allows me to stop there on my way home from work, pop in while I am doing my shopping, and is perfectly accessible by local transport.

The Muswell Hill Library is an important centre for public good in the Haringey and Muswell Hill community. It is an iconic building and the fact that it is a library makes me very proud to live in the borough. Were it to be sold its future would be uncertain as would its status as a building owned by and accessible to the general public. If its future status were certain, on the other hand, a stronger defense for change could be made, but it isn't and that makes me and other potentially suspicious of the council's future intentions. It is also, of course, particularly symbolic to stop this building being a source of public learning, self-improvement and wonder to become something else. The same can be said for many library closures, but in Muswell Hill the symbolism would be particularly stark - what chance does anywhere else stand? It would be national news. It seems clear that there is a great deal of public support and I am sure a large portion of the costs needed for improvements could be raised within the communities via a community run benevolent fund. In addition, the new site does not seem to offer the necessary features for a good public library (more below).

Muswell Hill library is a landmark building in the area and an essential part of the community for many residents. It can be brought up to date regarding disabled access etc. for a fraction of the cost that the council has quoted. It therefore makes much more sense to keep it in its current location rather than sell it off for development in order to fund other projects in the borough.

This building is a LIBRARY. It is one of Muswell Hill's old beautiful buildings. Please be creative and see its potential for other uses as well as just the usual. Look at the Alexandra Park library, how vibrant that was made, a real centre for readers, computer users, poets etc etc. Of course it should have wheelchair access.

FOR REASONS SOCIAL, CULTURAL, AESTHETIC and POLITICAL

It's a beautiful Muswell Hill landmark building. It's traditionally been the library for a long time. With great access from the Broadway for all locals and could easily have improved access for disabled entry. I strongly do not want this building given over to profiteering council/private sector gain at the expense of our community. Please listen to what the locals want, everything is not about money, put community first.

It's ideally placed in the centre of Muswell Hill and convenient for all residents. The conversions necessary can actually be achieved at a relatively low cost - much less than proposed by the council.

I have used this library for most of my life and believe it offers the ideal environment for a local, meaningful service housed in a wonderful building. We need to sustain this most valuable and unique provision. The local authority is only there to serve the needs of its electors not to ride roughshod over local opinion.

This building is a haven. I have noticed that many old people use it as a way to get out of their small flats during the day.

Because it serves so many people in the local area.

It is in the heart of Muswell Hill, in walking distance for many residents and is an iconic building.

This is a heritage building which I used as a child and which my children use. I would hope their children do too. We are on a low income and this is a special place to come, a beautiful historic building, easily accessible to us, where activities are free. The back car park is sadly neglected and could be used to raise money for improvements to the library's accessibility, either from building on or as a market space, arts space, theatre, studios for small local business, of which there is none in Muswell Hill. I don't know why this hasn't been pursued as I went to meetings about this years ago. It is an ideal opportunity to create an inclusive community hub in the centre of Muswell Hill, rather than sell it for private use and relegate the community to a less pleasant location with busy traffic on a steep hill.

It's a lovely old building & should be kept for community use.

This is an integral part of the community and culture of the local area.

The current building is in an excellent central location and is part of the appeal of Muswell Hill especially having the library in a building with character which also has ramp access for wheelchairs.

It is a community hub and lifeline for many. Why are we intent in ripping out the existing hearts of our communities, replacing them with soulless and faceless?

It's a fantastic resource for the local community. Very convenient for families and older residents. The toy library and children's library were a godsend for many years and we are often in the main library now for books and DVDs.

It has sentimental value and has a lot of history that it would be a shame to let go of

I feel it is a focus that reflects the history of Muswell Hill and should be retained for the convenience of residents.

The building has character and perfectly performs its function

The current library works well with the different spaces. It's an iconic building in Muswell Hill where my son and I visit regularly. It's a lovely building and should remain how the community would like it to remain.

It is a purpose built library that has become run down. A modest investment could make the building wheelchair friendly, at least on the raised ground floor, and update and refresh the current facilities.

This is a beautiful building that enhances the character of London

I have used Muswell hill library since I was a child. It is in a beautiful building, well stocked and easy to use. It has a fantastic atmosphere which I believe encourages a joy of reading.

Nowadays I often go with my young children (in pushchairs) and, whilst there are a few stairs, it is not difficult to access this charming building, and there is always the side access if needed

The present library works well as it is. Experience has shown me that when libraries move site, they are always worse, and never better. If it works, don't fix it!

The library should be kept in its current location – a historic, listed building – and the money should be spent on upgrading the facilities on its current site in central Muswell Hill.

The current, purpose-built building is the best place for the library.

Libraries are important. There are an amazing resource that should be treasured and should be a fundamental part of any community. They are essential, they are indispensable. For children. For adults. Not least because they contain books (and other stuff). And books are great. Books are important. Reading is important.

Very useful there

Muswell Hill Library is a pivotal focal point in Muswell Hill Broadway. the building is iconic and has served the people of Muswell Hill for many years, including myself during my formative childhood and young adult years. To detach the library function from the current building will put the current building at risk and risk privatisation of a key public asset in the centre of Muswell Hill.

It is the fact that it is local.

This is a lovely building that serves the community well and no need to change

The divided space works really well for parents of young children and the library is very central to the whole of muswell hill.

This building and the library in it is a *huge* asset to the local community and to Haringey Council, connecting it with it's residents *centrally* in Muswell Hill and providing a central hub for council and community activities, not just a library. It is heavily used for various activities underlining it's importance and vitality in the community. Removing the library from this location will have, I believe, a measurable and detrimental affect on the local community, on Haringey Council's ability to connect with it's residents and, it's long term financial position.

It is a beautiful historic library to sit in & study. I always come here to read when I am in the area. I believe it would be a tragic loss to the area if it were closed.

Building is fine just needs a few improvements at much less cost without too much disruption it is in an ideal location and should remain

The place has character, history and is an integral part of the muswellll hill community!

Please tell me how much it would cost to make the current building in line with standards for disabled users.

Its a beautiful building with a great location, just needs better care and some refurbishment

It is a beautiful and historic building which should be used for this library by the public rather than sold off by the Council to make private flats.

It is an historic building with a great atmosphere which could be adapted to provide access for Wheelchair users.

It's a nice setting for a library and could be made disabled accessible, I believe.

Muswell Hill Library is a historic building. It has been adapted for modern needs (computer space, etc). It serves its purpose. It should be preserved and protected. Also, it is conveniently situated at the heart of Muswell Hill's shopping area.

Great location and a beautiful building.

The library is very close to where I live and centrally located near good transport links for users who live further afield.

Live on this road it is an asset. This shouldn't be sold to made into flats at all.

An invaluable resource for our children and young people whom are already struggling with learning

It is a trade mark and a place to develop our community ties.

I like the feel, atmosphere and location of the Library.

The building is at the heart of Muswell Hill and has ample space behind in Avenue Mews for a new disabled access door and possible extension that includes a lift.

This building and its current use as a cultural hub in Muswell Hill are essential to the neighborhood feeling of the high street. Without it Muswell Hill is just a place of commerce.

This is a really important local place!

because it is a good location and a very special building

The library is well used. I use several libraries but I have been taking children to this local library for many years. The Lib Dems of Islington closed Hanley Rd. (they hate N. Islington with it's Corbyn posters) and there is no other local library for the Crouch Hill area.

I love MHL

It's central to the Broadway, easy to get to, and a lovely heritage building.

I was a librarian at Muswell Hill for many years,during that time we coped with access for people with disabilities & for children. The library is a listed building & historically important to the area. It is easily located in Muswell Hill & convenient for residents who may want to shop & then visit the library. There is space at the rear of the building which could be used to extend the building & provide better access,it could also hopefully provide more space for a better book stock, rather than the pathetic selection which is currently available. After all some people do still read books,& children need books as they grow up.

There is no need to move the existing Library. I have used it for many many years and are more than happy for it to remain where it is. It is a beautiful spacious building in the heart of the community.

Haringey Council wants to close the library in order to sell off the building – it claims that **investing in the building is 'not a priority'**. It is also an attractive listed building of architectural significance. The Friends of Muswell Hill Library have been given a quote to improve the existing library for just £60,000, which would fund a lift, a disabled toilet and better disabled access. Haringey Council claims, wrongly, that these minor modifications would cost £680,000.

The situation works wonderfully for us and our kids. The location is easily accessible.

The central location means people from all parts of Wood Green can walk to it, this is particularly good for those who cannot or do not wish to drive. The characterful beautiful atmosphere of this building encourages/invites people as it is a pleasure to visit it. This space should continue to be available to the public so they can share in it.

it's local, easy access, good opening hours with a variety of books & cds & dvds and you can pick up others if delivered there also

The library provides a perfect atmosphere for study and contemplation in a local setting.

Historic Muswell Hill Library is sitting on land that was donated for public use by James Edmondson, a gentleman who has been the architect of the Muswell Hill we even know today. The grade-II listed building on Queens Avenue has been home to a library since 1931, closing it down and moving it to another location would simply mean that the public will lose access to a wonderful grade II listed treasure of Haringey Council, and here I greatly think too of all our residents and guests who use wheelchairs and parents with children in pushchairs.

It's an excellent location. It's been a library as long as I've known this area, which is over 30 years. It's has a lovely atmosphere and a dedicated, caring staff. To move the library from its current building would destroy a well loved and long enduring local institution and allow for yet another publicly owned property to be sold off to private owners for the purpose of making money, little or nothing of which will be a long term asset to the people of Haringey.

The library has character.

I think that the library is very well situated in the heart of Muswell Hill in an original period building. I don't see why it needs to be enlarged given the general shift towards electronic media. There is already wheelchair/pushchair access. It is currently easy for people to drop into the library in between visiting other facilities in Muswell Hill centre.

Right in the heart of muswell hill. A beautiful building with lots of heart

The building is only a library which I like and it is very good architecture. It is beautiful inside and out and an important public building. Part of our cherished local heritage. It is on a level pavement and you don't have to go own a steep hill to get to it. Local residents and users prefer it to the other option and should be listened to.

It is very central in Muswell Hill and can easily be refurbished and renovated. It was purpose built as a library.

The Library is in the right location

It's a beautiful building which could be made accessible for disabled users and modernised inside.

I have used the library and the children's library for over 25 years and have always been very happy with it.

Good location, fit for purpose

Friends use the library and it works well for them

A historic traditional convenient landmark building in Muswell Hill

Excellent library, location and facilities

It is ideally situated and may be used less if moved

it serves the community perfectly and has done for many years. haringeys tax paying money can be spend on more essential things such as education - to fill the holes of of the custs being made here, or, housing.

The existing building is great - everyone knows it well and is part of the local history. Also it is convenient for those who cant get about to well, like the disabled and aged in the community.

It is at the heart of Muswell hill, in easy reach of the majority of schools and nursery school to foster interest in reading/books. It is also a beautiful building in itself and is capable of adaption for all users needs.

Building in the heart of Muswell Hill shops. Easy access for west edge of borough which often gets overlooked. Avoid crossing over at the roundabout (OK in some parts with a crossing but not all roads at the roundabout have a crossing. This building was meant to be the library - a nice building once you are in. Agree it is expensive to convert but worth it. That side of Muswell Hill is already well served by Alexandra Park library.

The library building is centrally located in Muswell Hill. It is a building of fine architectural note.

I enjoyed Muswell Hill Library for the time that I lived in Muswell Hill. And would like to see it stay that way.

Popular and convenient site for schools and families

Because that's the best option!

It is close to the place where I also do my shopping. As an elderly person I like this arrangement.

It is an historic purpose built building with a suitable atmosphere.

The existing building has a special atmosphere and should be kept as a public space for learning and book borrowing. It could be brought up-to-date by a small extension for a lift and toilets. This is common practice in historic buildings.

It is a purpose built building, central location, important community service. Surely we should all aspire to live in a world where public services are housed in buildings which are of a quality which reflect the noble intentions of those who caused them to be built

The library has important heritage value and can be updated to make it more accessible.

Its central & historic & we don't want the building sold off and pulled down.

It's a beautiful building. It's a purpose-built Library. It has lovely murals in the children's library. London and its environs are sadly losing their attractive architecture. It would be much less expensive and disruptive to build on any new additions (restrooms, wheelchair access), than to raze it or sell it and build a new one. And it is SO CENTRAL!

The building is well located for locals, very well used and it is a beautiful historic building - perfect for a library. With some investment it could be made more accessible.

preserve the nature and ambience of Muswell Hill

This is a wonderful facility which can be adapted to meet requirements for access, toilet facilities at a reasonable cost.

The library is currently ideally situated in the centre of Muswell Hill.

It is a landmark building in the centre of the community

The building is attractively historic and above all so wonderfully central, in the heart of Muswell Hill. I agree access needs improvement but it is a shame that previous efforts seem to have been botched. It must be possible to make a better job of it? And avoid complete rebuilding elsewhere, with the delay and costs involved?

Muswell Hill Library is a community space that serves a broad spectrum of users, many of whom can maintain a healthy routine that includes visits to the library precisely because of it's location. It's proven again and again that it is cheaper to update an older building than relocate and build a new one. The budget should be used to update the current facilities to include maximum accessibility whilst maintaining the facade. This is very doable, and a simpler logistical solution than relocation. The building is handsome and deserves to be conserved.

It has so much character Beautiful building to be sitting reading our books Looking up at the stain glass windows with my children, a great place to enjoy, so much to see, It would be a real shame to have to move to a place that might not have as much character or history/story.

Love the history of it.

It is a perfect location and building for the community. This is a much loved and used library, there is absolutely no need to move it.

It is an iconic part of the community, used by young and old. It has been part of my life for 50 years and still a huge part of my children's lives. Books and learning are too important to be torn away for commercial gain.

Very good location as I don't have a car and it is easy to reach. Also near shops so I can use it when doing other errands. Easy and safe location for my daughter to get to from school. It's a also a beautiful building

Beautiful building, very conveniently situated and has always been at the heart of the community

Muswell Hill Library is a listed building of great significance, at the center of the Muswell Hill community, that could easily be upgraded to meet the needs of everyone that wishes to use it. It should not just be seen as a way for the council to make a profit.

The building is as central to Muswell Hill as it could be, which is essential in a public library.

THE BUILDING HAS A COVENANT ON IT FOR EXACTLY THE REASONS THAT CURRENTLY OBTAIN - IT IS A CHERISHED BUILDING AND IS THERE FOR POSTERITY WHILST I UNDERSTAND THAT ACCESS CAN BE AN ISSUE WE WOULD BE A VERY POOR WORLD IF ALL OLD BUILDINGS AND OUR HERITAGE WERE DESTROYED IN THIS INSTANCE THE SITE PROPOSED FOR THE LIBRARY IS ACTUALLY TOTALLY INNAPROPRIATE

The building has historically housed the library and its central location in muswell hill makes it accessible for all using it from in and around the area.

It's a historically interesting and important building and part of the heritage of the area. To lose a building like this would be very sad.

It is the best location. At the heart of Muswell Hill.

It is a unique space of architectural historical importance and beauty. I prefer to take the bus up to this library than to use the one nearer me. It is part of the local historical fabric - it is irreplaceable, and I feel our council has a duty to protect this outstanding building. It may be the most important building for miles, and there is no good enough justification to replace it or move the library to a new location.

It is located centrally and within easy access of most of us in Muswell Hill.

Muswell hill library is my and my children's favourite local library. I like the separation between the adult and children's library. My children can be a bit loud. It's conveniently placed separate from other building easily accessible. I feel my children are safe there. It's got lots of book, lots of activities. The wheel chair access could be improved without moving the library to that inconvenient site.

History, central location, ease of bus access, level access is a soluble problem

I understand this building although beautiful is not for for purpose. However I would appreciate more transparency about its likely sale and future plans for it from the council.

The building is well located, easily and safely accessible, especially by children (my older son uses the library fortnightly). Serves its customer base perfectly well.

A change to commercial use puts the building under threat of inappropriate modifications and non public access.

The library has been in this unique building for years. It is in the centre and a good meeting place for all. My daughter spent many hours there studying for her exams.

It is an iconic building which has been happily used as a library by the community for many years.

Good central location. Good size toy library and children's area. Convenient for mums.

This historic building makes a far greater impact on the surrounding area than a new location ever could. The building should be adapted to retain its original use as a library.

This is a beautiful building and I know people have been visiting it for years. The location is very central and easily accessible by all.

There is space behind the building to expand. Currently a great location, central and any expansion at the back could provide greater facilities accessible by all on the ground floor.

historic building. needs access redesign.

Central convenient hub in Muswell hill Lovely historic building

I do not wish to see the building sold off - it is a landmark and historical. Accessibility can be improved. The building will just be sold to a developer for housing. I do not wish this to happen. I have lived here for over 30 years and this building is very dear to my heart.

Right in the heart of the Broadway - easy to pick books up and visit as part of daily tasks. Beautiful building and what it was built for.

a) the location is extremely important for easy access. and b) it is important for my kids to establish connection with books through public and historical building of the library.

Location of the library is great, close to Muswell Hill centre, very convenient. The building could be improved by adding a lift & toilets for disabled people.

Too many of the council's assets are sold off to the private sector. The library should remain in this beautiful historic building.

To Keep the character of Muswell hill, we don't need another luxury block of flats. and certainly not another coffee shop, the council have already ruined the space by the Cinema by putting that dreadful paved area in. completely lost the character of that part. looks like Milton Keynes

This is an historic, council owned building, functioning well as a library in the hub of Muswell Hill. It makes no sense in the current climate to sell off council real estate and rent property from the private sector. It is short termism in its least economical form. Property

prices are always increasing and once sold the council will not be able to buy back. Please choose sensibly preserving libraries for future generations.

It is convenient and well used.

It is a very convenient location.

This is a heritage building that can be adapted and kept accessible to the local community

It is a vital asset for the community

Because my sons (1 and 3 years old) love to go there.

Convenient, proximity. Don't have a car and can use public transport to get there.

This is a good sized building that is capable of accommodating all the community events that happen here. It is set up beautifully so all people, young or old have a good space in which to explore literacy. With a little attention it can be easily converted to become more accessible to disabled users. This is a shameful attempt by the council to essentially make money by sacrificing a valuable community resource.

It's well known and near local shops where everyone can see and be aware of it

I do not want the beautiful old building sold off to developers. It belongs to the people and should be used for the people. All that is needed is an electrical ramp ground floor and a lift kit to get upstairs. Toilets downstairs do not take much room.

It's a beautiful building. Been using it since I was 10 years old. Now I take my children. It has so much history.

The library is well established and located.

There has been a library in this building for decades and we need it now more than ever

The cost of £60,000 to cover all the changes sounds too cheap.

This building, although architecturally beautiful, is clearly not fit for purpose particularly with regard to appropriate disabled access and safe for staff to use.

Most effective option

This building has well served the residents and community of Haringey and Muswell Hill for a long time. It is a fantastic building in the heart of Muswell Hill and should be protected to continue to serve the local residents. A lift can be put in the existing building. If the library is vacated and moved elsewhere then the public will be deprived of a valuable local focal hub in an well known and liked local building. Please do not move the library - retain the library in the same location. If the library is moved it will never be recreated in a new building and will never be as good.

I have been going to this library since I was a child and would like it to remain where it is. If the library is moved out the building will be sold off for luxury flats and I would like it to stay as a public building.

Muswell Hill Library is a Grade II listed building owned by the public through Haringey Council. It is a monument to free books and education for all on the site of the former residence of the Mr Muddie who provided books to rural parts of the country where no books were available. Literature is about more than words, it's about inspiration, sharing of ideas. The environment in which we do this is just as important as the thing we are there to do. The buildings architecture refers back to classical culture: Greece, Rome. It provokes interest and intrigue and is a place where those interested can learn about this.

It is easily accessible to all local people. It's upgrade can be done at a reasonable cost to make it more easily usable by disabled people and young families.

I agree but with qualifications. The current building is not fit for purpose but I would prefer to see it improved with a lift and adequate lavatories. Like most locals. I assume Haringey is anxious to rid itself of an inconvenient, listed white elephant and I will be outraged if the library moves and the building is sold off to developers. I would be happy to see it made over to the surgery at the top of Dukes Avenue who require such a property but I would not wish it to become a branch of Wagamama.

It is very conveniently located and a fantastic space, perfect for mine and my son's needs
It's in the centre of the community and is a good building for the library.

There are only a few iconic buildings in MH, and the library is one of them. It was purpose-built as a library and its covenant states that it should remain so. The improvements required could be easily installed and the cost covered by the sale of land behind the library. You state you want to move to new premises but nowhere have I read what would become of the existing building if it ceased to be a library. The residents of MH expect Haringey Council to act in their interests, which means protecting its heritage and character for future generations to enjoy. What we are being offered will result in the gradual destruction of the original design of MH. Your predecessors were responsible for the last terrible act of vandalism when the Atheneum was pulled down to be replaced by the ugliest building along Fortis Green Road. And now you seem intent on repeating this travesty.

Beautiful, historic building familiar to everyone who uses it or is aware of its central and accessible location. Great facilities, lovely environment.

I understand that the library could be improved (lift, disabled toilet etc) for about £60,000 which sounds like a reasonable sum of money to spend on modernising a much loved and beautiful building.

I find the entrance awkward because of the stairs and pushcarts. I do agree the building has some charm.

The library should stay in its historic home. I understand that the site was given to the local area by James Edmondson; the building should therefore be retained for community use. It is a lovely small neighbourhood library, with a brilliant children's library, which is a particular delight with its historic mural. I accept that some improvements are necessary, for example a lift and toilets, but funds could be raised from developing the land behind the building for

housing. The sale of these houses could pay for extending the library and providing the additional facilities needed.

It's in a prime location which is easily accessible to the locals, an institution of Muswell Hill.

both sites close to me

The building is right for the area. I would like improvements made such as a lift and toilets to be created by small extension at the rear of the building.

Perfectly set up already. Easily accessible for everyone, location wise. Can pop in directly from High Street. It's part of the community, and it's right in the centre of the community. Stand alone building, not part of another building, so its independent and not reliant on outside management / ownership.

It is a beautiful, inspiring building that is better placed to help people and with a moderate investment can be made accessible to all.

It is a big part of the community and a loved buiding by all.

The historic and much loved old building should be preserved and updated to add an extension to the rear to accommodate toilets, a lift and an entrance with level access. This option should have been included in the consultation.

I support keeping the library in its historic home but would like some improvements made. These should include a small extension with toilets and a lift.

Although a very beautiful building in a central location, it does have limited access due to the number of stairs and makes it less inviting for many people to enter e.g elderly, parents with prams and even for teenagers who may be put off visiting the teen section due to it being upstairs.

The library building is old and inconvenient. The surrounding area is shabby and ripe for development.

Building is outdated, uninviting and difficult to access for the elderly, mothers with pushchairs and wheelchair users. It's drab and cheerless.

MHL is situated in a fine, dignified building designed for the purpose in the perfect location. The council owns the land adjoining some of which could be used for an extension to house the modern services required. This is by far the best solution.

It is of utmost importance for us to continue to use the library in its historic settings. I normally go to the library together with my two sons, 11 and 9 years old and we always admire the beautiful murals and the ceiling on the 1st floor, in children's section. We believe it is a part of education for children, to be able to access historic public building and in this way to absorb the living local community history. Further, we believe the current location is a spacious, light building, in a very good condition for a public building, with excellent, very friendly staff. The library is always busy, very much loved by local residents and provides important community center. We have attended the conversations with our local historians there and some other events, it is more than only a library. As we have not seen

the plans for the proposed building, we do not know what it will be - maybe a brand new library with disabled access, but perhaps somewhere in the basement. We do not know yet, whether the new library will work or not, but it is for certain that the existing library, in its current form, a perfectly working, well managed public service, very dear to local residents will cease to exist.

The building is conveniently located in the centre of Muswell Hill and is a much loved historic building. Further, the current building benefits from a restrictive covenant ensuring the building is used only as a library or other public services. The benefits suggested by option 2 could easily be achieved by selling off some of the land to the rear of the library and ring fencing the proceeds to make improvements to the existing building.

The current library is housed within a historic building which should be preserved. Upgrades to the building to improve access and modernise over a period of years should be the priority. The children's library upstairs is a particularly special space which should be preserved and cherished.

The current building could be improved by adding a small extension with toilets and a lift

I am a Year 4 teacher and use the library regularly to find resources for my students. The library building itself makes me feel i am going somewhere special. I am able to walk there and carry books home easily. My daughter does the same.

Lovely building, convenient

It's a great building, great location and perfect for the library.

The library is a vital local asset which should not under any circumstances be lost to local people and particularly not turned into unaffordable luxury housing. The current building can be modified slightly to make it more accessible with toilets and a lift. Please do not take away this historic and hard-won community asset - instead, invest a little in making it fit for purpose.

Muswell Hill Library is a much-used resource. I have used the library for the past 24 years, including as a student and a parent. The offer of what will probably be a much smaller facility in the new development is a terrible deception. The wording of this consultation is also not in keeping with best practice. Where is the third way? Why cant MH Library both remain in its present location and be improved? This so-called consultation blocks off that option entirely. This is a public legacy building. Elected officials have a responsibility to act on behalf of local communities, and not join in the current land-grab taking place around the capital.

It is a beautiful old building designed for use by the community. It is also very central and on flat ground not down a hill which many infirm people might find difficult. Also the council just wants to sell the land to developers asset stripping the local community.

Nice building would hate to see it go.

It is an excellent library in a much loved iconic building which has served the community well for many years and should continue to do so. Money wasted on moving it should be used to improve the present library.

It's a lovely old building but needs to move to a more modern environment to enable pushchair and wheelchair access to residents. Also, needs access to toilets.

The library is a historic and integral part of Muswell Hill and a much loved local landmark and amenity. The council has previously committed to improve the current library and should make good on this popular solution or if money for important frontline services is truly tight, why is any work to what is a functional library being suggested at all?

The Muswell Hill Library is a historic building and the location is convenient for people living in central Muswell Hill.

The proceeds from the sale of part of the land at the back can be used to put in the lift. The Council has no right to sell a local asset of historical importance and dear to the hearts of all residents and use the proceeds for the general budget. No attempt has been made by the council to show the plans for the Green Man site, its suitability, size, access etc etc

The library building is an important part of Muswell Hill and its community and has important historical features including the first floor murals. Ideally the building should be improved by making use of the land at the back of the library - as a source of funding for improving the existing building and space to allow for the access improvements.

Access desperately needs improving for wheel chair and push chair users. I agree the costs of making these improvements to the current site are too high.

A beautiful, historic building. With some minor alterations, fit for purpose. A valuable site, which should remain in the possession of the local authority. Its historic identity with the importance of books, and their accessibility to all, through lending, should be preserved. The building itself reminds people that free access to knowledge and information is a right, fought for by our ancestors; paid for, and put, by them, into the protective hands of a local council, under their full ownership and control. It is something very special, which should be preserved. I am sure a way can be found to provide necessary access and toilets, without allowing this wonderful asset to be sold off for anonymous commercial development.

The building is currently unsuitable for modern-day library use and if the building were to remain as such it would need major refurbishment and improvements, so I strongly disagree with an option which simply maintains the status quo.

As a Haringey resident I am aware of the importance of the library both for the community now in particular the children growing up in it, and historically. It is very important to preserve our links with the house it is very important to preserve our links with the past by allowing the community to use our historic buildings. This building can be adapted to meet the needs of users with disabilities and I suggest that option.

Muswell Hill Library should stay where it's always been and improvements should be made to the library by building a small extension at the back to provide toilets and a lift. This

could be paid for by using part of the money raised by selling off the rest of the land behind the library.

I believe the library should remain in the same location, as the history of the building should be maintained. However, I propose that some improvements could be made to the current library, ie.the addition of toilets and a lift.

I think the best thing would be to upgrade the present library adding some toilets and lift using a small piece of the land at the rear.To close this library and use it for housing just makes a complete mockery of the protective covenant that this building has in place, this is as bad as saying lets have another referendum, it just makes a complete mockery of the british justice system.

Its better to have a more modern,larger & cheaper to run building

Just build a small extension at the back with a lift and toilets. Fund it by selling off the rest of the land at the rear of the library.

THE PRESENT BUILDING IS MUCH BETTER THAN WHAT YOU ARE PROPOSING

The proposed new site is less easy to get to as it is down the slope from the roundabout. The library is a key landmark in Muswell Hill, and should be upgraded for accessibility which could be funded by selling land behind the library.

The Library is an iconic building at the heart of Muswell Hill. Residents identify with the Building and its usage. I have found it to work well as a Library as a regular user both to borrow books and cds and films and to sit and browse. It is a public building that works as such.

Though the main problems highlighted – access for those with children or those who use a wheelchair – don't affect me, I feel they are important for the council to address if and when possible.

its wonderful as it is. Only complaint is the staff talk all the time and are very loud !

I love the current location. It is so easy to pop in, and the new location would be an awkward detour, that would require crossing very busy roads to reach, and negotiatin a very steep hill. The current building works very well, has good natural light, and is well-stocked and staffed. Selling off the land behind the library should provide enough cash to pay for any refurbishments needed, such as lifts.

Keep the historic building, sell the plot of land behind it and use the money to subsidise small upgrade (eg lifts to first floor and update toilets).

The location in central muswell hill is paramount with ease of access and not on a busy main road. Has sufficient space for a good stock of books and other media and IT facilities which are highly valued by the community.

It's an attractive building, it's great to have the children's library upstairs in its own area, it's well located in Muswell Hill.

I grew up in Muswell Hill, and the library has always been in that very attractive building in the heart of the Broadway. Haringey Council seems very distant when you live in Muswell Hill, and the library is one, very positive, reminder of the services that the council provides. Moving to the rear of the Green Man site would make it effectively disappear. I don't believe that it can cost all that much to alter it to accommodate the needs of disabled users - that would be my preferred option.

Its part of the character of Muswell Hill - wheelchair access could be given like any other building with a step entrance - additionally there is a large library already close by so closing this library to create a further larger library within striking distance of another is a waste of time and money.

I think the Library should stay in the present building with improvements

Closing the old library risks the "new" library being never opened due to cuts. It has been a local library for many years. Expansion could easily take place in the car park behind the old library with flats being built above it.

It's really not appropriate as a library. A beautiful old building but not user friendly.

The library should remain in the same building but should be redecorated & facilities improved.

It is very central, has been our library for decades, it's well used but it needs some simple improvements, like a lift to the first floor and an accessible toilet. The building was bequeathed to Muswell Hill residents and its covenant should be respected.

Beautiful and historic landmark

Not fit for purpose

The building is worthy of preservation as a library not simply as a façade to enclose a building used for some other purpose. The Green Man site is unsuitable because of the difficulty of access and the interior of the new space will not have the characteristics of the existing library.

This building has historical and architectural interest to local residents, library users and visitors to area. Improvements to the facilities of the existing premises should be seriously considered and welcomed and could be sited at the rear of the building.

The present library building is ideal! all that is needed is to build a LIFT on the land at the back of the library, which is owned by the Council, which would take wheelchairs and prams, etc up to the the first floor. The existing library is used by adults on the ground floor, and by children on the first floor(and by students on the first floor also, in the area known as the Youth Library.) .The Children,,s Library benefits from the separation from reading adults , and has for at least 30 years has put on Storiies and Singing sessions,with music and musical instruments,including percussion! weekly,During the present school holidays we have entertained 50 children at each 'Holiday event'including the regular Animal Encounters... yes, real animals.!and birds,including an owl flying round the Library.... windows all closed!....and ,Fun with Drums with a percussionist who regularly visits us...we

have a professional clown entertaining for an hour on August 18th. These events are free to all who attend. -.. Muswell Hill Toy Library pays the fees. We also have two Christmas parties, with one of the Friends of Muswell Hill Library helping as Santa Claus. Yes, many children arrive in buggies but the Branch Librarian provides a space for parking them to one side of the Adult Library, downstairs. Perhaps I should explain that many of these activities were started when I became aware that many homeless people, refugees, etc, were being housed in the temporary accommodation units in Queens Avenue. One of the homeless became a member of our committee, until she was rehoused.. As for the comment that there are NO TOILETS at the library... there are none downstairs admittedly, but two upstairs which all parents and children are happy to use... yes, even nappy changing facilities..

I disagree due to the size of the building and its facilities. This building is smaller than the preferred option. This disables movement and disallows the space to be wheelchair-friendly. Furthermore, this will result in less customers as wheelchair users will not be able to move about freely. Also, many pushchair users are unable to use the library due to the lack of space for their prams. A new building will result in more space for prams and wheelchair users to look after their children and move about safely.

keep the library where it is. it is a fantastic location and the building possibly needs a few improvements

The refurbishment would cost less than speculated. Old building is special and well used. Could be accessible with little work.

This questionnaire is rigged in favour of option 2 without giving specific detail about the proposed, new space, or explanation about what "modern facilities" means. I fear modern facilities means a space on which it will not be possible to read or study quietly. NB The value of Haringeys libraries has already been vastly reduced by the withdrawal of many hard copy reference books etc... What is a library really for?

Historic, pleasant, heritage. I have small children and love the childrens area. No problem with steps as there is the outside lift.

It is a lovely space, a beautiful building and my son loves to visit, as do his school friends. It is part of Muswell Hill and it is not clinical. When I told my son about the proposed move, he was really sad. The different floors and different sections add to it.

I prefer a missing third option, which is to bring the existing building up to modern, required legal standard. In the absence of this third option, I have no alternative to support option 1.

Access is limited. I have baby in a buggy and the lift is often out of order, for long periods of time.

I have used the library since I was a child and enjoy all the provisions at the library. I regularly take out books and attend a book club. There is no need to move the library. I do not know the cost of the new library - but feel it is probably comparable to doing up the current library & repairing etc

N/A

This purpose built library is a key part of Muswell Hills heritage. It is popular with users of all ages. Access and toilet facilities could be created on the current site, which would be cheaper and more effective than moving.

A beautiful, ideally located, much used and loved community building

Beautiful purpose built building. An asset to the local community.

Its a beautiful building in a great location, myself and my daughter enjoy going there. I'd be puzzled why it should need to move other than fixing disabled lift which appears to be the main reason? Just fix it or build it! As for pushchair access, that's been extremely easy. I've had rare occasions when it didn't work but I can carry myself & buggy up and down/or ask for help but really I think a ramp would cost much less than relocating!!!

Your new site is an outrage! Stay in the same building as your new site is very noisy and polluted by the main road!!

The library building is central, easy to get to on foot or by transport. It is a much loved building. By law, Haringey should have made access for disabled years ago - it would be much better than moving to a building which doesn't yet exist therefore we cannot judge it

New building will have more space means more services. This building does not have enough space for different activities

refurbish and use the sell off of the adjacent land to pay for refurbishment

Central and much loved, easy to get to for older people, community resource in historic building with use for and by local residents rather than a block of flats or a coffee shop!

It is a purpose built Library with great architectural prominence that reflects the importance of Books literacy and reading. It is designed for public use. It would be such a waste to convert to residential. It was not designed for this use. Its architecture and prominence will be enjoyed by a future residential elite and not the general public. Libraries needs to remain in the wonderful and prominent buildings that were designed for their specific use.

The library is the fabric of the community, it should stay as is for future generations to use.

"I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear."

The building is the historic home of the library. It is very conveniently located in the centre of Muswell Hill.

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear."

We live within walking distance, love the present building which is both attractive and central. We are regular appreciative users and believe improvements can be cost covered

by using the land at the back. There are not good enough reasons to move and the Council should not once again override public opinion

The library is too small and doesn't allow for flexibility in terms of space. Students are travelling to Crouch End library to study in groups because there is no space here. Also the lack of access for certain individuals who can really make use of their spare time here. Please think about these individuals.

I don't like the fact there is no lift, it's not suitable as I have a young child

Library facilities should be fully accessible. The interior of the building is unattractive and old-fashioned. Haringey's resources are very limited. The costs just to adapt the building to meet accessibility requirements alone are not justifiable.

The site is a poor example of a modern borough doing its best to face up to living within its means whilst at the same time trying to improve services. This old, unmodernised and inaccessible building either needs to be sold off entirely so the council can use the proceeds for much more essential basic services for our residents - or - if the council really does have the money to move it to the Green Man site then the library services element in any new site in MH should only be a small part of a much broader multi-services customer point for those few remaining residents in MH who cannot find a far broader range of free literary and audio services on the internet.

This land was given to Muswell Hill by James Edmondson the architect of large parts of Muswell Hill and a philanthropist who also gave land for the various churches. The building is typical of its era and an integral part of the Broadway. If it ceases to be a library it will have to have an alternative public use as it has a protective covenant to that effect

Apart from the current noise it has a perfect atmosphere. I attend everyday to read the papers and take out books. It saves me as a 91 year old pensioner and aren't paid £9 a week

I am a wheelchair user. I can get to the current building in my wheelchair and use the lift outside. My main concern would be lack of accessible toilets and lack of programmes for older people.

It is an attractive and clearly historically interesting building. I think it would be a shame to lose the use of the building and change it from a public space to a potentially private one. I think it would be better to adapt this building better than moving entirely

Helpful staff and I know my way around the library. Disabled bay (is available) outside if required. Easy access to/from bus stop. Nearby GP surgery. Building used only for one purpose and community events. More would entail I think mixed use and more confusing for elderly or disabled

Existing building is unsatisfactory and better use could be made of the site (i.e. for housing).

Because it is in site, and toilet facilities, which must exist for the staff can be extended. The side entrance can be made accessible as well as the steps. The existing library is already in the heart of Muswell Hill. The building is unique and should not be abandoned.

It is a very beautiful building - a graceful, unique addition to Muswell Hill. This is not a consultation at all, more like an exercise in bullying. People have managed to get their pushchairs up the steps for many years (I know because I had to do it for some years). Likewise, old people are pretty tough and take the climb to the main library in their stride. I think we should have more time to discuss such an important issue : certainly to check on your figures (costs etc) and the comparatively short 'consultation'.

Libraries need to be accessible to all and have modern facilities. It's a nice old building, but it can be converted to another use.

It is well located just off the Broadway ie beside shops. As a listed building, it should be retained as a library with toilets refurbished and a new lift. The estimated costs seem wildly inflated: surely a new lift could be added for £100,000? The land behind enables other options too, including a carpark and a commercial let if wanted to subsidise the running costs. I suggest that a competition is held for redesign options, perhaps with differing cost bands.

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear

We love it. It's our library. Something could be done to alter the interior for wheelchair users. We don't need a big and characterless modern building. A place of history is much more exciting place to read books in. The decision to sell off the building rather than make some internal adjustments is purely for material gain. Leave our beautiful library alone.

The current library is situated in the heart of Muswell Hill, making it more accessible for all residents, rather than part way down an extremely steep hill. My concern is that the closing of the library will result in further redevelopment within the area.

It's a beautiful, well-established building.

The existing listed building works very well, is immediately identifiable, is centrally located and has a historic identity as the local library. It is spacious and there is scope for improvement and extension in better times.

I do not believe that Haringey has seriously considered the option to remain in the same building and carry out some essential, but low cost, capital works which could be financed by the sale of the land to the rear. The current building is listed, is an attractive addition to Muswell Hill and is a light, airy and pleasant place to visit. It also has the advantage of being within easy access of the main shopping area.

No access for those with its mobility

The only reason I checked disagree as opposed to strongly disagree is that I do love the historical feel of the library and saddened to think of the charming building with its beautiful

architectural features be turned, in all likelihood, into yet another block of flats. However, I appreciate we are in the midst of a housing crisis. I also feel that I am willing to sacrifice this in favour of a modern library accessible to all and in a more open part of Muswell Hill rather than being tucked away out of sight. I also have memories of the stairs being such an issue for my mum as a single parent with three young girls making sure none of us slipped on the stairs on the way down from the children's section on the first floor. And the pile of prams at the bottom of the stairs. Not especially practical! Also pro moving to a new building if renovations of the current building will genuinely cost more, although it would have been nice to see supporting figures for this.

The building is too cramped and will never be a friendly place for the old, disabled or those with small children.

I do absolutely like the library as it is now. I do not really see the need to build a modern one but to better invest the money in making more accessible the current library.

Staircase is difficult

A fine building

To stay in the same building improvements need to include a small extension which provides toilets and putting in an access lift.

I have been satisfied with this location for a long time and believe adaptations are possible without a move. Why not switch children's library downstairs and adults upstairs?

Current building offers a friendly atmosphere. Building is big enough for my needs.

There are no toilet facilities. When you come to a library you are likely to stay for a couple of hours reading and using the computer. During that time you are more than likely to need to answer call of nature. A lot of people have been told to go to the local pub or back of Marks and Spencers. This is disgraceful. The new building will have more space.

While a move to a bigger building with modern facilities is attractive on the face of it. You do not say where the new building is, which is crucial. A public meeting should be held by the council to advise users of the situation and allow for a discussion of suitability. I understand the proposed new building is part way down the hill, so although it will have disabled access, the disabled and elderly may not be able to get there in the first place.

It's a wonderful old building. Very central. Not convinced it needs that much modernization. What will happen to it when the library leaves!?!?

Beautiful building - good location

Doesn't work anymore! No public toilets, having to get up the stairs to the children's. It's cramped dark and old fashioned.

It was difficult to carry my pushchair up the stairs. Terrible parking spaces, too busy

Can I just set the scene by explaining that the Muswell Hill and Fortis Green Association was founded over 60 years ago and has 750 members. The present library has been a

familiar part of residents lives from childhood onwards. It is a listed building at a convenient location in the heart of our community. It is used by a wide range of people including parents with their children, the unemployed, students and the elderly and others groups who may for example not have a access to a home computer . As public library buildings go it is not particularly old, and could not be described as not being fit for purpose. To make it even more attractive to all users and potential users the access arrangements could be improved and it would be very useful to have a lift . The cost of these works should not be prohibitive and could be financed by the Council disposing of the area of unused land to the rear of the building and ring-fencing all or some of the proceeds for this purpose .

I would like it to stay there. The library has to have a special atmosphere. I want to keep the building here.

Building is dated. Stairs difficult for buggies.

Concerned about what will happen to the existing site.

Unsure about the future of the existing building.

Not currently sufficient, access to existing site.

Its a nice building but a bit small.

The current building is housed in a landmark of its own in muswell hill, distinguishing it by its very historic building with a protective covenant from the donor saying the building can only be used for a library or public services, so why not maintain it as a library? I understand there is an option to sell land at the back of the building , the sums gathered as a result could provide toilet facilities and a lift into the building. The current Grade 2 space is quiet and resonates for library facilities. The idea of a small functional space within a modern development of no particular architectural merit does not attract!

Not accessible for people with wheelchairs

Only access the library when we don't have a pushchair. Have to carry the pushchair upstairs at the entrance. Too hot in the childrens library - too hot for the children

Too small, congested. Not enough range of books

Love the building. Appreciate the option of wheelchair access. Likes the children area

Not enough study space in the library - my friends teenage children have to travel to Crouch End library to study.

Accessibility issues. Need a future for the library service.

Its a historic building and was built for this purpose. Have concerns on what will happen to the building. Lack of information on future plans for the building.

Atmosphere feels like a library, a little small, seems a shame to let it go.

Its a beautiful building. Modern isn't always better.

Don't use it so unsure.

Bigger space, more resources in the new building

Not fit for purpose, too dark. Not going to encourage more people. Need to show how libraries can adapt for the future.

Superb historic building. It is possible to provide toilets and a lift at this site.

Too small - needs a better adult library

Not fit for purpose

Don't really trust any government

Not as convenient for disabled people.

Building was built as a resource for the local community and should be kept as such. However it would need modifications to make it fit for 21st Century. Namely add a small extension at the back which would provide space for toilets and a lift to access the first floor.

Happy either way and whatever works. Best to keep library sustainable

Quite like the old building

It is a Grade 2 listed building donated to the local community and as such a local feature that should not be handed over purely for profit. It is central to Muswell Hill and therefore easily accessible and avoids having to cross several roads on the busy roundabout to gain access. A great advantage to the less mobile is that it is not situated on a hill.

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear.

The library is well located in the heart of the shopping area and is a familiar and much loved building. It is accessible to both able-bodied and disabled people on the ground floor and a lift could be put in to access the upper floor. It also serves as a very good pooling booth.

The building is dark, dingy and not fit for purpose - not wheelchair accessible

It's a unique building and should be left for the public as it was intended. The lift can be fixed to enable disabled customers to enter. For others, it's in a key site that's easy to get to with young kids in tow.

The library should stay in its historic building and be improved with the addition of a small extension which would provide space for toilets and a lift to enable access to the first floor. The additional space provided by a small extension could also enable other library facilities such as a small meeting room. The extension could be paid for using part of any capital receipt from selling the rest of the land behind the library. This third option of improving the current library should be offered to local residents. Muswell Hill library's historic setting is a valuable part of our local heritage. The children's library on the first floor is a particular

delight with its historic mural. Having the children's library on a separate floor means that events and activities for young people can be held without disturbing other users of the library. Being a separate space also makes this a much safer environment for children. The library should remain in its historic location with some improvements to make the library accessible to all so that future generations can continue to benefit and draw inspiration from this wonderful local asset.

The library should stay in its historic building and be improved with the addition of a small extension which would provide space for toilets and a lift to enable access to the first floor. The additional space provided by a small extension could also enable other library facilities such as a small meeting room. The extension could be paid for using part of any capital receipt from selling the rest of the land behind the library. This third option of improving the current library should be offered to local residents. Muswell Hill library's historic setting is a valuable part of our local heritage. The children's library on the first floor is a particular delight with its historic mural. Having the children's library on a separate floor means that events and activities for young people can be held without disturbing other users of the library. Being a separate space also makes this a much safer environment for children. The library should remain in its historic location with some improvements to make the library accessible to all so that future generations can continue to benefit and draw inspiration from this wonderful local asset.

Would support better facilities. The old building should not be sold to a developer. It should remain for public/community use.

Too many steps - Not sufficient access for pushchairs

I like a building that has a sense of history - looking like a place that you learn

not worth the cost of modernising it

No accessible for buggies and small children

It is at a easy access to every body. You can modernize it and preserve the building.

The building is not accessible and does not seem like the best option for the long term future of the service if money is not available to adapt the building.

In addition it is necessary to invest further in the current building, improving accessibility. This is an iconic building in the area, one appreciated by residents.

Husband finds it quite convenient

Facilities aren't great. Not a great atmosphere - bit austere

Building is to old - not good for disabled people. Whole building is outdated

The building is too expensive to maintain - not sustainable

Current building is a bit small. Computer area a bit small

I want the library to stay in the old building (for heritage purposes) - the building should keep its original purpose

Would be better if there was one big open space.

Not sustainable in the present building

No access for disabled people and mums with pushchairs.

As a council tax payer I would rather money is spent on creating a new Library that will be spacious and light and not constantly have high maintenance costs due to the age of the building. I can see no benefits in staying in the same building. Living in the area I hear that some people are concerned about this being turned into more housing. However my views on this are that it could be beneficial and made into affordable housing for key workers (doctors, nurses, teachers etc) .

I am nearly 85 years old and love this library, I've had no problems with access to it.

I would not directly benefit from the access arrangements gained from the move.

It would be a terrible shame if the residents of Muswell Hill lose access to arguably the finest public building in the area. Could the Children's Library be moved back to the ground floor, where it was originally situated? A lift and toilets could be financed from the sale of the land behind the library. I find it hard to believe such improvements will cost as much as the estimates given.

Stay in the same building with alterations to increase access. There is sufficient space behind or to the side of the building to erect a lift. The children's library could be moved downstairs. It would be easy to build a gentle ramp at the side door for pushchairs and wheelchairs. This purpose-built library is part of the character and history of the area. Let's not replace it with some characterless modern building. Rethink how the space is used. Every time I go in there seem to be fewer and fewer books.

Has served the community well for decades.

Building is easy to access and comfortable

The building is a landmark and a fine site for a public library. It is centrally located. It works, but needs light and inexpensive upgrading.

this is part of Muswell Hill's historical legacy - so much has disappeared, the continuity is important, we have a strong sense of identification with the building, with the place it has in Muswell Hill. generations have used it, and it is one of the few original buildings to which the public has access. so much changes - the library and its holdings (already decimated) should remain

If the current building could be put to another use but was able to retain its most important features I would have no objection to its closure as a library. I would like to see what options have been considered for this.

There is no need to move. Renovation can be carried out easily, including lift for wheelchair access.

The building is beautiful and a prominent part of Muswell Hill. The space could be improved and continue to be used as a library at considerably less expense than a new development. We have enough coffee shops and charity shops already and to close this library would devastate what little that remains unique and original. Further to this consider dropping commercial rates and rents before Muswell Hill becomes totally another clone high street, there is a very real risk that too many independent shops have been forced to leave already and despite some improvements the Broadway has already lost most of its character in recent years.

It is a beautiful and historic building and totally in keeping with the style and ethos of Muswell Hill as an Edwardian built suburb. I understand it would be possible to sell some land behind the current building which could be used to fund the building of a small extension with lift and toilets. It would be a desperate shame to move the library to some faceless new building and leave the current one to no doubt be turned into yet more "luxury apartments" by some property developer.

This is a building of historical interest in the community with public art that should be available to the community. A 3rd option, of retrofitting the library with facilities & elevator should be offered.

I am very keen on modern, accessible facilities, but I am very sceptical that these cannot be provided in the historic location of the library. Option 2's location is not as convenient as the existing facility.

It's a beautiful building in the centre of Muswell Hill

No wheel chair access. Tired building and decor. Not enough space for diferent activities and lack of natural light

The Library is perfectly placed at the centre - the heart - of Muswell Hill. It is well-known and much-loved. The historical building has character and style. It is solid and welcoming. It feels traditional - in keeping with the history of Muswell Hill.

There is a heritage behind staying in the existing building which might be lost if the library were to be relocated. Renovating the existing building and making it suitable for wheelchairs/pushchairs would most likely be cheaper than developing an entirely new site.

It's historically been in this wonderful building in the centre of Muswell hill. Please do not sell it off.

I expect this is may be the cheapest option.

This is a historic building which should be kept and improved. The council should re visit the proposals for improvement possibly with different architects. The proposed costs seem way too high for the installation of a lift, toilets and better heating. The building could be completely knocked down and rebuilt for the sums which have been quoted.

As a life-long resident of Muswell Hill, where I remember the children's library being on the ground floor, I feel a certain nostalgia for the current building. I'd hate for the library to

move and the current building be sold off to a property developer. If Haringey kept the building and turned it into council-flats, I'd be delighted.

Wonderful landmark building convenient for residents.

The beautiful current library building should remain as our local library. Apart from the building the access is extremely important. It is safe for mothers and children and for the elderly. There is disabled parking immediately outside and not very much heavy traffic in Queens Avenue. There is also an empty building site at the back in the news Why could this area not be used to make disabled access to the library building from the back. I works have thought that this would be cheaper than moving to another building not yet completed. As a resident of Muswell Hill for more than fifty years I feel very strongly that the library should stay in its grade 2? listed present building.

I find it an ideal place to read and concentrate.

Haringey council are already destroying Muswell Hill. Selling off any prime space and changing the face of our historic Broadway. The Green Man was a landmark for over 100 years, now gone...leave our pretty library alone - want to sell it as luxury housing?

It provides the necessary resources which I require on a daily basis.

If space is not suitable for all residents (especially the elderly and young children) it is not a suitable site. In excess of £1 million to bring to standard is too much. I assume the cost to deliver a suitable library on a new site would be a lot less (less than 1/2 million at the very most)? I would however expect the building to be listed to the highest possible level to retain its character - it is a beautiful building.

This library is not only an unusual building but it brings so many people to the centre of Muswell Hill itself that live in the surrounding area and beyond. I have met numerous new local people there and their selection of books is amazing. It also means that everyone, even without a car, can visit it on bus as it is virtually outside so many bus routes enabling all ages, whether children, young adults and older people to get there easily and use it. If this went, then I would no longer bother with a library and neither will other friends of mine who have young and older children. My two 12 year old granddaughters go there on the bus, wonder round and return to me, it is the hub and important hub to all Muswell Hill residents. The building is extraordinary too.

The library is a wonderful historic building which has been at the heart of the Muswell Hill community for many years and is well used and well loved. It is a listed building and has a protective covenant.

It's a wonderful building and perfectly located.

It is a beautiful building and space I really wanted to join but technology made it difficult. Access is not a problem - joining has been problematic. Obviously not great outside lift - but is there and I enjoyed baby classes there and toy library. Only awkwardness has been joining - so have joined barnet libraries instead

The new space is going to be smaller - lower ceilings. It will be an awkward place to get to for the elderly - a very steep hill.

I was very surprised and disturbed by the biased and badly argued case that Haringey Council presented for abandoning the current location and building a new library. (One can see this bias on this very page in the way that Option 2 is presented with its supposed advantages listed while Option 1 has none.) I think the current building's location and design and historic nature lends it great value. I am far from convinced that the Council has actually explored all potential options for making the current building accessible and respectfully request the Council to do additional research - in an open and consultative way, so that the public can trust the results - to develop less expensive renovation plans. Until the Council presents a fair, independently vetted, series of options, I will strongly support keeping the library where it is.

I like taking my grandchildren to read books in an attractive building with character.

Central location Beautiful building Children's library upstairs is a lovely place to spend time

Everyone knows where it is. It's easily accessible. Change is not always for the better.

The convenience of this library near the shopping area is vital for me and will be increasingly so for the next 20 or more years until I am into my very old age. I have just retired, don't have a state pension yet but enjoy using the library when I go to the shops as I have done for the past 35 years. The connectivity to the shopping area is vital as far as I'm concerned

It is an historic building, and easy to access from the 43/134 bus stop without having to make multiple crossings over a tricky roundabout

This would be the best option if the funds are used to improve the library. It is a great building and adds to muswel hill character rather than a new development. It can be a focal point and is in a calmer location than the other side of the round about. For families and kids it is much better than the the old green man location. It is quieter without the business of the restaurants and shops and pubs and therefore less stressful and safer and easier to access and leave from.

This is a historic building and should retain its current function. Improvements should be made to the current building.

The old library is a much loved focal point in Muswell Hill. It is a lovely building. The children's room is large with light pouring in through that beautiful ceiling/roof. It should be possible to come up with a plan to make it more accessible at a modest cost.

It is a lovely historic building and is part of our heritage. The facilities currently work although the best option would be to improve these more.

Strongly in favour of improving the current library building, and believe this can be done at reasonable cost...ie the third option.

conveniently situated for all residents in interesting building

Probably best way of maintain this old building and introducing new features. Incidentally the LD's 3rd way looks an imaginative approach to the situation

It would be good if it wasn't flats

Accessibility, more space

Not accessible with pushchair

Poor access

Not easy access for disabled people

My family feel that it would be a much better option to improve the current site and thoroughly support the Lib Dems proposal to sell part of the land behind the library and reinvest this in the current site improving access and facilities.

It's always a worry when beautiful buildings like this are vacated. As they are often then used for unaffordable housing. I don't see why the current building can not be updated to meet all the requirements.

This is an important historic building. The current building should be improved in its current location. This is what happens with all historic buildings - they are modified to improve access etc...

I wish the library building to remain in the community for use by the community

Only two options and strongly disagree with the alternative. Would prefer that library is kept on the same site and improved when funds are available.

The building is historical and needs to be listed so that value is given to it. No coffee or charity shop to be opened within it. Could be an art gallery or used by the historical society.

If it is to be closed - the building needs to be protected.

Don't know what would happen to the old building

Family area. The old feel is what I like

Its the most appropriate centre place. The historical association have stated there are funds to adapt it.

A beautiful building that could be improved as it already has some wheelchair access. A third option of improving the existing building should have been offered.

It's got a great atmosphere

The current library has character and is at the heart of the community. It can be improved with lift access to the rear of the building. It is important that buildings like this are retained for community use and not sold off to developers. The current proposal is not to do any thing to the existing building. This is not a true consultation as there are opportunities to improve the current site.

There is a good ambience. It would be good to maintain the same building somehow. If the majority say no then can it be used as a community building

The building was built to be a library and is a much loved landmark. It would be an outrage that Haringey go ahead and move the library to fund other undisclosed services. In effect the library is sacrificed for the sake of funding. The library should stay in the building it was meant to be in and funding be secured to upgrade the building as it is!

The library is an important community hub and it should stay central in Muswell Hill. As it is so close to the shops and high street, it is easy to just pop in whereas the new location would require people to go out of their way to get there. I don't think that old building should be turned into another block of flats - it should stay a community centre and be improved to be more accessible. Horsney library is also nearby and an extremely accessible option for residents.

It's an iconic building in a wonderful location and is part of the history of the neighbourhood we should commit to preserve

Anxiety re: losing the library altogether. Want the library to stay in Muswell Hill. Losing the post office - same here?

Don't like change

Don't use it - hard to form an opinion on it.

Costly to move to the new site

Economic reasons - in the long term, wants to sustain libraries.

Old building - feels damp. Not a nice space to be in

I can see the benefits of moving to a larger site

It's central - so easy to get to - and we need to have community spaces in the heart of the community. (Bear in mind the Post office is under threat, etc). The library is a fabulous public space which could be made better. If we are not careful, central Mus Hill will only be occupied by eateries, chain. mobile phone shops and far too many depressing charity shops. In my view Muswell Hill is dreary place and one of the few lovely things is the library.

I love the architecture of this building and I think the council should keep it I use and relevand

Building is dismal and needs updating with disability access.

A library is also about its environment and this building adds something special that a modern building cannot give

There is nothing wrong with the current service or building.

I would prefer that this building is used for civic purposes rather than yet another bar or restaurant at Muswell Hill

I agree with the Lib Dem views to stay in this gorgeous building and renovate it. If money is needed then I would be glad to sell off some land to fund the renovations. This library building is a beautiful building, the location very convenient and it has been a historic part of Muswell Hill and should stay to be enjoyed by the public for years to come.

*Current building is off the busy Broadway. *It is better as a 2 floor entity- keeping school children and studying teens apart from us older folks makes for a better environment for all. *It is the only public building in Muswell Hill and part of 20thC local heritage *Independent estimates of enhancements indicate that Haringey Council have over estimated the cost of the works by ten to thirty fold! *The Council has not said what it's plan for the existing site are under Option 2

Alterations can be done to the current building to allow greater access for all abilities, this will probably be more cost effective than building a whole new structure. Where it is now is quite and easy to get to

The existing building works but could be improved by selling off some of the land behind the library to build an extension with improved accessibility.

Our beloved library should be modernised and a lift installed to give access for all.

Building specifically designed as a library Conveniently located Comfortable atmosphere Excellent acoustics Good sound suppression Comfortable seating Large enough to support wide variety of material

Easy to access the location there's history to the building should stay as it is I have lived in Muswell Hill for 40 years

Accessing the children library is extremely difficult with small children. The facilities are out dated

I think modernisation is needed and a purpose built library seems a better option, no matter how much I like the present building. But it would be important to keep the building facade in any new development.

The current building is unsuitable in its present state but I believe that it could be renovated and altered to improve access and thus it would be a suitable building in which the library can continue. The building is of historic interest and should be kept as a building that can be used as a service to the public.

The location is great, it's central enough in location, but not too close to bus stops or busy shops. Also, I can't think of another use for the building that would be as stable as the library.

Great convenient location. Muswell Hill landmark building. It should remain and serve the community.

I feel that it is very important not to lose all of our historic buildings to the public.

I am pleased with the current facilities.

I believe that option 1 is not only a cheaper option but we already have major problems with regard to parking and traffic flow and this will only make this worse.

The space isn't suitable for parents/carers with buggies. It isn't great for disabled access.

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear.

Agree with the proposal to stay in the current library in its current home at the centre of the community. Funds to be raised to make necessary improvements as opposed to the standard approach of selling off land with imprecise promises tacked on to the never-never.

Library should retain current position and services.

The library is the only civic building with any character in Muswell Hill. It would be a great pity if it were to be leased/sold off for private use, with no public access. It provides a pleasant ambience, very conducive to reading and studying; that cannot be replicated in a bland office type of space. It can be improved through a modest extension, including toilets and a lift, funded by the development of land to the back of it.

Easily accessible in a prime historic location.

Convenient location. Listed building.

No longer suitable

The cost quoted by the Council of adapting the current library building is between £680,000 and £1,650,000. Friends of Muswell Hill Library say they have a quoted cost of £60,000. The large difference between these quote has not been adequately explained by the Council. Until it is, I can only support staying in the existing building.

The building is close to where I live which is very convenient.

The current building and location are meaningful in the community and have character and historical relevance

It is a beautiful building which should be modified from within but keeping the facade as it is.

Stay in the present building with improvements

Building has lasted this long without major issues with regards to maintenance and changes, why change now?

This is a historic feature of Muswell hill and should remain so. The council can build a small extension for a lift and accessible toilets and the whole inside could be upgraded from the funds from selling off the land behind

It's a purpose-built library with good light and space. It's also a listed building which adds to the townscape.

I have used this library since moving to Muswell Hill in 1977. It is centrally located and despite the steps / stairs easily accessible, both for myself [in my seventies] and for my children and grandchildren. Toilet facilities would be a big bonus, and I think serious consideration should be given to improving / updating the existing building. The traffic and additional roads to cross to access the new site are unappealing and the gradient at the top of the hill a great deterrent. Surely this is why the bus stop was relocated? Where will the main access be to the new building? If it is on the main road I would worry about the traffic and the steep pavement.

it is council owned, spacious, purpose built, with easy access and is listed!

I understand there was previously a 3rd option that a lift and toilets could be provided by adding a small extension at the back of the present building, using part of the money raised from selling the rest of the land behind the library. The problem with moving the library to the site of the former Green Man pub is that this is on a very steep hill and will be difficult for anyone with limited mobility. Surely this was why the W7 and 144 bus stop was sited at the top of the hill, by the roundabout.

The location is superb. It is very close to the high street and I am able to combine a visit to the library with running errands on the high street. It is a comfortable walk from my home. Its location on Queens Avenue keeps it away from the noise of the high street. The building is a beautiful building. The double doors - one on street level and the glass door above the stairs help reduce the noise from the street. I feel comfortable and relaxed in the building.

If the building could be made more accessible, it is a nice, historic setting and the children's space is nice. Staff, in general, are really unfriendly though! Alexandra Park and Hornsey Central have friendlier staff.

It is possible in the present building to provide access for people with disabilities and for people with young children.

Fantastic location, my kids love going there, beautiful building

It doesn't strike me to be a viable long term space - we need modernisation in the community. Create a new hub. A new library could revive the area.

Service needs upgrading

Childrens library, not accessible, too many steps

Access and improvements: The Lib Dems believe it would be far better to improve the current, historic library. Our wonderful library is ideally positioned just off the Broadway, on level ground. In comparison, the proposed new library space is down a hill which is likely to be a slip hazard in winter, and outside the shopping centre. In our opinion, this positioning makes the proposed library space less accessible to the disabled and parents with pushchairs, than the current library would be, if a lift were installed. In our view, the library should stay in its current historic building and be improved with the addition of a small extension which would provide space for disabled toilets and a lift to enable access to the first floor. The additional space provided by a small extension could also enable other library facilities such as a small meeting room. The extension could be paid for using part

of any capital receipt from selling the rest of the land behind the library. The Liberal Democrats believe this third option of improving the current library should be offered to local residents. History and covenant: Muswell Hill library's historic setting is a valuable part of our local heritage, the children's library on the first floor is a particular delight with its historic mural. We note that the building is Grade 2 listed and was gifted to the borough by the founder of Muswell Hill, James Edmondson in 1899. The building has been in use as a Library since 1931 and is the last public building in Muswell Hill. We note that there is a **restrictive covenant on the building which states: "This land is subject to the restrictive covenant that it shall not (or any part) be used for any purpose "other than that of a Branch Public Library or other public non-trading purpose."** The Liberal Democrats are concerned that if the Library is moved, this covenant will not be respected and Muswell Hill will lose its last public building. We are further concerned that the public will no longer be able to access the building or view the murals. Public support: The Liberal Democrats believe the library should remain in its historic location with some improvements to make the library accessible to all. Our petition calling on Haringey Council to keep Muswell Hill Library open on its current site and make the current building accessible to all, has been signed by over 300 local people (we have submitted the petition to Zoe Robertson, the lead consultation officer). We note that the Friends of Muswell Hill Library are also campaigning for this and their petition has gathered many signatures too.

Difficulty of access- not much access for parents with buggies and wheelchair users.
Library / book section very small

As long as a library is kept open

The present building was built as a library It can be renovated at a reasonable cost Present site more suitable

I love the library but it is not suitable for its users and therefore you can not be sentimental if that is being selfish

The Building is an attractive purpose-built library which has been in use for many years. It could be improved at relatively little cost to accommodate wheelchairs and buggies. It appears perverse to close this much-loved facility and provide a new library in a modern block (presumably at a high rent) in order to assist the Council's finances. Once it has gone, it has gone for ever, to the detriment of its users and future generations.

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear.

The best option is to stay in the same building and improve its facilities and accessibility.

Cultural legacy. It needs to stay

Great atmosphere. Historic building

- It is the only public building left in the area - It is one of only 2 - 3 art deco 30s period quality buildings left in the borough (including Hornsey Town Hall). It is beautiful both inside and out - It is tucked off the Broadway, away from traffic noise and is therefore always

quiet, peaceful & relaxing and very popular. - It is easy to access by dial-a-ride or car, the parking area should be better marked for disabled use.

Doesn't have enough facilities

If the building is protected then makes sense to move somewhere with better facilities

Ventilation is an issue in older buildings. We need more space and room which will appeal to more people

We need a new modern building with bathroom

Going to cost a lot of money

Would like to have more info. Would be good for the community to know what happens to the existing building.

There is already wheelchair access and everything else needed, so no need to change venue. We should stay in the same building

Existing building is historic and attractive and can still operate well as a library with the appropriate refurbishment/extension to accommodate buggies/wheelchairs, toilets and a lift

It needs too much work to improve its current state. Wheelchair ramp - dated, is outside exposed to the elements, breaks down often. No 'after hours return' outside the building
Difficult to access with pushchair / buggy No toilet facilities Limited choice of books Toy library needs a face lift - the room is dark, draughty Computers are old

It is a beautiful building

There is room to have activities such as childrens play/story time etc

I believe the existing library could be re-vamped to include wheelchair access, toilets and a quiet space etc. The library is easy to access especially for less mobile people who it would appear use the library a lot. This is a lovely old building in a quiet and safe location.

It's a nice building and I would hate to see it being knocked down, or sold off and inaccessible to the public

Fate of present building not notified if library moves. Better to convert within permissions current building. Acceptable examples of 1930s buildings converted within permissions to modern requirement. Space within present building sufficient. Toilet facilities accessible to all users could be installed in present building.

I visit the library often with my young son. We like it as it is and find no short comings. The building is of architectural importance and is very popular with all the residents. There is no need for it to be moved elsewhere. It is in a central position and a quiet environment

The building the library is housed in is ideal, and the building is a wonderful architectural space and suits being a library. It is a great focal place for people to go and study and is in a nice and quiet environment, and centrally situated. All in all I think it is fine as it is and does not need to move.

Lovely building with character and windows giving daylight. Known to all as a library. Childrens library separate so no noise issues. Known quantity

The current Muswell Hill (Queens Ave) library building is in my experience, extremely well used and well loved. As a life long friend of Muswell Hill library. I am dismayed that the council seems set on refusing even the setting up of a highly focused, inexpensive, small, scale feasibility study to be conducted by an independent third party. Agreed jointly by the council and F.O.M.H.LG

Please see option 3, over the page

I have been using the Muswell Hill library for over 40 years. I have a long standing affection for both the library and the building it is housed in - which seems to serve many of the purposes of a library very well e.g. the acoustics, ambience etc. Accessibility problems are a feature of most buildings and I don't believe the option to move onto the steep hill at the old Green Man site will improve this. I believe a better option is to stay and upgrade the existing lift to the ground floor - and if possible borrow (at record low interest rates) to make capital upgrades to the interior of the building and make the first floor more wheelchair accessible.

The proposal to move the library has nothing to do with quality of service. It was in the Council's strategic plan solely as a way to unlock capital and I opposed the plan then, as I do now. The building is a historic property in the public realm and can perfectly well be adapted to modern requirements given the will and a modicum of imagination. Its current location is well placed for the sort of foot traffic that we have here in Muswell Hill. Taking everything into account I oppose the proposals. I would like to see any money released from development at the rear being spent on library refurbishment. For too long the Council has seen its role as asset stripping the west of the borough for the benefit of the east.

I think the library should stay in the current building to preserve the heritage of Muswell Hill. The current library building is full of characters and ideally suited. We should adapt the optimal solution for disabled access. It shouldn't be that expensive!

It's convenient for me and my family

Muswell Hill library has been there for years, its part of Muswell Hill. Refurbish, its an icon and should be kept. xxxxxx

Muswell Hill library is an impressive purpose-built property which has been a place of learning for more than 80 years - it should remain that way. I was often there as a child with my brothers and sisters as we learnt to love reading, and I still pop in for books and DVDs. When I trained to become a journalist a few years ago, it was an invaluable place for me to study, read and even check out notices for local stories. Losing this building for public use as a library would be a great detriment to the area and its community. I would like to see it developed and marketed more for community use to remind people of its heritage, rather than sold off or handed to other services.

The library needs upgrading to give it purpose for existing in the modern age.

Disagree with the state of the building

I like the library on 2 floors - especially the childrens library, separate from quiet space.

Library is there to serve community, it should be fit for purpose and has facilities. Access for all - move it

Convincing arguments both sides.

Makes more sense to have a new building designed specifically for the needs of people today

Like the old building - lots of character - easy to get to

25% increase in space is not much of a reason at all. A 25% increase in book space could be achieved by other means. Current site in a better position

Stairs make it inaccessible for some people. Feels a bit cramped.

Poor access in the current building

Don't live so not sure, but can understand worries re: what happens to the existing building

Been an important part of Muswell Hill for many years

The current site is very close to the Broadway

A landmark of Muswell Hill and a historic building Good location - not right by main roundabout with very young children Appropriate size for the library's population Adjustments can't be made for 10th of the price

Current building doesn't sound like a nice space.

Wondering what will happen to the existing building

It is a historic building, purpose built as library, listed and a building of great beauty which can be enjoyed by everyone who lives/works and visits the area. This building should continue to be used as a public space not sold off for profits. It is in a side street where there is availability of set down places to drop off families with pushchairs/young children, elderly, physically disabled. While the building may need some internal improvements to create better universal access, I feel confident that with today's architects and improved building design options and available materials this would easily be possible to achieve in the current building.

I have used both adult and child's library in Muswell Hill. I disagree with access (illegible) a dummy waiter for books. The server for internet contract was ill advised, this not related to the building. Green man location will be smaller, open plan with staff room, It is grade 2 with mural of shrine, well historic, important. You have two toilets upstairs.... (Illegible) Children's library separate is safer, better than other Haringey libraries. With all point list its a 'cash cow' for Haringey

Haven't thought about it enough to be honest.

Nice ethos - good vibes, good location, not too big - we have enough bigger libraries in Haringey

This is a beautiful historic building and should remain as a landmark in Muswell Hill, serving the purpose for which it was bequeathed with some improvements to the building which would include the necessary toilets and a lift. The building has a calming effect when you spend time just sitting there reading a book for a while getting away from the world outside the sound of which is are completely obliterated while you are in this lovely building. A modern structure would not have the same atmosphere. Please save our present building in Muswell Hill as our library.

I agree that the library is a valuable asset to the community, and it's currently in a lovely and familiar space that shouldn't be changed.

There is insufficient detail in your consultation document to make an objective decision as to whether this is a good deal for local residents. I feel the council is motivated towards option 2 by the value of the existing site and the associated land not what is best for the local community. It's not an honest consultation on that basis. Be honest about the value of the site and your intentions for it.

This is a purpose built library which could have some improvements including a small extension with toilets and a lift

Too many manifestations of local community life, interaction, cohesion and identity in Britain (e.g. libraries, police stations, fire stations, Tube station offices, leisure centres, G.P. surgeries, clinics, and hospitals) have already been closed down, sold off or privatised. Our Library must not join them. It has been at the centre of Muswell Hill since at least 1931. It is a Grade II listed building with a protective covenant. A small extension for toilets and a lift would pay dividends and permit the sale of land at the rear to help offset the financial outlay.

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear. The current library is at the heart of Muswell Hill and the community; geographically, historically and functionally. The Council's survey preamble pretends that only a newly located library would be at the heart of the community; at best disingenuous, at worst misleading and a lie.

It serves much of the community well. Wheelchair and pushchair access could be via side entrance, used in past election days. It has a congenial and welcoming feel to it. "If it isn't broken, why fix it?"

The building will remain, but just have a different use. It would have to be adapted considerably anyway if it were to be extended and made accessible. It is very stuffy and hot on the first floor whenever it is sunny, even in winter. It will be expensive to adapt and then to maintain.

I think it provides a very good service with the disabled lift recently installed outside. There is room out the back for toilet facilities

I agree the library should remain in the same building. It is grade 2 listed and has atmosphere to match. Plus it has a protective covenant saying the building should be used as a library or for other public services. But it should have a lift to the first floor and new loos which could be housed in a small extension.

It seems too good an opportunity not to relocate to a modern building in the middle of Muswell Hill

The building is dated and a update facilities in a new space. Prams accessibility is an issue here

I don't use the library but am sure many people do

Build a new one!

New building New facilities Sounds good

Not accessible, too dated

Same area, improved facilities

No info from the council

Difficult to access

Better to have wheelchair access and for kids/elderly

New location is better. Muswell Hill library is too small

New premises bigger - better facilities

Old building and doesn't agree with new modern buildings - You lose the character

If you only have to move 150 metres to do the renovation. Why are you even consulting?
Your over-consulting

Don't want to see site developed into housing - especially since it wont be for social housing

Don't want more flats

Historic building, served community and part of community. It could be adapted to serve disabled people

Better option in new building

The case for moving has not been made convincingly, and we have no problems with the existing building

It's a lovely building on the outside but has outgrown its usefulness as a library

Lack of accessibility - seems a good idea to move

As the childrens library is on the first floor, I think disabled mums should be able to visit it with their young children - a valuable resource for pre school children. Sandra Wright.

My main concern is that it stays in the area and in very close proximity to where it currently is.

There should be a third option which would involve selling part of the land at the back of the current library to pay for a small extension including a lift and toilets. This questionnaire is loaded because it states lots of advantages for Option 2 and none for Option 1.

If no funds can be found for updating the present building we will continue to have the present problem of lack of lift to the childrens library. Lack of toilet facilities, extreme heat upstairs in summer and expensive upkeep of old, though beautiful building.

Not sure, because my reasons for staying is sentimental reasons. Its a historical site. However the library does need to be brought into the modern age. Toilets and accessibility for disabled users and pram pushers

The present library building is small, but very intimate and friendly. However the access at a new site would be preferable for wheelchair access and pensioners. Toilet facilities would be appreciated (esp for diabetics) as there are no public toilets nearby except in cafes. More space for additional books and computers Improved air conditioning,

Library in current position serves its users well. Its a good, solid building. I am sure it can be updated without great expense if there is a will to do so by the council. Some years ago, the childrens library was on the ground floor but the council chose without consultation or discussion with users, to move it upstairs! Ground floor had front access up steps as now and side entrance on the level so prams and pushchairs had very easy access. This is now one of the main reasons for the council pressing for a new build - not sensible at all. You can return childrens library to ground floor if you want to do so, not impossible.

I have used the library mostly to access the PCs as I don't have a home computer and printer. Whilst the building has beautiful architecture from the outside, inside its cramped, old and unwelcoming.

The site of the Library was given to Hornsey Council by Edmondson, the developer of Muswell Hill Broadway, to erect a fire station which was used until the site was redeveloped to create the current Library, a Grade II listed building. As such, it is of architectural and historic interest and has the right ambience and personality for library use. I appreciate that the building presents some challenges as regards difficulty of access, I do not think that Haringey Council have thought deeply and laterally enough about improving the building so as to bring it up to spec without disturbing its Listed status. The current position of the building is superb and centrally placed for pedestrian access.

Classical building part of the heritage of the area. Better to spend the money on more resources for residents rather than a new building

1. The present building is an icon in Muswell Hill having provided library facilities to many generations. 2. Its central location is very convenient. 3. The mural is a joy to behold.

The current building is an important historic landmark in muswell hill and a suitable atmosphere for a library. Myself and my children have used it for many years . i acknowledge that the building is not perfect, but i would like to see further investigation as to how this building could be made more accessible (i read that previous land behind the bulding had been sold off to help finance improvements.) i do not agree with important historic buildings such as this being sold off to the private sector.

Muswell Hill Library is a really special place for the local community- especially the children's library and the toy library on the first floor. It's a beautiful space which is completely unique in the area. A modern building would be unable to capture the beauty and unique atmosphere of the place. It's a place lots of local mums head to especially on a rainy day to read and play with our children and would be really missed if sold. There is a public duty under the equality act 2010 to provide accessible facilities and I also want everyone to be able to enjoy this unique library so I support option 1 to stay in same building and to invest money to improve access, either now or when more funds become available. Costs of the enhanced access will be much less than designing and building a completely new library and it's also a lower risk piece of work in the current climate to undertake, so in the end could be the best value for money approach when the real cost estimates come back for construction. I wonder if all grant income options been explored as a potential way of funding the access changes required and if there is a strategy to get revenue from that site to help cover ongoing maintenance costs (e.g. from renting the space for meetings, childrens parties etc.)

I disagree with staying in the same building if no improvements are to be made to it. I would like to see the building facade and interior restored to its former glory. The building was quite magnificent according to Jack Whitehead in his book "The Growth of Muswell Hill". I would like to see the existing building retained as a community hub. It is a landmark building in the centre of Muswell Hill and should have an elevated status. I would be very disappointed to see it become housing. I feel that there will be a lot of support for keeping the library here but I think this is down to people not wanting to lose the site to private housing developers. What I would love to see and I think there is strong demand for is 1) a business hub/workspace for entrepreneurs in the area and 2) a space to hold community events and talks. Perhaps the site could then generate money for itself, or be sold and run by a independent community organisation.

The library is housed in a beautiful building with a special atmosphere. We have enjoyed using it for years, also because of its convenient location and easy accessibility.

The Library is housed in a beautiful building in the heart of Muswell Hill and is therefore very accessible. There is no reason the current building could not be improved by the Lib deme proposal to sell the site behind it.

The Muswell Hill library is a small, but very pleasant library space. I particularly appreciate the spacious feel of the children's floor, which I regularly visit with my daughter. It makes for an environment that is substantially different from home, which makes it interesting for children to spend time there. A ground floor setting underneath a residential development will not be able to reproduce such an environment. As an iconic public building, the library building should be preserved for the community. This is especially true given that the land was gifted to the borough for public use, and it's covered by a covenant which restricts it to

public use. Whether or not the covenant can be sidestepped by a sale of the grounds (FAQ 29) is beside the point: such a use would be against the spirit, if not the letter, of the covenant. It could be argued that the establishment of a community health centre would be a valid use of the land and building, but this would need to be guaranteed as part of the relocation, not merely as an option. Finally, it cannot be denied that the current library could use some improvements regarding access and maintenance. The council has investigated various renovation options that appear to have been dismissed out of hand in favour of a sale that would fund the library move and supplement overall borough income. This is understandable, given the state of local government finances in general, but I think that restraint is required when it comes to the sale of fully-owned public land and property. It will be near-impossible to reclaim such land for public use at a later date, e.g. when public finances improve or when a the need for a local police station reappears. Overall, I think the council should consider options for minimal improvements to maintain the current library space.

The proposed new library space sounds less appealing than the current building. Space and light is the primary concern, with the current library (especially the children's area) having a spaciousness that will be impossible to replicate in a ground floor development. A second concern is the fact that the new space is part of a larger development that is not fully owned by the council, and has partial residential use. This will limit the ways in which the library can be used (see e.g. the discussion on the planning category D1) or developed in the future. The landlord and residents may have grounds to object to any change in use, special activities and/or changes in opening hours. Finally, it seems that the promised space gain of 25% may be exaggerated, due to the fact that 'unusable space' has been subtracted for the current library, but it is unlikely that the new library has 100% usable space, for example due to an access hall or elongated entrance, more toilets, access to the LCCCP, etc.

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think the council should consider options for minimal improvements to maintain the current library space.

No disabled parking

2a) To what extent do you agree with Option 2? Option 2: A brand new library - larger space and modern facilities, with level access for wheelchair and pushchair users

2b) Please explain your answer:

If I were confident that a new facility in the heart of Muswell Hill, that achieves all the objectives set out by the Council, and meets our needs, were deliverable BEFORE the current facility closes, then I would strongly favour a move to a new facility.

In order for me to support option 2 the council would have to assure me that the new facility were: in the heart of muswell hill provided all the facilities in the option 2 proposal ready before the existing library closed and that the existing listed building were retained for community use and was fully accessible as a public space

See above. I think the library facilities could be better provided in a new building but at what cost - you say how much it will cost to stay in the current building. How much to relocate and ongoing? Who owns the Green Man and what rent?

i agree if site is on old green man pub eg near Muswell hill Broadway (as it would be detrimental if new library was moved further away).

The proposed site is not as central as the current space. It is on a hill in a very congested part of MH. The beautiful building encourages my children and I to use the library. It is a pleasure to go to the current site.

The new site will be harder to access for less able users as it is further away and is down a steep slope. I simply do not believe that you cannot adapt the current building to make it accessible. Moving to the new sight will damage the unique character of the library and area. It does nothing to celebrate the the culture and heritage in Muswell Hill.

It's not going to be free and it's likely to be turned into more flats!!! No thanks! Enough already!

poor site, on a very steep slope, making access TO and FROM the library difficult. it is also next to the very polluted and busy, noisy main road that is Muswell Hill itself, so not disability-friendly for those with asthma / other lung and heart diseases, nor for childrens' lungs and brains. there is no room for expansion, as the remainder of the building is privately-owned flats. this seems like the most expensive option and unnecessarily disruptive to the service, service-users and staff. i cannot see that the space is larger, i cannot see the benefits of upheaval when a ramp could solve many issues in the existing space.

In common with all new libraries, the new space will be poorly designed, badly constructed, and unpleasant to visit.

For the above reasons. I don't want our library replaced by a modern, characterless building. You also don't say where this library would actually be - how can we possibly make an informed decision without knowing where the library would be anyway.

Libraries need to be kept open and to be made feasible for everybody to be able to visit, people in wheelchairs and mothers and babies in pushchairs, no reason why the babies

can't start reading little baby books...My mother used to read to me when I was 3 or 4, and when i started school aged 5, I could already read... The closing of a library is always and news for local people.

- See Option 1 above. Funding for this option could be better employed elsewhere, including outside of Muswell Hill.

The location is wrong. The internal environment will be poor and unsustainable, reliant upon air conditioning and artificial light. Disabled access is problematic and is relegated to the rear as there is no drop off point in front. It will be smaller once service space and toilet provision have been deducted and the deal Haringey did with developers that led to this position is highly questionable and will lead to an application for a Judicial Review if a new planning application is lodged - which legally must happen.

The current building is the best place for the Library; however with modifications.

Option 2 is sold as being fully accessible. This is not the case it is located on a steep hill which is dangerous for wheelchair users.

I am worried there will be no other library.

I do see facilities of new library are attractive

See answer above. I want to know where it will live in the new build that is currently going on.

People with mobility issues find that the very steep pavement at the top of Muswell Hill hard to cope with. It will be a more expensive option, for unclear gain. It may be functional but will lack the character of the present library.

Just another way of removing a beautiful building from our area and probably replacing it with an eyesore similar to the library in Colney Hatch Lane.

As long as the library remains in a central location to Muswell Hill with good facilities then I would be happy. I would be very unhappy if it were to be relocated further away from the Broadway as it would then become less usable for me and my children. We like to regularly visit it. I also think that it is important for the local schools as they like to use the facilities - so long as it remains accessible to them i.e. at Muswell Hill Primary then I am also happy for it to move.

I agree with your analysis.

For better access and facilities this seems to be the best option in my opinion. Libraries in other areas provide great child and parent facilities creating a better sense of community and the same for disabled patrons - if the current building is not providing this then move. A new project will also be highlighted to the community just by being carried out increasing awareness of the library facilities as they near completion.

I think this would be a great option but I would like to know; a) What would happen to the old library building (would it be sold off to private developers)? and b) Will the council have to pay rent to have the library in the new building?

only if it is cost effective and cheaper than other options, or delivers demonstrable value over option 1

not sure about how easy it will be for disability users to get to Green Man site, will there be a place to stop a car?

My only concern is it would have been good to have some idea of the core services to be provided in the new library - I appreciate that this is being treated as a separate and subsequent issue, but had you been able give assurance that books and computer access will continue to be provided my support would be wholehearted.

Option 2 offers all we would want from a 21st century library It is the library I would want if I ever move back to Muswell Hill

There needs to be more desks, more play areas and better access for buggies

access could be improved in present, handsome build. would like to know much more about plans for present library building. Haringey owns the library but not proposed premises

You have phrased this questionnaire in a biased unfair way. I suspect you have already decided on option 2 and it really doesn't matter what council tax payers like me who use the current library actually feel. You'll do whatever you want irrespective.

I don't see the need if proper renovation is done in the current building.

We have a perfectly adequate library in Muswell Hill that appears to meet the needs of its residents. The building is charming and well preserved, with wheelchair and pushchair facilities, why to change it? couldn't the money be better invested elsewhere more needed?

I think a larger, more accessible library with modern facilities would be good for the area, especially users with mobility issues. Provided Muswell Hill doesn't loose it library altogether moving to a new location my preferred choice.

This will encourage more residents to use the library with more up to date facilities and easier access. Great news that a library is still going to remain in Muswell Hill.

As above. I hope Haringey haven't already decided for option 2.

Feels like a biased presentation of the options by the Council. What are the cost comparisons. To support option 2 I think it would be good to be told the cost/benefit analysis of each option. I would also want assurance that option 2 had a separate study area, and that there would be continued library access in Muswell Hill while the changes were underway .

The new premise offers more space, better accessibility and is close to the existing site. It seems to be a viable alternative.

Looks like a nice new facility - more suited for a modern library

We've used the library for years. Part of the enjoyment is derived from the lovely setting of the current library building. I use the library for myself but mostly for my 3 children. I love

showing them the architecture and telling them about the building as well as looking at the books. It would be a real shame and loss to the local community if the Library is relocated. There are so many modern buildings but so few like the current library- i appreciate the costs involved are high in refurbishing the current library, however I feel that long term, it would be hugely regrettable if funding issues lead to the loss of this superb example of a historic public building from being available for use by the general public.

If the library will be given more books and DVDs and CDs then I agree with the move proposal. However if a move will not lead to me books DVDs and CDs then I would leave it where it is.

Access is better Lots of internet seats Better layout

Better access for disabled people Enhanced facilities

I would prefer the library to stay in the same building as it would be possible to provide improved access by adding a lift to the upper floor. The library building is well known and well-loved and could easily be improved.

Will meet needs

Glad to have an accessible library to replace the historic one. I appreciate Haringey's commitment to providing libraries despite financial problems in local government.

See above

As long as you do everything you say, and the result is what you promise, I'm happy with this option

Firstly, this question could really be improved to not be a leading question. Secondly, for reasons set out above, I feel the space is in fact already very suited to our needs

How will the council mess it up? Are you consulting the regular users of this library and other popular ones to determine what works well and what can be improved upon? Perhaps going as far as to speak to other councils to determine this.

As above

I've used Muswell Hill library when I've had to push my children in push chairs and when I've been on crutches.

I see no Reason to move The Library.

Bigger space - well the consultation over Wood Green Central Library promised no less space - what we ended up with is Wood Green Mini Library. So much stock was disposed of to make room for council services. The LGBT section was a whole bay and is now a shelf and a half. There is a trust issue here

do we really need a modern building? Surely preserving the one we have is a better thing to do- buildings take years to build and turn into successful environments. Why rebuild a modern building when you can use a nice old one

It would cost a lot more than £1.650,000 to provide a new library on the site of the old Green Man, and if instead the space were made commercially available it would add significantly to the amenity of Muswell Hill. The reasons given in favour of the new conversion in this 'engagement' are loaded and untrue - do you seriously expect us to believe that Haringey council will give any resident a real opportunity 'to help to design the new library space'? What is more, a reasonable person does not go to a library expecting to use the toilet, nor would they expect library staff to keep public toilets clean. Public toilets in libraries are frequently misused, and require dedicated cleaning services and security - which add exponentially to the running costs.

it would make me much more likely to use the library and it would free the building hopefully for better community service use. I would hope that the freed up building could be used to benefit the wider community, NOT for further residential development though as we have too much new residential building in Muswell Hill and not enough community infrastructure to cope.

See above.

I a new library should have facilities for all members of the community

This has to be the better alternative, and the library still remains in the centre of Muswell Hill and moves forward with the updated facilities.

Location is great, the proposal is excellent.

The current library is outdated, poorly resourced, never has the books I want, and even when I have ordered them through the library, I have never managed to get the books I asked for in the time agreed. I would like to use a library that is pleasant to go into, easy to use, and has modern appropriate facilities.

As above

There is a third option, which the council have not added to the consultation. We know that it would only cost in the region of £60,000 to fund minor upgrade works to the library. This would include better disabled access, with a lift to the upper floor, and accessible toilets. The Council dismissed this on the grounds that it would cost £680,000. This is nonsense. We have been given a quote for £60,000. The alternative site, at the old Green Man, is completely inappropriate. It is at the top of one of the steepest hills in London. There is no prospect of disabled parking. It would be impossible for cars to stop safely nearby to set down passengers. The idea that disabled access issues would be solved by moving to this site is completely false. The site plans for the Green Man also show that the adjacent cafe/bar will not include any toilets of its own - but instead will be given access to the library toilets. The reason for this is that the developer does not want to install toilets in the commercial section of the development (they cannot charge for the space!). This situation means that noisy, potentially intoxicated cafe/bar customers will be constantly trampling across the library all day long. Can you imagine such a farce? Haringey Council has had Muswell Hill Library in its crosshairs for years - and now they want to sell off the building. According to the Council, the library is a significant financial asset which, if sold, could fund a multitude of capital projects across Haringey. The Council confirmed that there are no plans to reinvest the funds in Muswell Hill itself. We suggested the Council should lease the

Green Man site to a retailer instead - this would generate £250,000 per year in revenue - but they haven't even bothered to respond to this suggestion.

Current library has access for wheelchair and pushchairs - i use regularly with my grandchildren

This is a very poorly designed piece of consultation. The questions are loaded. This item for example makes anyone answering 'disagree/strongly disagree' look as though they don't care about disabled people or wheelchair users. The most vital pieces of information are missing such as where this library will be located and what you are planning to do with the beautiful listed building we currently use. If you want to engage with your local population, you could at least try and do it properly and with less blatant attempts to manipulate the outcome. Shame on you.

I understand this site is at the top of a hill, and, as such, totally unsuitable for older people, and people with disabilities.

The alternative site offers none of the advantages of the present site.

Makes sense but rather depends on projected usage. Rather than the irrelevant questions which follow (from gender onwards) the questions should be: Do you use it? How often? Which facilities do you use? If not, would you use it in new location? What are your interests, e.g. literary, technical, language, history etc?

Access to the site is totally unsuitable for the elderly, disabled, or you children. Parking would be impossible. The old site is superior in every way for access, just needs a lift!

The reason why we only 'Agree' rather than 'Strongly Agree' is that there is no visual idea of what the new library space will look like, and what the improved access will be.

See above.

I am appalled that you are not working with the Friends of Muswell Hill Library and have not included their alternative suggestion in the consultation process.

Understandable but please ensure you have ample property rights and maintain current opening hours and staffing. This is a highly valuable local amenity to sustain.

Does not really matter to us where the library is located. If the new building is better, than let move the library there.

I would not feel safe about my children walking to the proposed new space on their own.

If it is moved to the other site it will cost more to run the library in the future the rents to pay will only increase. This will give Haringey the perfect excuse to close the Library because the council will not be able to control the costs.

No detailed plans have been provided. Access is on a steep place where dropping off a disabled person would be prevented. Toilets will be shared with a proposed café. The Library will be beneath private flats, on an extensive ground floor, natural light may be on

one side only, ceiling height not specified, possibly subject to noise. Consultation should proceed only after all these details are provided, and preferably after the building is erected.

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It will encourage people to use their local library - and particularly children

see above

As above

Even a Council Planning Officer can hardly pretend that there will be level access at a site at the top of one of London's steepest hills and where it is impossible to pause for even 30 secs to deliver anyone with mobility problems, from a car.

This is on one of the steepest hills in the area. How can there be level access for wheelchair and pushchair users?

The purpose of modern library is in flux, but at the very least, it needs to accommodate all users inc wheelchair users and small children, needs to have decent toilets and good air conditioning, and needs to be suitable for special uses, local clubs and societies, and organisations with a special link to Muswell Hill.

Towards the top of the steepest hill in the area with poor or very limited access. Not a good idea.

This is a motherhood and apple pie phrasing. I would agree to staying in the same building with modern facilities and level access.

Inappropriate steeply sloping site, unsuitable for the very people you claim to be helping

The proposed library would be competing with other demands, such as the adjacent cafe and the library experience would be impaired.

It is a larger space but not differentiated for different users and without the same volume as the ceilings in modern buildings are much lower. I am also concerned at the level of natural light and general suitability for reading; as was explained at the meeting the views over London are so valuable that that side of the building has already been designated for a restaurant i.e. the library is being offered the left over space after the commercial premises have cherry-picked the rest. I have also read that the toilets are to be common with the cafe and I suppose the Council thinks this is ok for the children as well. As a grandmother I appreciated that my grandchildren were not put at any risk or out of my sight in the Muswell Hill library as my mobility is restricted. The view of the library from the Council was that it was a place where people could pick up books not read nor could children play safely. The idea of selling off assets in Muswell Hill to fund work elsewhere in the borough leads to a situation where there is no public asset in our ward that is a genuine meeting place. I have voted Labour all my life and I cannot accept the treatment of our ward by a Labour Council.

For the reasons stated above.

Nowadays a library needs to be modern in the sense that it provides wifi, computers, wheelchair access etc as well as books - lots of books! And an easy means of borrowing and ordering online.

The proposed new site sounds unsuitable and the proposal that customers from the cafe/bar should share the libraries toilets is inappropriate

It would be a great signal from Haringey to show commitment to libraries in the borough. Plus that Green Man space has been neglected and problematic for years. Putting the library there seems like a good solution, particularly with the new housing that's being built in that vicinity

I suspect that you'd like to turn the library into flats. Don't do this. We don't want you to.

The proposed place for the new library will be very inconvenient re access and I'm not convinced that it will improve library services.

As I explained above, the Green Man pub is the wrong building in the wrong location, and would be a waste of money converting it when we have a purpose built library which need a bit of upgrading.

It's impossible to answer without knowing what the plans are for investment if the library was to remain in the same building. Also impossible to answer without knowing what would happen to the building if you went with option 2.

The only problem with the library at the current site is access for wheelchair/pushchair. With the amount of funding you have, this could be easily added, also it would be a much more economical solution than moving the whole library all together.

Test

See above.

Everyone is happy with the current location, people can manage buggies (if you look at the packed toddler sessions run at the library the steps don't put people off) and for wheelchair users there is a lift. It would be harder for everyone to access the library if it were moved. Why not modernise the existing building with land to the rear (currently scruffy/unused parking)

There is something to be said for history and tradition. Let's not modernise every single thing.

All whitewash and flannel. We all know this is just an excuse to make some easy money. Entirely unnecessary and a waste of taxpayers' money. Another example of mismanagement by Haringey Council. And how will you provide level access, when the proposed new site is on an even steeper slope than the current one? Or are you hoping people just won't ask? Far cheaper to modify the current building, which is in a much more appropriate place for a library.

It's unnecessary and there are serious access issues with the old Green Man site. My children go to Muswell Hill primary school and I am concerned about more traffic and unsafe stopping at the top of Muswell Hill.

Needs good accessibility

The location at the top of a steep hill is inappropriate for wheelchair users, creating the risk of serious accident. Increased footfall at this location could create a bottleneck on the pavement, again risking serious injury to pedestrians.

It's on a busy roundabout and in basement.

I often visit Hornsey library in Crouch End and find that to be a pleasing place to go, whether with children or on my own. It is a big, open, light space, easy to access and often with interesting exhibitions in the adjoining hall. I find working in there on my computer to be a pleasure. I also love the children's library. I would love our library in Muswell Hill to be more like this.

Muswell Hill has already been interested by intense building which will result in much more people living in the area and a drastic change of the quite nature of the area. Shops and public transports will be insufficient to serve all the new residents. We do not want to see the public library in a new building which has no history while the old building is converted into flats.

It will make the library easy and convenient to use and it is important that it remains in Muswell Hill

The alternative looks unsatisfactory.

STEEP HILLTOP LOCATION AND LACK OF PARKING AT NEW LOCATION WILL MAKE ACCESS FOR DISABLED, ELDERLY AND MUMS WITH BUGGIES VERY DIFFICULT.

Not convinced council will do what it promises

Test

1. Access for the elderly and/or disabled and families with small children would be difficult. I speak from personal experience as a person with walking difficulties: I find the slope at this point difficult to negotiate at the best of times. In wet or icy weather it is positively dangerous. 2. I am confident the cost would far exceed a realistic budget for alterations to the existing site (see above). 3. Vehicle access would also be difficult and dangerous, as anyone familiar with this location would be aware. 4. The proposal to allow customers from the bar next door to use the proposed library toilet is completely unacceptable.

See answer on why I support Option 1.

It is less than 100 metres from the existing library and would attract many more users

Copied from above: I do not think the reasons Haringey Council gives are sufficiently significant to justify moving the library. There are nearby public toilets. Though perhaps they could be better, the heating, ventilation and lighting are not bad. There is disabled access

to the main library. The very small number of people who require disabled access to the children's library could instead use nearby Alexandra Park library, or East Finchley or Sutton Road libraries (the latter two are Barnet libraries, but allow Haringey residents to join without any problems) -- the area is well-served with accessible libraries. Even if it were deemed necessary to improve all the above points, Haringey Council's cost estimate seems extortionate. The library building is very elegant, well-designed and has served us well since 1931 and it is not clear why this proposal has emerged now and the Council suddenly deems these problems so severe that it is necessary to find a new building. If there are other justifications, for example, a desire to sell the -- doubtless valuable -- library building to fund other council services, the Council should be upfront about and explain this in its consultation. As a matter of procedure, it is also the case that the alternative proposal should be developed further before a decision is reached -- it is a flaw in the consultation process to ask people to choose between alternatives when one is so vaguely adumbrated. In the absence of more information about the proposed new library, especially how many books it will shelve compared to the present one, I am even more loath to support the proposal.

Again, I agree with the principle approach here but am confused at the lack of any plans, designs, or even vague ideas as to what this library space would be like. These would be needed to say with certainty 'yes'.

This option the Council is, I feel, trying to 'steamroller' through - any really democratic consultation would have been worded much more fairly, and included ALL the available options

I am strongly opposed to moving Muswell Hill Library to a new building. In a period of austerity for local authority budgets, I think it is highly unlikely that a building of anything like the quality of the existing library would be built. For example, the handsome facade, high ceilings, skylight and mural at first floor level. I believe that the Council has neglected the current library building, but that with careful thought a renovation that balances budget, accessibility and the quality of the historic architecture could be achieved.

I would prefer have a better facility.

Privatizing the library is not a good idea because that means that the community has less of say on what direction the library gets to go in and since library's are based on readers in the community it makes no sense

Because less people will be able to use it, many people who found Muswell Hill library somewhere they could take their children and find books for themselves in a extremely friendly environment will now find it somewhere not suitable.

As above

The outside lift already provides access to wheelchair users. Also, there's a door opening onto Avenue Mews that could be used for wheelchairs and/or buggies.

The reasons I don't agree with option 1. I would prefer everything on level, more space and better thought out facilities which cannot be incorporated in option 1.

My doubts are as outlined above.

Keep this historical building

I don't agree that this is the best use of funds. I have grave concerns over what will happen to the current building. And I strongly believe that the library is in the best location for ease of use.

Modern and all on one floor

We already have a library

I have a suspicion it's a con. You just want the valuable site of the existing library. I've seen no indication that you care about this library. A new library with real commitment behind it might well be a good idea but you have no credibility about delivering such.

the council should invest money in the current library building, to improve it and make it more accessible by installing a lift. This could be paid for by having a small development at the back of the library. A healthcare centre for GPs could then go into the space in the new 'Green Man' development at the top of Muswell Hill.

More unnecessary building & lining developers pockets yet again. Not required the old building can be easily adapted.

SEE ABOVE. PLUS, THIS IS A LANDMARK, AN EXCEPTIONAL BUILDING, WHICH SHOULD BE VALUED AND CONSERVED.

The proposed new location in the old Green Man building is not purpose designed. Access is not as convenient as with the current library, i.e. is downhill from the main Broadway and is further away from a number of local bus stops. I regret that I don't trust Haringey to deliver on promises of more space or better and more modern facilities.

Sounds like an ideal solution

This would involve an expensive lease which will cost more in the long term. The old library will no doubt be sold under value.

If the new site is no more expensive then the modification of the existing site then yes to the move providing there will be a definite division between the childrens' library/play area and the main library. Also there appears to be very limited space for fiction in the existing library will this continue or will there be more shelving available for books both fiction and non-fiction? The comment about the proposed new library being in the centre of Muswell Hill is very curious as the existing library is closer to the roundabout than the proposed new one.

Don't believe it - leave as is now, its fine

As above.

Why would you pay rent for a building the council already owns or has a deal already been done with a developer for the existing library? The financial logic defies me - as you said in the opening council finances are tight.

present building is great building. Nicely centred in Muswell Hill. good for locals to go in and access papers and reviews and computers. Some adaption on site for wheelchair and pushchair access would be great

In favour of level access and modernised facilities but not in favour of a brand new library

With imagination and sensitivity, and the use of the Council land to the rear of the existing library building, larger space, modern facilities and better access could all be provided in the existing building, which is the more sustainable option

With imagination and sensitivity, and the use of the Council land to the rear, all the advantages of a new library could be obtained at the existing building

It is presently placed conveniently for everyone and should not be moved

The current premises represent the only public building in MH with any architectural distinction. The character of MH will change if it is shut down as a public facility. New premises may be more efficient and cheaper but we lose something as a community if we no longer have a public building such as the Library to repair to. 'Atmosphere' is very important in a Library and that will be lost if everything is reduced to a quasi office space. This may sound sentimental but something will be lost if the Library moves out. In any event we cannot take rational decisions until an indication is given of the alternative use of the current building.

As long as the old building is retained as it is and not knocked down. I believe that new facilities would be a more practical option.

This will allow modern and cleaner feel to the library.

This option will replace the current library with an inferior service in a less appropriate location. How will people with mobility issues reach the site? It will also lead to service disruption and additional costs.

There is no need of a new modern library. Do not waste our money, please, as you did already in the new Haringhey logo.. Just make this library accessible. As I said, is in a very good location, this is why people use it.

The current one can be adapted for this

The new site you are proposing is not easily accessible by disabled/elderly people. It is on steep part of Muswell Hill. The reason why a new W7 bus stop was moved to top of the hill was because it is so steep for vulnerable people. Access to the new building is via a very narrow pavement and is not safe. Having spent years walking down here taking my children to the neighbouring school it is a section of pavement I now avoid at all costs. Not only is it an extremely polluted area of Muswell Hill but drivers exit the roundabout at speed to go down Muswell Hill and this makes it extremely dangerous for the elderly and parents with young children alike. I understand there will be no dropping off space for taxis etc carrying disabled people so to argue that it is more accessible for wheelchair and pushchair users is just not right.

More people would be welcome to library, better access and it will not be moving that far away from where it is sited now I really struggle to see what the issue is. Muswell Hill always had a good community , bettering the library , bigger site better facilities and no access issues has got to be an improvement

This is question is misleading. You use emotive language to encourage people to give the answer you want: "a brand new library", "modern facilities" etc. I would be willing to have a debate about this, but I want it to be an honest debate, not one where the answers have been chosen for me in advance.

Bigger space with better accessibility

Better option at 1 above.

How would you get level access on that gradient? Where would you put convenient parking with access to the large roundabout? Enlargement is not the answer there.

Less good location than the present one.

see above

Muswell Hill Library is a listed building of great significance - yet the council claim "investing in this building is not a priority". 4. Instead they are offering a downgraded library service in a dark, oppressive space with low ceilings, beneath a major luxury flats development. 5. There will be no disabled parking or possibility to set down passengers with limited mobility - despite being located on one of the steepest hills in London.

Local users of Muswell Hill Library like it as it is. People only push pushchairs for a few years. Pushchairs fold up. Wheelchair users can and do access the existing library. Other new libraries with modern facilities already exist. They're not better, they're just different. Haringey Council should keep both types, Muswell Hill library for people who like heritage library environments, and Wood Green and Marcus Garvey for new, larger, modern ones.

It's on a steep hill, on a busy front to bumper traffic outside, sharing entrance with Council flats, which would be above the low ceilinged library. This will cause noise, disruption, leaks, litter, congestion. It d be dark and oppressive. Any toilet facilities would be hard to monitor and be unsafe. The air quality at that end of the roundabout has been shown to be the worst in Haringey, so I doubt people will go there for long. It's impossible to stop there by car and totally inappropriate for disabled or vulnerable people. Many anti social problems at the top end of Muswell Hill, It's near an exit of The Parkland Walk which leads to St James Lane, where youth gangs use to cut across and drug run/personal attacks (Valette Court, Winkfield Court, much social housing etc). It's likely the residents of the new expensive development in time would opt for a gate for security. Further the entrance to the library wd be located at the only way residents and other essential services would have to enter and leave. Finally, located on a steep gradient between 2 bus stops that are well used and have permanent queues.

The iconic building would eventually disappear. What is more, the proposed library would be difficult of access for disabled people - no parking and on a steep hill

To be able to access every part of the library is important to the public to make full use of all the books and facilities.

Disabled access can be provided in the existing building at reasonable cost. New site plans look dark and there will be no space for future expansion. Compare with the dismal new library on Colney Hatch Lane, which is a poor replacement of the original, much lamented space.

Because this is clearly an attempt to raise short term funds by selling off an asset (the property of the current library). Disgusting.

By moving the library to be within another building - it clearly will just disappear. Also will Haringey own its own library? The community, the soul, the essence will all go. What will happen to the old building? how will it be used for the community? or will it become flats? The centre is for everyone of us who live in Muswell hill not only for private dwellings. This is not a case of narrowing the road, adding road humps and or traffic lights then deciding 15 years later the congestion caused is too much so lets take them away (Pages Lane) This library this building when its gone - its gone.

Why remove and close or change and tamper with something that functions well as it has for generations of local people for no good reason? It would certainly alter the positive ethos of using this vital local amenity and valued resource for children and adults alike!

You've already made its virtues clear above - good access, modern, light building.

Because the actual space available for library users would be less than that provided in the present building, access for most of the public would be most dangerous as it fronts on to a very busy main road and that for wheelchair and pushchair users would be by a more difficult route at the rear of the building which would be difficult to make secure.

Furthermore the proposed arrangement of the interior 'space' is most unsuitable for a public library. Additionally given the cost of Option 2 against the potential minimal amount required to upgrade the existing library makes one wonder who could possibly support Option 2.

It wouldn't cost much to improve disabled access to the current building

This is a waste of expenditure

better accessibility and facilities, better for children and toy library

Low ceilings

See above

Please see my previous answer. The facilities provided by the current building with the addition of ramps for wheelchairs and pushchairs are good.

See answer above

This entire survey is weighted with statements that don't seem to be backed up by facts. Other parties are claiming there will be no wheelchair access and these 'modern facilities'

will be underground. The entire thing is being done by price tags (which to be frank I'm not prepared to trust after scandals with libraries in other local areas like Lambeth, where more money was spent on security for the empty building than was being spent on keeping it open). Perhaps there isn't a price tag to be put on the legacy of a building, what it means to a community. The library needs to be re-rooted in the community, rather than further alienated by being tucked away. If it moves in to the basement of luxury flats, use will decrease and within five years, the council will sell that too, and it will become another private swimming pool or gym.

There is simply no need to relocate the library. If the space is so good then the council can use it for something else that the Borough needs!

There is no need to spend money developing a new library when the existing one is already much loved and used.

Same reason as above

Not a hospitable site, steep slope, busy polluted road. Unnecessary expense for Council at time of government parsimony.

Combining a library with the council's other services in one space would not allow the customisation the present building affords. It would also be considerably noisier to put a library in the middle of other council services and ill-suited to the quiet space needed by a library. If the old building is sold, it will never come back and will simply become another conversion of flats that doesn't serve the community. By all means sell the lot behind the old building to subsidise an upgrade to the historic building. However, the estimate of £680,000 to upgrade the old building that the Council got seems exorbitant and bad value for money. Get another quote that is more reasonable! Just upgrade the lifts to make them accessible and refurbish the toilets. Surely possible for less than £680,000...

There is really very little need to do this. The new site would result in lower environmental amenity, and would not be cost effective when compared with maintaining the existing site.

Libraries and their role has changed and this needs to be reflected in the offer they make. I believe a properly accessible building will ensure that an even better service can be given, both to those who use Muswell Hill library and those who are currently unable to do so.

I don't know where it is

I'm unaware of any proposed alternatives

my answer above explains

Not as beautiful a building as the existing library.

The consultation document gives no guarantees that the library services will be maintained at their current level. Just saying the building is more modern and spacious gives no such assurance, especially as the document also talks about more space for events and redesigning the library, which I fear could be code for downgrading the library service element.

New building sounds inferior to current historic building

Insufficient information as to the plans for the new library and for the disposal of the old one - ie is it being sold for expensive luxury flats?

The facilities in the present library are modern and sufficient. There's wheelchair and pushchair access. Libraries with low ceilings in luxury apartment developments seem oppressive and 'token'. Something more stylish is needed -like the present library.

it is not needed. wheel chair access can be adapted at a cheaper cost than relocation

I refer you to the above.

The existing building should be used - and money spent to improve the facilities as needed.

There is already disabled access to the ground floor. Adding an accessible elevator and disabled toilets to the existing building would be cheaper and better received by all.

Why not give the local residents a better place for meeting and borrowing books and easier access for all.

see no reason to move premises

This would be out of character with the ethos of Muswell Hill

Bad location. Poor value for money.

Far too much new building in Muswell Hill - it's losing its character.

See above

I believe that any necessary changes can be made to a successful standard in the same building

The present building could be extended backwards to the land behind access for those who need it could be sympathetically incorporated into the same building. It is central to Muswell hill and in a great place it just needs money and careful planning so that it is accessible to all. It is in a good situation and should stay there.

Impersonal, anonymous, soulless.

The library where it is part of Muswell Hill and I think it would change the whole surroundings if this would be turned into flats.

New building needed but not at taxpayers' expense if old building is going to be sold off and we have to pay for new health centre.

I believe that there is a third alternative that we are not being allowed to vote on - which is to improve the listed library for an amount of money that is within the council's budget. I think it is very unfortunate that this has not been presented to the public in this consultation.

A library isn't just a service, it's a place where children in particular can start building enjoyment of and an understanding of books, words and the concept of different spaces being used for different things. It's not a nursery, or a softplay centre, it's a calm safe place to sit and read or be read to.

Appalling and unnecessary option. Moving the library to the bottom of some luxury flats at the top of a very access unfriendly steep hill is stupid.

As I mentioned in last box above this appears to be a pointless shift for the community and simply a money making exercise for the council

It is not the best outcome for our community

I would like for the library to stay in its current location and for the council to invest money in that building, to improve it and make it more accessible by installing a lift.

Depends if it turns out to be a good as the proposal

You have loaded this question unfairly. The modern facilities and the wheelchair access should be incorporated in the current building. To suggest this is impossible is dishonest.

As a parent of young children, I would like to be able to access a library locally should I need too. The currently library isn't particularly nice and I don't know of other mums who use it. Perhaps with a new facility you would get more people through the doors and not having to travel outside of the borough

Chance for a new start, fresh look, better stock, proper 21c service.

Ensures accessibility to more users. Would hopefully provide a brighter, more spacious area for the bookshelves and displays.

No need to move from the present site

Public funds should not be subsidising private developments when there are already fully functional buildings fit or purpose.

I understand that the council is not being honest with the public about the reason for the move. Why not upgrade current building.

It should be cheaper to improve the existing building than move to a completely new one.

It will be more modern and most likely a better space than the current library

I think it is not easy access because it is down muswell hill and not a level site. It is a residential development why put a library there.

The library should stay in the same position, it is a perfect building, there is clear opportunity to extend the ground floor of the library by 50 yards, which you are ignoring intentionally where I am sure that the property developer doing the swap already has plans drawn to extend over this car park space.

It would be preferable to maintain the current space in the heart of Muswell Hill where it continues to offer excellent service. A new location would not be in the same beautiful building and is very unlikely to offer the same amount of space or natural light for reading.

More people will use it. The only thing is for those who are disabled there will need to be parking facilities as it is on the downward hill.

This brand new library with larger space and modern facilities, level access for wheelchair and pushchair users already exists, it is called Hornsey Library which is currently located in Crouch End. There is currently a lot of unused wasted space at Hornsey Library which at the moment is simply going to waste. Another option which I seriously would like to be seen considered is the merging of the Muswell Hill Library with Hornsey Library, however with retention of the Muswell Hill Library building, repurposed as a Community Use facility. This option would have and at the same time create new wide ranging multiple benefits to both people who live in Muswell Hill and Crouch End. It would make better use of both the existing and currently unused space at the Hornsey Library Site and guarantee the Hornsey Library site for the use of future generations. Financially, yes, there would have to be some expenditure on improving the current Hornsey Library. The Muswell Hill Library building could also provide a base for multiple community groups and also the local fairs and events that are currently active having paid a small subscription to Haringey Council. As a Muswell Hill resident I certainly would use a larger and improved Hornsey Library if Haringey Council were prepared to be strategic about the decisions that affect key Council services now in order so that future generations may benefit tomorrow in the future.

Please see previous answer. I believe that your main reason is to weaken the library service in Haringey.

It would be more inviting, and accessible

See answer above

The proposition is vague; there is no illustration of how this might be possible; the site is poor - on a steep slope - the option is uncoded. It smells of a 'pig-in-a-poke' dreamt up at the last minute, without proper thought, to justify selling off the old library to part-finance the new one.

I believe option 2 offers a downgraded library service in a dark, oppressive space with low ceilings, beneath a major luxury flats development. There will be no disabled parking or possibility to set down passengers with limited mobility - despite being located on one of the steepest hills in London.

Access for wheelchair can be accommodated within the confines of the existing building .

Completely disagree with selling the old library/not safeguarding its future as a community asset. The bias in the question is appalling.

Difficult access to site and clinical atmosphere

Easier access to wheelchair users is very important. Also it will help to facilitate groups meetings with young families with buggies.

See above! Apart from the wheelchair access which of course is important but surely there is a way of sorting that out within the existing building.

It seems to me that the Council is in a rush to realise the capital value of what is a valuable piece of real estate and has not considered any other option in upgrading the facilities that the present library could offer and which could be achieved by less draconian means than selling the entire building. For example, the rather dismal plot of land at the back of the library could be leased or sold to provide funds for expenditure, enabling the library to offer wheelchair access etc., without losing its iconic, purpose-built building.

It's very important that wheelchair/pushchair users have better access than is currently available at Queens Avenue but I cannot imagine that it's not possible to provide this at the current library for a lower cost than that of the movement of the library / renovation of the Green Man site. If that is really the case you need to look at your tendering processes.

The aforementioned building is a 16th century coach house designed for stowing horses and drinking ale. In order to maximize council tax revenue the council has quite happily updated this into a ghastly glass fronted mock tudor monstrosity. It was a bad pub, it would be a terrible library.

The alternative is on a steep hill which is difficult for the elderly, the disabled and parents with buggies.

Existing building with heritage and purpose built space should be renovated to preserve the character of muswell hill and the nature of a central community resource.

It would be on a heavily polluted steep hill without any place for people to park or drop off outside, it would have none of the historic murals & aesthetic details of the existing Library, it would be symbolic of the loss of some of our collective history.

The current library can be modernised. This is a far cheaper and better option than building from scratch.

See above. I would need to know the answer to the question posed above

Corollary of 1 (b): steep pavement to access - no disabled or other parking nearby. Understand toilet facilities not ideal but disabled access obviously better. As before need detailed full costings of the 2 Options including major/minor modifications to Option 1.

I don't believe that haringey has seriously considered the option of the library remaining at it's present site and carrying out some essential work to the current building to be financed by selling or leasing the land to the rear

Rather than conver the library into a health centre, which would be difficult it would be better to put the centre on the new building

I'm concerned about the long-term future of the library in a building not owned by the council

a new building can be more accessible and designed for a modern library

Option 2 is not really the only option to Option 1. The current building could be refurbished and brought up to latest accessibility standards (option 3!) for far less than the Council is saying. The proposed new space in Option 2 will not be anywhere near a proper substitute for what we have already. It would be shameful of Haringey to enforce Option 2 on our community!!

This can be achieved within the heritage building the library currently occupies. I don't see why 'brand new' automatically becomes better. Disabled access can occur within the current older heritage building, financed from the sale of land at the back of the current library.

Modern does not mean better.

The cost to update the library should be far more economic than a new building. I would suggest that alternative quotes be sought. I understand the proposed alternative will have a shared entrance, low ceilings and no cloakroom facilities.

As explained above, there is not enough information given to evaluate properly the advantages and disadvantages of the proposed new library. Moreover, the whole 'consultation' is so strongly weighted in favour of the new option that suspicions are raised as to why the Council is presenting such a one-sided view so strongly.

More people can use it

No toilet facilities Too small Not enough IT facilities - needs more space and computers

Bigger so more people can use it

Strongly moving to premises which are better suited. Would very much like to see better facilities for children and school pupils e.g studying for exams - like the study room at Crouch End

Nice building, not accessible for pushchairs or wheelchairs

If it helps people with disabilities. Likes existing building but can see it needs a change

Lovely building but old, dark and depressing. Nice to have a new library

Goes without saying

Because better for wheelchair access and parents and bigger

As overleaf

Will the reception area be quieter? away from the reception area? reading area

I just want a library. So if option 2 is the cheapest and a guarantee we will have a library so this option is best

For all the reasons given above. Level access etc

1B

Timing isn't clear. So fear that we might be without a library. Slightly further away

Mainly as its going to be on one level, easy access for wheelchair users and the buggies and it will be still in Muswell Hill Broadway

Is nice if we have another building to have more activities, but if we kept the old one. The old one, what here so many years, is historic. We have to keep that one.

Excellent addition to Muswell Hill, specifically pushchair access and more modern facilities. The only concern would be the lack of access to library between one closing and the other opening.

More attractive Larger space

Its location is partly down a steep hill and is not truly central, compared to the old site

Reasons already given. Fresh, spacious, inviting, airy atmosphere would encourage more people to use library. I still want a quiet library. For music and noisy activities. There needs to be an allocated area, separate from study areas.

Your arguments for it are convincing

Only if building is ready as Muswell Hill needs a library at all times.

Benefit the area. More people use it. Its clear the old building needs modernising. Some decent toilets would be handy!. What will happen to the old library! Buildings? Flats?. Please no more, Muswell Hill is like a building site with way too many housing developments being approved by Haringey Council. The reason I moved to Muswell Hill is because its not overcrowded!! Parking is a nightmare as it is!!

Perhaps it would be more cost effective if the computer section could be enlarged, and a wheel chair access, could be created from the side of Muswell Hill Avenue at a fairly low cost, it seems to me. I have serious doubts of the substantial financial investment for a new library would be called for. I am sure that the Crouch End library will stay, and most people should be able to take the W7 bus there (even people in wheelchairs , or mothers with pushchairs).

Same as 1(b). If the new library were to be as central as the old one, I should strongly agree.

I am not opposed to a more modern facility but would want to see outline plans and understand what is the plan for the current building. Which is much loved by the community.

Because of the reasons you are giving in this leaflet. I think that a modernisation of the library would be very welcome. It would attract more people.

Costlier than to refurbish current building. New building - New. Less central location, no space issues in current building!. Current building likely to be sold/demolished. You can only give up a gem such as Muswell Hill library once. Don't be led astray by the no doubt

immense value of the real estate. Giving up the home of Muswell Hill library would be an historic mistake.

See my note under option one

There is already a lift for wheelchairs. There are very few steps for pushchairs. I wheeled my daughters buggy up the steps no problem. Life is hard sometimes. Deal with it.

As the childrens library is sound proof, and 'noisy' activities (story times), the special events (e.g Animal encounters, fun with drums, musical events etc) flourish in the present room, with its relaxed atmosphere!. Believe me! I have worked in ' open plan libraries'. I am also concerned about the apparent lack of adequate car parking on the proposed new site (even though I don't drive!).

Money wasted

I think the facilities are enough here at the current library

To improve on the reasons mentioned before. Needs upgrading. More facilities e.g. computers, books, ipads. 21st century for a 21st century borough

The present library is most suitable

Make the existing building work!!

More flexible and accessible space for community activities as well as quiet study space. More openly available resources. A cultural centre - exhibitions, music, discussions, drama....

But subject to location - central Muswell Hill essential

This operation will be lengthy costly and will interrupt service for long time.

Too expensive

I love the library and would love to see it grow and offer more services to the community. More space for more books also sounds good to me.

More space for books (as opposed to drink) Must be better . It sounds as though it would be more convenient as well!

Excuse to move library to a different site and redevelop existing site into a flat(s)

See 1a

A new library - fine. But please, not just wheelchair /buggy accessible, but a proper inclusive design throughout. If this is just a cover for closing the old library and the new one never materializing then ... Like the plan for 12 lifetime homes/flats on Muswell Hill. Great idea - no evidence it is actually happening. No problem, but.....

The present library is very cramped and you have to climb stairs for access. This is difficult for those with mobility problems. Alexandra Park has a ramp and most facilities (except meeting room) are on the ground floor with a very good childrens library attended by many

parents with pushchairs. Option 2 would make this possible for Muswell Hill library, and for wheelchair users at a sensible cost. More community activities for all would be possible

We already have a dedicated library building - an asset to the area which should be kept, and kept up to date.

It's a no brainer, assuming the money raised from the eventual sale of the existing building is ploughed back into the local library service.

Toilets

Strongly agree as long as previous weaknesses are addressed at a cost no higher than the minimum required for adapting current library (£680k). New location should consider enough space for baby/toddler activities/classes as no other space for these in the centre of Muswell Hill.

I think this would be a great improvement and would encourage more people (myself included) to save the library. HOWEVER - the current library building is lovely and should be put to good purpose if the library is moved. Perhaps a dance hall?!

I fear that the proposed new library will not have 'soundproof' accommodation for students/people who want to read quietly. At present the children can sing, listen to music, even have a 'drum workshop' and no one worries!

A library is no longer needed. There is a central library in Wood Green and two other branch libraries within walking distance.

You will get more people involved with you and will be populated

There is no reason why the current building internally can not be redone to provide this. Location would not be as central to Muswell Hill/Heart of community

I would visit the library more if there was better access to the library for pushchairs. Also if the new library were to offer more services to toddlers, I would visit more

Modern facilities are not everything and money spent on moving could be better spent on modernizing the existing building

The library in its current premises is simply not big enough. A new premises would hopefully mean a more modern library that might appeal to a wider audience.

Please see previous page. Adaptions could be carried out to accommodate the above facilities in the existing building

If design is well developed the new facility should be a big improvement on the existing library. All on one level. Safe access from top of Muswell Hill, adequate toilet facilities and larger than existing library. Hope a good use for the old library can be found - e.g. health care sounds promising

See 1b)

I suspect that if there is not a new facility there may not be a library in the future. The library is very important to me so I reluctantly agree to the new facility.

A larger space with modern facilities always has to be considered especially as it will cater for wheelchair and pushchair users. But the location and design of this new building has to be consulted upon. In the meantime the old library must remain open.

No as we are very happy with the way the library is, we are very comfortable with our surroundings and access to the books.

No as we are very happy with the way the library is, we are very comfortable with our surroundings and access to the books.

Prefer option one

We need to keep the current building

So one of the computer is slow and the other doesn't work much

Because it is going to help people come more often with more publicity

It will be more nice

No cost analysis provided. Why is a larger space required? Access is important but the quote of £600K to improve the current site is presumably in both short and long terms for less than the gross cost of the proposed move.

This library is good, but could be better , with better facilities

The amount of money that would be spent on a new library could be saved by simply extending the existing library. It could really rejuvenate the Mews area of Muswell Hill and is more central to the community. If the library stayed where it is already

Haringey has put forward no plans for a new building, just a site. The council admits that it is complying with the Tory government's orders to cut its budget by 40% and I therefore do not trust that a new library will ever be built, or if so, that it will be larger and better than the existing one.

I feels like you will be stealing a resource which the community use from the heart of Muswell Hill. Basically you are asset stripping our community. This building was built to be a library and should stay for this purpose and provide support for those most vulnerable in our community. You should develop it and appreciate it. It should not be taken away from us and the propose site on the green man for moving it is not suitable for either women with buggies or old people. It would be not suitable to the most vulnerable of our residents and is not wanted.

Terrible that you haven't clarified that the current library also has access for pushchair and wheelchair users.

A new building is unlikely to be so centrally located or to be of such historic interest. The present building could be adapted for disabled access

Level access is a strong reason.

Poor access on a busy road and steep hill with no disabled parking.

Poorer overall access on a very steep and busy road.

Library needs to be more modern to meet the needs and attract the local population to use it.

If it much cheaper than adapting the current building then it would only make sense.... BUT I would want to see the old building put into some sort of use as a public meeting space, community centre or other public service and not sold off to highest bidder and turned into a chain restaurant or block of luxury flats.

. 1..All public buildings need "more money spent on maintenance and repairs as the building gets older". This generalisation has no relevance to one of Muswell Hill's younger buildings! .2.The document items six benefits that "moving to a different building would enable".This is a list of [a] inaccuracies [more space, mentioned twice and incorrectly], [b] non sequiturs [improvements needed but that do not require a new building] and [c] irrelevancies [improved thermal conditions about which there have been no complaints, and an invitation to work jointly on layout for which noone has asked]. All, for different reasons, are spurious. 3.The consultation document is silent on the proposed new library site and its surroundings, about which nothing is known save where it is to be.This absence, in effect asking the community to surrender a much loved building for a constrained and speculative alternative, alone invalidates the so-called consultation 4. A third option balancing a realistic cost estimate of the improvements needed in the present building against the attractions and constraints of any alternative ,and including some consideration of possible future uses of the existing library building were it to become empty, uses to which the community would not be indifferent in judging what was for the best, is what is missing in this otherwise futile and expensive exercise,.

Having moved from an area where the library had easy access to all areas for wheelchairs and buggies I was surprised how awkward it was to use this library with a toddler in tow.

The present building is a beautiful symbol of the importance of library provision to the local community and public testament to the civic spirit that inspired its funding, design and construction. We need this building to retain its present purpose.

Brand new doesn't necessarily mean better.

The car park behind the existing library could have a library extension built on it and flats built over the extension.

Less suitable location

This is in a new modern building. We have a fantastic building for the library - I've used it for many years. It is a bit worn down, but needs a bit of an update. not scrapping for yet more flats. to provide a quick budgetary fix for the council.

All the opposite reasons to those given above

The result will not give a fraction of the value of the old building in terms of inspiring and encouraging people to read. The other benefits could easily and far more effectively be provided in the old building.

See above

There is no need for a new modern library the one we have is perfectly adequate

Because it is unnecessary - a waste of money and the proposed area is less easy to reach.

The library is valuable where it is

It is not right to sell off our history to plug a temporary black hole in finances. Heritage is much more important than moving to a soul-less new premises

Horrid building. No need to move. Yet another attempt by the council to impose their corporate mediocrity on what has always been a very attractive area.

As above. I also suspect that a more modern building may well be preferred by many young people as well, who come and use the PCs and perhaps even some of the reference books.

Don't need to move, just fix what you already have...

see above.

see above Also, there is wheelchair access in current building. And wheelchair access not much good if one has to travel far to get to it.

expensive..not needed just yet. lets build the roof

I don't believe it is necessary to move the library from its current location to improve access. Modifications to the existing building should be made instead, and would be less expensive.

No need - existing facilities work

The location of Muswell Hill Library is the key thing for us.

easier access and more space to encourage more people to use the library

The current location and building are great.

There is no need for this. We, the residents, are happy with the present arrangement

Where and when would this be provided? And what happens to the existing building?

The old building is part of Muswell Hill's history and traditions. It should be preserved.

Less central and further for most people to walk

I believe the proposed new library would be in a much less convenient location. Many library users are elderly, and many are schoolchildren. The new library may have wheelchair access, etc., but many less mobile people wouldn't be able to get to it in the first place.

Promises, promises. Where and when?!

No need. Slope making impossible for elderly to use. Surgery or luxury flats can be fitted in the Green man. A library is the soul of a community why a pokey hidden modern building ?

The current site simply needs a bit of investment. A new site will not be well located for the needs of local users and the current library site will just become another block of flats with charity shops or coffee shops at the bottom.

Please see answer above

This is a lovely building we do not want a modern bigger building that looks like the modern library in Ciolney Hatch Lane. This is part of the library's charm.

My answer to this question is contained on my answer to question 1.

Make an additional library elsewhere. Diversify the end use of each site.

Proposed alternative plan is not cost effective

It is a purpose built library and in a very convenient location already

I am unsure that relocation and revamping are all that they are cracked up to be given the bottom line of the council to save money wherever and whenever possible as the driving priority

It is a beautiful building and part Muswell Hill

The current premises are perfectly adequate and modifications (sympathetic to the building) could be carried out to allow for step free access.

As long as the new space presents cheaper costs for the council and better access for the community I would support such a move.

Current building perfectly meets needs. This would be expensive alternative at a time when taxpayers need to conserve funds.

Only agree if the new space is in Muswell Hill near the shops and the centre of the community

The new location will probably not be as accessible for local people and could well have other disadvantages which have not yet become apparent to us.

Spending money for something unnecessary just for the council to do a disservice to the community and maybe pocket some money from developers. No, a council should serve their community.

Because it is quite obvious that there is corruption in this deal and that somebody at Haringey council stands to personally gain from the deal, which is the only reason it is being proposed.

I disagree with moving it - it should be adapted for current needs and remain in the current site

The location makes access to the building (as opposed to into the building) is challenging for older and disabled people coming from the northern and western parts of Muswell Hill.

self evident.

Difficult to agree or disagree when you don't know where it will be. In the centre would be good, miles from anywhere, particularly if it means more than one bus and it gets difficult. Library should be near the main shops so that you can get your shopping and choose books during the same journey not have to go out twice. There needs to be good bus routes, not everyone can walk distances.

It Won't be in the centre of muswell hill so will not serve the immediate community

I assume that this new site will be further away and will result in the beautiful current site being sold off. This is the problem with society, prepared to accept a quick fix rather than appreciate the beautiful things we have in life. The current library has real character and adds to the charm of being a house to read books and tell stories. A modern site will not have such character and encourage this kind of environment and atmosphere.

The proposed location is out of the way compared to the current site.

The proposed location is awkward for all users - it is away from the very central area where the library is currently located. The building will not be as attractive or accessible to mothers with young children/elderly etc. I object to the mantra that 'modern and new' is best - we have inherited so much that is beautiful and useful from previous generations and I believe that we have a responsibility to be good custodians of what has been handed down to us rather than passing off the responsibility.

I don't feel the new site is suitable

It wouldn't be a beautiful building in an ideal spot.

New location is not conducive to accessibility due to steep hill

This is the opposite of my previous answer. No character.

We need a local library

M.H. needs improvement, but not closure.

I view this option with suspicion.

Nothing wrong with the present location.

The present building has all the facilities required (and could easily accommodate ramps) and is aesthetically pleasing. In my experience modern public buildings leave much to be desired in terms of style and ease of use and seem to be demolished with about 30 years anyway. Save your money Haringey Council!

ITS ON A HILL WHICH IS NOT VERY GOOD FOR PEOPLE IN WHEEL CHAIRS.

You are selling off the site and that's unfair

From what I have read of the costing of the new library the figures don't seem to add up and that is a concern. I also don't understand how easy the access can be to the new site when it is on the slope of a hill, surely installing a lift into the current building would be more cost effective and make the building fully accessible.

See above.

Wrong site, a library needs to stand alone.

Reason quoted above.

It will be very expensive as well to provide all these modern facilities and it is better to do it in the same library building.

The present library is a beautiful building with very easy access for elderly people and children. There is disabled parking right outside. It is not situated in a main road and it was purpose built. The new proposal, Option 2 which I strongly disagree with, is in a very difficult position in terms of the busyness of the road and underneath a newly built block of flats. It would be a mothers nightmare if she had several small children with her. Lastly, this proposed move, which I am totally against, smacks of throwing the baby out with the bath water to me. There has been quite enough of that already.

I cannot see where such a building would be accommodated in 'already under siege' Muswell Hill. I suspect that any new library would not be located in this area. When you mention 'modern facilities' are you referring to computers and suggesting that we should read books online now. There is a radical difference between absorbing information on a computer and actually reading a book. The young need to start with books and then graduate to computers once they have gained some knowledge otherwise you are creating a world of cloned people who just take their information as fact from Wikipedia!

The proposed new site is worse. The existing site is great.

LISTEN TO LOCAL PEOP[LE. THEY WANT TO KEEP THE EXISTING LIBRARY

The existing facility already has a wheelchair lift and pushchairs don't need to be carried all the way up to the 1st floor??

The proposed site seems less suitable than the current one. I read extensive comments about the parking nightmares people would face and, considering the larger vehicles often needed to assist wheelchair users, this would not help those it is intended to. I believe these changes can be made to the current site and that the costs have been exaggerated, in addition, not all fundraising options have been explored. As an aside, I also strongly disagree with the phrasing of this question. It is clearly leading and not impartial.

This is an unnecessary move for the reasons stated above. It is also not to the benefit of the community as the proposed site is on an exceptionally steep hill with no disabled parking or anywhere to safely set down passengers. The library is perfectly suited in its present location.

You can put modern facilities in old buildings. Did you see the exhibition by architecture students that was in Hornsey Town Hall a couple of months ago?

THE FACT THAT YOU HAVE LISTED THE ADVANTAGES OF OPTION 2, AND NOT DONE SO FOR OPTION 1, DEMONSTRATES THAT YOU HAVE MADE UP YOUR MINDS ON THIS, AND THIS" PUBLIC CONSULTATION" IS A CYNICAL BOX-TICKING EXERCISE - A GOOD REASON TO REJECT YOUR PROPOSALS.

Highly inappropriate site on a steep hill next to a busy, dangerous road. Totally unsuitable.

See reasons given for Option 1 above.

Please see my answer above. The use of pejorative phrases like ' brand new' offers no appeal. Libraries are not toys.

The proposed new library is going to be all on one level. It will be noisy and bustling for the older people since there will be children on the same floor and it will be mechanical and deadening for the children who will see no difference between this building and any other office.

We do not need a new space we just need to improve the current space.

This will be a little way down a steep busy polluted road. It will be a characterless new build and will relegate the library to a less important position in the community.

Old library should be provided with these facilities.

I do not believe it will lead to enhanced facilities. It will serve to redevelop the existing site into more luxury flats, estate agencies or chain restaurants.

There is no need for the council to spend money on a brand new library when the existing Muswell Hill library fulfills the needs of the public. We don't need more new buildings in the area. It is better to retain the character of the area with the old buildings - that is what is appealing about the area. Please don't make the same mistake as Barnet Council constructing an eye-sore of a building on Colney Hatch Lane to house a library in.

As above

The crucial thing is retaining/developing the service

We want to keep the library where it is in a convenient central location and a beautiful old building.

THE SITE IS UNSUITABLE

The building will be an eyesore, bland and without character. It will be a pointless expensive change for change's sake making everyone's experience worse.

New and modern isn't necessarily better. The cost of this would be huge and it would be better to upgrade some aspects of the current library.

It flies in the face of common sense in my view to start from scratch when a perfectly good, much loved building, already exists.

PLEASE STOP HOMOGENISING LONDON

The current building is a joy to use and I would be very sorry to see the historic building no longer used for the purpose with which it was intended

The present library works well as it is. Experience has shown me that when libraries move site, they are always worse, and never better. If it works, don't fix it!

See above.

There is nothing wrong with the current building. Replacing it would be a waste of money that would be better spent on more books.

New facilities would be welcome but within the fabric of the existing building which should be adapted to meet modern requirements.

Generally all people seemed satisfied with our library and are willing to fold buggies to access this site which is in central Muswell hill stop selling off our community assets and leave them for future generations

The space needs to be located for the whole of Muswell Hill - that is the priority - central!

There simply is no need to relocate the library. The current building is quite suitable for purpose and access issues are counterbalanced strongly by its positioning which makes it easily accessible for local residents either on foot or by public transport. If more modern facilities are needed, put them in the existing library. It seems an unnecessary enticement to imply that these can only be provided if the library moves to a new building.

I do not believe that a brand new library is necessary. New open plan libraries, in my experience, are noisy distracting places not conducive to study. With care & thought the historic library could be sympathetically modernised. It is not necessary to move it.

This will cost more and I do not agree with it

If it's NOT BROKEN, WHY FIX IT????

The consultation document does not give a realistic overview of costs involved for both options. It shows mostly the opinion of Haringey council to move. I need to see actual balance sheets with financial overview in order to make a thought through decision.

I think that even though it could be a great place it does not have the historic meaning of the actual library

There are lots of other accessible libraries in the borough.

The current building is historic and inviting and can be made accessible. The modern option would uproot the service and likely create a soulless space like the library Barnet put in under a residential development on Colney Hatch Lane. A library should inspire. The current one does.

Many people in the community believe that the new library would not be in a suitable building and our labour MP Catherine West is involved in saving the current building.

I do not want to lose the access to my local, centrally-sited library. I enjoy using a library with historic links to Muswell Hill. The building itself is beautiful, and I do not want a soul-less modern replacement.

Will cost much more than refurbishing current library.

Why?! No logical reason

We don't need it

I'm not absolutely sure that a larger library is needed - the Crouch End library is quite spacious and sadly often seems underused

Smaller, less visible, not a bespoke building & no history or character

The costs can be avoided

Haringey's long history of spinning lies means we don't believe you.

Will take years, vastly expensive and not necessary.

As above

The existing building can be adapted at a lower cost.

Out of the way. On a hilly part of the area therefore difficult for people with breathing difficulties. The library will be even less used than the one on the current site, thereby providing the council with another excuse to downgrade services!

I would like the Library to remain where it is. We don't need a brand new one. I would also like to see the money being used to create a 'brand new library' go towards the needs of the existing one and any extra money should be used for other social community projects.

The new library service being offered is in a dark, low-ceilinged space beneath a development of luxury flats. It will have no disabled parking or any way to set down users with limited mobility, despite being on a very steep hill. The wording of this option is blatantly skewed in favour of the option the council wants – it makes it sound as though objecting to this option will be depriving disabled people and pushchair users of facilities, when in fact the opposite is true.

from a push chair point of view I have never had a problem with the current set up.

A newly built building would lack the character of the current library. There is little point having wheel chair access if it's very difficult for people to reach the door because the location is less central.

if it isn't too far, then it is alright to relocate. but, i prefer the current local facilities of the muswell hill library and its convenience. it is an old space which is widely used by all ages and shouldn't be changed. a greater variety of cds and dvds may be better, and that you shouldn't have to pay

To an intellectual human being who always strives to preserve what could be saved, it is an insult to see, hear and read such a blunt and wrong proposals in regard to a historic Muswell Hill Library. Thus, I have no further comment, besides an demand to Haringey Council, to sort their finances out, become able to make any amendments in the current building and begin to present its council in a manner Haringey residents and visitors expect and foremost deserve.

It's a question of trust and sadly neither central or local government can be trusted to see beyond the cost implications of their decisions. The present library has historical and social worth that is worthy of serious consideration. We all know the building is worth a lot of money as it's in a prime site. But if every public building is sold of to the private sector the people of Haringey will have no assets socially, historically or financially. This proposal threatens to be yet another opportunity for the people of Haringey to have yet another asset stripped from their collective ownership.

I have never had a problem with access. We don't want a faceless uncharacteristic space.

There already other 'new libraries' around but they are not nearly as convenient and don't always seem to have the resources to be properly staffed and open enough - partially due - I would guess - to the their poor location with respect to users. If one needs to drive then it has become increasingly difficult to park in Haringey with the rise in parking charges and the proliferation of driveways.

Wont be the same location will have no character. Save something the community loves leave the current library alone

Unsuitable site

This would be in a mixed use building. It would not have high ceilings and the natural light of the existing library. It is on a steep hill. Local people do not want it and prefer to retain their existing library.

More out of the way and not purpose built.

The Library is in the right location

See above. Where would a new building go nearby?

I would not want Muswell Hill to lose the existing beautiful building. It is perfectly situated and I see no reason why it should be changed. If Haringey cannot afford to renovate it, then the builders who are doing such an awful job on the Green Man site, should be made to pay for the renovations. They should never have been given planning permission for that development anyway and we residents only acquiesced about it because we were told that the children's cerebral palsy centre was going to be re-housed in the Green Man building. It now transpires that the charity round that option totally unsuitable so the builders conned us. Please leave the library alone.

Where will it be?

Why change something which works well

Prefer option 1 to retain original library

Unlikley improve existing library

not needed. there is already a disable lift.

Having seen "new" library's they all seem to be bland, boring spaces where books and the quest for knowledge by whatever means available are squashed in to a smaller area. I cannot imagine that the council can actually afford a decent size building plot in central Muswell hill - hence the desire to sell off the old library with its wonderful architectural features and prime location.

This is the other side of the main roundabout which is difficult to cross and already full of buses. Alexandra Park library already serves this side of Muswell Hill.

Inadequate information has been provided with regard to the nature and facilities in the new library. A line on plan does not provide sufficient detail. It is impossible to make an informed judgment without architect's drawings of the space and how it might look once completed. It would appear that wheelchair access would be provided from a completely different location than the access for other users. It is not clear that additional space would actually be available for library use after other essential services have been introduced. What is needed is to work with the existing building and look for ways of improving it. If the existing building is an acceptable location for a GP practice (which appears to be the unspoken agenda) then that means it is possible to adapt the building to make it work for library use too. This is not genuine consultation; it is an attempt to manipulate people by providing biased and inadequate information. No consideration has been given the third option of adapting/expanding the existing building.

I doubt whether any new library would offer better facilities overall and house a bigger library stock.

I believe having a larger space will enable disabled users to access facilities at the library.

Less convenient

I believe the history of Muswell Hill should be retained by keeping the library in it's existing building. Costs for the existing building are stated but not mentioned for the move and the new building. This suggests the cost saving is either not quantified or is insignificant so I do not accept the financial argument.

Please see above

I believe it is possible to renovate the existing library which should be the first choice of action.

It would be placed too far away for local users to walk to

There is too much emphasis on modernity. The buildings which were "modern" ten or fifteen years ago are simply ugly today. It is a listed building for a reason. Plus I don't believe that a new library would ever get built.

The new building may be on a hill, making it difficult to access and not give more space. Also likely to lack character of existing building which is so well used and appreciated by the community.

The existing library is a better option

The new library will be located in a totally inferior site. This plan is a disgrace and should be abandoned.

I like the existing library.

see answer to Q 1

As I understand it, the location will be far less suitable, more distant, less conveniently central - no longer at the top of the hill and at the heart of things.

The community know and love it's current library. An update to facilities would be most welcome but relocation to an unsuitable site would be an expensive shame.

Surely wheelchair access can be added to the current building.

As above

This is a disingenuous option being put forward. The library needs to be at the centre and heart of the community. It is muswell hill library and needs to be kept where it was built for a reason.

This looks suspiciously like another attempt to sell off and destroy land and property that is currently in public hands. The building is of historical significance and I don't want to see it destroyed for more private, expensive flats.

I have serious concerns that the new library will be nowhere near as good a space as the existing building.

Existing buildings can always be adapted- a truly central site can't be replaced.

THE LOCATION IS WRONG - YOU SHOULD LISTEN TO YOUR LOCAL PEOPLE

The existing library could be updated to accommodate the same type of access at less cost. Placing library right at the top of the steep hill will create difficulty with congestion concerning road traffic and pedestrian jostling in attempting to navigate the busy intersections surrounding the site whereas the current position is offset from the junction which enables ease of pedestrian access.

Because I think it is more important to preserve the existing library.

Will no longer be at the heart of the area

I am disabled, yet I still opt to keep our special library as it is. I was also once a mother using buggies - that also would not make me change my mind (re easier access into building). Indeed access to current library could be changed in any case - to make it easier. I feel that as for 'modern' facilities, for those who want that it is a 5 minute bus ride to

Crouch End library. I also feel that facilities and the state of the beautiful current building have been almost deliberately left to deteriorate - thereby adding to arguments as to why it needs replacing. But even if not, there is no doubt that investment into current building has been negligible.

Really there is no advantage of a new building. Wheelchair access is perfectly adequate. My husband is in a wheelchair and uses the library for reading and for voting.

It's not convenient walking on that side of Muswell Hill in the slippery hill with young children, my children will have accident and wheelchair users will find it difficult to access that place too! I am not going to be comfortable sharing the toilet library with people coming from bars, they might be drunk and I fear about my children's safety in the library if drunken people are allowed anywhere near the library. I wouldn't go to the library if it moves to the option 2. And my children will be sad not to be able to use a library anymore and it's going to affect their learning and future.

opposite of the above

I would also like reassurance that this new library will be owned by Haringey and not leased on a temporary basis. I accept the move but library services in MH must be secured viably for the long term.

The space at the current location is clearly large enough for the purpose. Spending money revamping a new space simply to free up prime real estate for potential re-development, is not justifiable. Changing the location could discourage current users, who would need to manage the busier road crossings; this could discourage readers. Is this correct?

Because it is not compatible with maintaining the current building for public use.

I believe libraries should be in the heart of the community, on the high streets where people need them.

We don't need any more flats in Muswell Hill. By allowing this development it will add to the parking and do nothing for current residents just add to some developers' pockets-!!!!!!

No proposals have been provided as to where the new library will be. The existing library serves its purpose well.

Poor location, unpopular with those who need the library most

A new location is not necessary. Update the existing library to protect an historic building.

You can make a lift in the old library. It would cost you nothing but a lift.

More expensive, will not be in as central a location

Why can't we spend money to ensure that the existing library is serviceable for all?

The building is unsuitable as a library and without any attractive features. The move is not needed.

Where could that be in the Broadway? Current library could use side access more when required for disabled access. I always managed access anyway with 3 small children.

It is not about having a brand new library, the current one has an excellent location in terms of family access, especially after school for working parents with limited time. It is also about kids learning to respect and take care of the historical building.

Location less convenient

see above

Renting library space will increase costs of running libraries and in the longer term will lead to the closure and loss of libraries.

Not required

The site is not suitable.

It's a great building in the centre of the shopping area. It should be refurbished to provide accessible facilities.

It is not necessary to go to this expense, the current building could be made accessible at far less cost

I don't see why the library should be moved.

See above option 1

Please see above

Just update original library with wheelchair access etc as this library is great as it is plus it would save us all money

See above.

Green man pub will not have the same look and feel. Queen Avenue offers a unique experience.

Haringey Council can indeed modernise this building and create level access for wheelchair and pushchair users. This will certainly be more cost effective and practical than a brand new library. There is no need to acquire a new building and all the costs this will entail such as consultancy fees, legal fees, etc.

We already have a lovely library building in Muswell Hill, the library does not need to move to new premises just so that the Council can make money by selling off a valuable building.

Why not just adapt the current building.

I think it essential we retain a library in the centre of Muswell Hill. The new library proposal sounds far preferable.

A larger more modern building is needed to accommodate every one.

There is an opportunity here to relate to a site which could double book capacity and create a better user friendly facility for all residents of Mussel Hill and the wider Haringey communities.

Waste of public resources

Any new library will not replace the existing building which well serves the residents. Only small changes have to be made to the existing building. A larger space with modern facilities will never replace the existing facility.

I think the current library is adequate and if some users find it not so then adaptations should be moved rather than re-locating

Option 2 will cost the council significantly more money, due to rent costs as it is not owned by the council. It would be more difficult to access being down the slope of the hill (particularly in winter with ice). It is an architecturally uninspiring building that does nothing to provoke the imagination or inquiring mind. At a time when other libraries in the borough are closing or reducing size - enlarging Muswell library (for no reason) would be unjust and pointless.

The proposals are not convincing nor are the Council's plans to sell off the current building accessible.

The new site is on the steepest hill in London. As a fit 80 year old, I find the top of the hill difficult to climb. Access won't be easy for the disabled. A new library with a cafe, lavatories and plenty of space for reading papers and meeting friends would be good but access will have to be very gentle and organised with the help of experienced specialists. It will not be enough to leave it in the hands of architects who simply want to make it all look pretty.

It will potentially be harder to get to and the move may result in a depletion of book stock

I've seen what has been done with other 'brand new' buildings for libraries, where the library itself seems to be an afterthought. And I don't where it will be.

You can easily upgrade the existing building. Why are you not offering this as a third option? Is it because you know that people will choose to keep the original building with the necessary modifications?

The current building can have its facilities upgraded as can the install better features for wheelchair and pushchair users.

The proposed site of the new building is on a very steep hill, which raises all kinds of questions about disabled access, especially as I understand there will be no drop-off point for people in wheelchairs. Parents with small children in buggies will presumably also struggle.

I think a modern library on one level and in a more prominent position could attract more users, and it would improve the tone in that corner of the roundabout.

As indicated above, the existing library could be modernised and a small extension added to provide toilets. I understand that this option was considered by the Council in 2006 and subsequently shelved. I see no reason why this option is not being consulted on.

Relocating will upset the community and I don't believe a basement library is an ideal outlet, no matter how modern or updated. o

Exact opposite reasons for supporting option one.

it is not in a convenient place, and the building's main purpose is not for a library

Re working the inside of the building to provide a lift etc would be cheaper and what the local people would prefer. There seems to be a lot of building work going on all around the Broadway and Muswell Hill is losing its character.

I would like the library to stay in its historic building with some improvements.

See above. We should not lose this historic building to development.

I think the library needs to be more inclusive.

The existing library building has a protective covenant that it should be used as a library. The old Green Man site does not have any history attached.

I think it is still a central location which is great and to be more accessible will also be great to encourage more people to visit. However, I do think the money raised from the sale of the old library site should be put back in to the library to buy new resources and make it more appealing to younger people and to make it more of a general community resource.

A purpose-built facility might offer better services and, hopefully, would be used more.

It would be accessible to all and modern and inviting to children, young and older adults. It is so important that children have a good experience of libraries at an early age.

Very much second-best. Modern facilities could be provided at the old library. .

We disagree with this option as the expense of losing our beloved historical building, the existing location. As I have said above, we, residents, have not seen the details of the proposal and therefore do not know what it is going to be exactly. Perhaps some space in the basement, although larger, but less comfortable to many people, especially those with claustrophobia. It is difficult to assess based on the available information the benefits of the new library, but the downside is obvious - the loss of something which is convenient, works well and is very dear to our hearts.

The council is not conducting an objective consultation - the questions do not present the benefits of option one with the same prominence as their preferred option 2. Nor is the council being transparent about how it will use the proceeds from the sale existing library site and adjacent land - for example, will the council make public commitment that all the sale proceeds be ring fenced and used to fund and equip the new library?

The proposed site would not provide comfortable access for many users (such as children , the elderly and those with disabilities) because it is on a busy road with a sloping, narrow pavement

I don't feel it is necessary to move the library. I go to the library for the books not a modern building or large space.

Never change what works really well.

It maintains a library presence with greater access. This is the most important thing.

The current library is meant to be protected for community use. Labour promised to honour this.

There is a legal obligation to people with disabilities.

See answer to option 1

Will be more frequently used by local residents if we can get better access. Helps with community spirit, local meetings etc.

I find the financial projections unbelievable - that it would be cheaper to relocate the entire library into a brand new development is ridiculous. A complete waste of money when the budget for important frontline services is already stretched. This move would tear at the cultural heart of the area and is a wanton sale of a public asset into private hands, removing a historic building from public access.

If the library is moved the historic building will be lost for ever and the library site and the land behind it will be sold.

See answer for option 1

Option 2 would be a great deal better than no library facility at all but I think that all options to maintaining the facility in the existing premises should be fully explored. The fact that the future of the existing building has not been specified under Option 2 concerns me. I note that the existing building has a protective covenant and I would like to know what the Council's plans are for its use under Option 2.

Cost effective solution to deal with the updates required while keeping the service in central Muswell hill.

Who, exactly, would own this new building? It sounds like the first step on the road to privatisation, and ultimately abolition. The Library would, no doubt, be required to prove its commercial profitability, in order to justify its continued existence, and maintain its lease, whatever that may be (no explanation has been provided.) This would be totally contrary to the very spirit of a Public Library. Which should not be subject to any threat whatsoever from commercial interests.

The only alternative is to relocate to a nearby, purpose-built or -designed facility with accessibility guaranteed for all.

The current library is fit for purpose with some adaptation and should be celebrated and kept in its current role

This would be temporary as Haringey does not own the building, so could be closed in the future. It's also partly down Muswell Hill which would involve steeper access for those with disabilities or who are less able to walk. Muswell Hill Library is currently in a more central position and could be made accessible for all.

There's nothing wrong with the one that's already here, a small extension would solve all the problems. I find the council's proposed costs of £680,000 to £1,650,000 for improvements excessive, even though it's grade 2 listed especially as the council already own the land at the rear of the library. The Green Man development which was to include a new library could then be used for a GP surgery which will be needed with all this extra housing (especially as the hotel in Queens Avenue is also being developed for housing and the police station) or even more housing. If used for additional housing the £140,000 promised for educational facilities could then be used towards a small extension on the present library building which I'm sure would go a long way towards the costs.

As above prefer a modern & larger library & location is almost the same

Library building will be lost to the community. I love the library as it is. It is much cheaper to just add a small extension with a lift and toilets than moving the whole library.

I AM NOT SURE YOU WILL DO WHAT YOU ARE SAYING

I see no reason to change from the current building, and fear what will happen to it if there is move .

Though the main problems highlighted – access for those with children or those who use a wheelchair – don't affect me, I feel they are important for the council to address if and when possible.

enough new build in the borough as it is.

The new building is I believe basement level, with little or no natural light. Strip lighting is an uncomfortable environment for reading, and would make this new building feel sterile and unlovable. Furthermore the proposed site is awkward to reach, meaning that library use will drop off, and make the service appear underused, possibly being cut in future years. It is a much loved and needed community resource and will always maintain its normal high use if allowed to stay in its current building.

Current facilities are tailor-made for library users, save the disabled access. New proposal collapses library into other facilities and is less bespoke and suited to library users, especially children.

The floor space will be less. less natural light. located on a steep incline and a very busy road. Danger to users. footfall will decrease as it is generally in an inconvenient location. TFL removed the bus stop nearby to the roundabout in central Muswell Hill, so why would a council relocate an important facility there??

The location would not be so convenient and the lovely existing library building would probably be lost to something that does not serve the community as much as it does currently as the library.

Its a waste of time and money. You are taking away something which doesn't need to go for the want of a ramp.

Expanding the old library into the car park is a better option.

An excellent opportunity I have no idea why people would not want to move. Mainly because people don't like change I presume??

The Green Man site is at the top of a very steep hill - dangerous for people with impaired balance or mobility. The reasons that the W7 first bus stop was moved to the flat area at the very top of the top rather than close to the Green Man equally apply here. A steep hill - Muswell Hill - is not easily accessible for wheelchair users or those who have difficulty walking. Also there is no guarantee that this site would continue to be used as a public library unlike the current site which was bequeathed to the MH residents

Soulless, ugly new development tucked away

There are so many reasons. The new MG facility is a great example of what residents want and need. To have something along those lines in Muswell Hill would be great.

Muswell Hill would lose a historic building of classical design with another loss the borough's legacy betraying the existing covenant with no guarantee the local area would benefit.

I think I already have!!Muswell Hill Library is TOO GOOD TO LOSE.THE proposed library under flats at the top of Muswell Hill would be on a busy main road which is steep . There would appear to be no parking for cars, and possibly dangerous for children to access.It would be out of the way to many people too,whereas the Queens Avenue site is central, and easy to find!!!

This is a bigger building, therefore there will be more space available to customers. Wheelchair and pushchair users will also be able to move around freely, resulting in an increase of customers.

Please leave the library to this historic building.

Top of the hill. Busy roads

Please see 1B

Do not see problem with existing site if adapted. Add option 3 : Stay in existing building with improvements

We can cope with how it is. Modern is not necessarily good.

See option 2 But in addition - No details have been regarding layout, amenities, parking, noise, air pollution and relationship with other users of the site

Accessible - More people with better facilities

This is unnecessary and would be an additional expense. The current library is adequate and only needs repairs and toilets.

Good decision

I don't believe that this wont take place because the local library is to be sold on for luxury flats

see above

Current library is marvellous. It's been in use for decades serving the local community

Such a waste of money, it would cost much less to get disabled access or more people to help (I'm really concerned about unnecessary expense)

Its a no brainer. A brand new building for an out of date building with limited access.

Option 1 - Is it possible to enlarge present building at back? There is a useless car park at present!

We are asked to vote for a building which doesn't yet exist. How could we possibly decide that it is better than what we already have?

I want a library in Muswell Hill - the building it is in is of secondary importance. If it is cheaper and more inclusive then so much the better

More space it will be good, more people to use

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear."

Bland cheap building no architectural significance. No symbolic celebration of Libraries expressed. Like moving a church like st james to a well insulated garden shed because its more functional.

Muswell hill library is in a conservation area and should stay where it is and should not be moved

It is not necessary to move the library from its historic home when it can be updated in its current location.

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential work to the current building to be financed from the proceeds of selling or leasing the land to the rear.

It is perfectly possible to provide the necessary improvements in the present iconic, historic building. The proposed new site has difficult access.

See above box

This allows for a stronger community to flourish. As a result of the increased space, this will allow for greater interaction of all members of community to not only interact but also exchange ideas and get on better with one another.

a new building would be great as it will have better access

A well stocked facility that can cater for a variety of users, with a good technology offer would be an improvement. It would be good to see the library available for other types of community use. Full accessibility is essential. Better facilities would encourage greater use.

see above.

The alternative may be modern and new (and probably soul-less) and may well have 'level access' but it is situated on the top of Muswell Hill which is very steep. I don't know where they plan to put the door but if as I assume it will be to the side the slope up to it will be very difficult indeed to negotiate in a wheel chair

There are other large libraries one can use which I sometimes use for greater variety and selection of titles. The present accommodation of prams seems not to be a problem. The stairs are not a problem to young mothers if they can leave pushchairs downstairs. Young children enjoy climbing chairs!

Level access with better facilities would be ideal but the proposed site is on a steep hill. Which I have found rather scary when coming from Muswell Hill roundabout and I imagine would be difficult to get back up the hill if you are pushing a wheelchair/pushchair. All other libraries in the borough are on level ground.

Although better wheelchair access and a bigger space is obviously important and a good idea. The loss of an interesting historical building would be a shame. As I said adapting the older building to ensure it allows access would be a more sensitive option (I think)

See example in box 1b And green man site - very busy road intersection, top of steep hill. Lacking easy access which I currently enjoy when I attend the current library

A modern library still in the centre of Muswell Hill is a great opportunity.

There is no mention of the cost of the proposed NEW building. I feel it would be far in excess of renovating the existing one,

See previous page

Will offer better more accessible facilities

This is at the top of a steep hill, unsuitable for disabled access. It would be inappropriate for toilets to be shared with a café (opening hours would be very different) and who would pay for cleaning? Although the floor area is expected to be larger, in practice, this is never the case when you are dependent on a Developer who will be cutting costs at every stage.

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear

I hear this is not the case and that the proposed location is unattractive, inadequate and lacking in access facilities.

The new location is awkward to get to and out of the way.

There is no parking at the proposed site, nor anywhere to drop off elderly or disabled users. It is not easily accessible, being on a steep hill and away from the main shopping streets.

Shouldn't be sentimental about old building need to look at bigger picture

For many reasons that I think have been highlighted in my previous responses. I look forward to a new library that truly serves the needs of all member of the community. Whilst change is difficult and evokes an instinct to protect and preserve, as well as deep feelings of nostalgia, it's not all bad! I think this is an exciting project that does preserve and protect the Muswell hill library; its just that it will look shiny and new and be a stones throw away from the old- however much beloved- building!

Access for disabled people should be a high priority, it would benefit all users if the library is fully accessible.

As explained on the previous question, the money to build a brand new library can be spent in making the current library with the necessary accessible facilities and I am sure that the cost will be less than for a new one.

Good to have a new space

Bad idea to mix all around groups on one level

It is psychologically away from central area.

Not a permanent owned building space so library has no long term commitment. Very busy road crossing on the downhill of the roundabout

I agree with the above. Also I hope there will be modern toilet facilities so that the users and staff do not have to go to the local pub or back of Marks and Spencers. I hope modern facilities will ensure that the computers will work 95% of the time if not 100%.

You do not say the location of the new building, If it is partway down the hill then disabled and elderly people etc, may not be able to get there in the first place, even if there is level access on the site. The W7 bus stop was changed to include a stop at the top of the hill because people could not get up/down the hill to the previous starting point. Facilities at Muswell Hill Library do however need to be improved.

The current library is just fine!

Accessibility is important

Current building could be adapted

It's not far from the current library. It will be lovely to have brand new facilities like Marcus Garvey. The children's will be on the ground level with accessible toilets.

Having a new site that is more accessible would be better.

A new building would be better

See answer to question 1. Also, it seems rather perverse to move from a building which the Council owns to premises where the Council will presumably have to pay rent and or an annual service charge. The consultation document mentions this building being cheaper to operate but this is presumably due to lower staffing costs. Having fewer staff on duty is not something which is a good thing overall for library users.

I want the current library. I don't want the council to steal what was given to us by a very nice lady

Buggy use, more space, building more fitting and modern

Not sure its the best option

Like it in principle but concerned about the future use of the current site - want to maintain the heritage.

Better access for residents, more people can use it.

Better for residents

The site is a boring functional development which could be anywhere, having none of the historical value of the current site. The historical mural in the current site defines it's worth to a literate community which needs to encourage its citizens to remain "literate citizens". Whilst I agree that providing toilets and a lift to the children's' library would be useful for the current site this can be paid for when selling off the land at the back of the library. The Green Man site does not especially attract. If the council wishes to use it I would suggest council offices or meeting rooms, not a breathing, living library.

Want somewhere with level access for disabled people. Seems a no - brainer.

The new site would have better access for children and disabled people.

The new site will be more accessible for the elderly.

With a pushchair it would make a huge difference to have the library all on one floor.

It should be accessible to all. Kids need to have access

Bigger space. Would like a coffee facility. There would be enough space for that.

Would like to stay. Can wheelchair access be added to the current building. Current library works perfect. Best library

It makes it more accessible and will encourage more people to go. Current library is cramped.

Very difficult for disabled people. Difficult for nursery groups to go to the library.

If it allows a greater number of people to access the library then in favour.

Doesn't have enough information e.g how much will the new library cost.

Reasons for the modern design in line with the millennium

Still don't believe the new amenities are viable. Do we need these new things. Keep it more traditional.

Sounds good

More space and resources in the new library

Encouraging more users, younger community, would know more about, a better designed library

Please see comments regarding current site.

Accessibility is most important aspect.

Fit for purpose. New facilities. Bigger space, want to preserve libraries.

Agree with all these principles

Any investment in libraries is welcome

Option 1 with small modification would be the best option.

Helpful for mothers

Access. Like new tech in new building. More people would use it. Easier to take kids on trips (school trips)

Like the old building but its not convenient for access to childrens library.

The number of roads to cross at the top of Muswell Hill and the fact that entrance to the building is on a steep hill would not be convenient to less mobile members of the community. Note the start of the W7 and 144 bus stops was re-located from just below this proposed site to outside Boots on the roundabout at the top of Muswell Hill. I have found this to be a great help as I have arthritic knees. The character of the library would be lost in a new building and it is not in a central location.

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear.

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear. It seems to me that Haringey are keen to sell off this listed building to developers as it is valuable land which would no doubt appeal to retailers. But our library is an essential part of the social fabric, especially for those unable to access books or the internet at home.

Wheelchair and pushchair access are key. I also think the green man site will attract more visitors and make it more of a community hub.

The library is currently in the heart of the community. It shouldn't be sidelined from its prime location in order to sell the building for redevelopment.

I strongly believe that a third option of improving the current library should be offered to local residents.

I strongly believe that a third option of improving the current library should be offered to local residents.

Better for older residents

Present one not fit for purpose / awkward building for mothers/disabled

It needs better access and more funding

Access - there would be better access in the new site (I have two kids)

Accessibility is key as I have a young child

Want a library with a sense of character. The current site is more accessible. I like the sense of tradition in libraries.

to get larger, modern space with more accessibility

Make it accessible for children and disabled people.

I do not see a point of relocating it somewhere when we have a place here which you can modernize and provide more facilities.

At a time when so many authorities are closing their libraries its great that we have an opportunity to provide this community with a new, modern library in the heart of Muswell Hill.

Lacks the iconic nature of the current building. Not enough has been proposed by the council to residents regarding the future of the current library if left.

Don't have enough info to make a decision

It would have more facilities. Being a mum it would be easier to get in - I welcome the one level principle. The new site would bring more people to the library and the area.

Need to bring library into the 21st century. Need disabled access

We must hold onto a library. We need a library fit for purpose for the 21st century.

Bigger space is key

Above

Would be easier to access in the new site. Not that far away from the original site.

More accessible and more resources

Concerns re: the noise in Hornsey library (childrens library) - same thing happening in new site?

Practical benefits - level access for people with mobility issues and mothers with pushchairs. New site would be more visible and encourage more people to use it.

Although I have no need for either wheelchair or pushchair access I do feel for those who do wish to use the facilities of a Library but are struggling to. I also prefer a space that feels not so claustrophobic and is light and airy.

The library works fine the way it is and is a very unique space that we should not lose.

I do however support a large and more modern facility if this comes as a result of a move.

Open plan scheme would be a problem for quiet study eg at Alexandra Park.

The move to an unknown site is unnecessary. Any small profit from the sale of the present library will be eaten up by the costs of buying a central site in Muswell Hill and constructing a new building.

It would probably be better to have a new purpose built library, provided it were situated very near the Broadway; as the current library is in an excellent location. I would need to see where it is proposed to locate it.

See explanation for option 1

As I have explained in my response to option 1 yes some modernisation is required but this can be achieved in the present building with a little creativity imagination and effort with a much more pleasing aesthetic outcome for the community. Sometimes the easy and lazy option is not the best. We already lost the Athenaeum building many years ago (long before my time I am not that old) let's not lose another historic local building and its community purpose.

See above - what would be done with the current space, a historic & unique building owned by the taxpayers who should have free access to it.

I simply not convinced of the cost/benefit case.

Not in the centre and don't want a new building

For all the reasons explained on number 2 option

A new library, with modern facilities was built in Colney Hatch Lane. It is taste-less and soul-less and has not won either the hearts or minds of Muswell Hill inhabitants. It has no style, no atmosphere and is representative of most new buildings that are meant to improve on the old ones. We have a fantastic library already. Why not use just a small proportion of the money you are proposing to spend on a new library, to improve the library that everyone wants to keep? It's a no-brainer!.

Please refer to my previous answer.

It's a cynical way of selling of the existing site by saying you're doing it for wheelchair users

I imagine this to be a very expensive option.

The old Green Man site is on a steep hill which it would be difficult for wheelchair users and buggy pushers to negotiate, especially given that the pavement is narrow at that point and the hill is a major thoroughfare and always busy with traffic including large vehicles. This is precisely why there is now a very popular bus stop for the W7 and 144 on the roundabout. The existing building on Queens Avenue is on a flat stretch of road, and although that road is also busy, at least the vehicles are usually slowing down to come up to the roundabout or only just accelerating away.

Nostalgia aside, I really don't mind where the library is located as long as it's full of books and easy to get to. All things considered, therefore, I think I am more in favour of moving to a new site, with accessibility for those with mobility problems, so long as the children's library does not encroach on the adult library (as it rather does at the moment with a huge area that should be full of books, set aside for pushchairs).

I would like a third option of improving the library in its current location.

Why move, we already have a wonderful library in a wonderful location.

The first thing that springs to mind is the dangerous position of the proposed new library, at the top of a very steep hill, on a major bus route as well as a main road, with a considerable amount of traffic, particularly during the morning and evening rush hours. Imagine trying to deal with a pushchair and two small children, exactly the position I was in, so near such a major road full of morning traffic. I gather this new proposed library would be in the basement of the new Pinnacle block of luxury flats. How much natural light would there be? How much would it cost to make the new library there? I've heard that it would cost far more to move the library to these new premises than to make disabled access and other improvements in its present position. This proposal rather smacks of throwing the baby out with the bath water. I am totally against this move.

It's on the side of a hill, going down would be easy, but returning up to the Broadway harder.

No confidence in an open plan set up.

Agree would be best for all residents, however costs have been excluded and this must be part of the consideration.

Improvements could be made to the current building such as better access and toilets.

Expensive and I don't trust the council to make good on its promises

Love the building and where library is - think with small tweaks would be perfect. It's a really central library - it is 'on your way' wherever you go - best option for keeping people reading and interested and a great kids space - yes could be used better - but improve don't destroy. It is just a library - don't put public access areas inside other areas - makes them more for bodging and less useful

For the reasons stated above, I do not think an adequate case has been made that the current building should be abandoned. Nor does it seem reasonable to ask citizens to make

a choice between an existing building, with its well-known advantages and disadvantages, and an undefined hypothetical "new" library. Until we see an actual plan for a new library, how can we reasonably judge whether it is better or worse? Overall, I think the consultation process has been extremely badly managed and ill-considered - the Council appears to have decided everything in advance and framed the choice in such a way to make the public as likely as possible to choose the Council's preferred option. This is NOT what democratic consultation or good public policy making looks like.

Waste of money.

Better disabled and buggy access.

But only if it stays at the same location. Disabled access on level ground, and a facelift.

The site and building does not appeal at all

Have yet to be convinced that the cost of a new library will provide better value for money than improving the current building. Smells very like yet another of Haringey's grandiose schemes - spending a lot of money unnecessarily

I have been using the library in Muswell Hill for years, it is a pleasing, characterful building, one in which a wide range of people feel comfortable. The children's library with the wonderful mural, is particularly appealing. As a writer of children's books, I have spent many hours doing research in both the adults and children's libraries, it feels as if generations of readers are in there with me. A spanking new, modern building would seem dull in comparison. It is bang in the middle of Muswell Hill and very convenient to drop into, to read a newspaper, or to borrow books, records or DVDs,

As above. The location is not as good by far. The building is worth the investment. It has character and is far more attractive. It is by far the best environment.

Improvement should be made to the current building

Once gone, the existing library building would no longer be part of the public structure of Muswell Hill and so much of our heritage is disappearing like this.

I prefer to maintain the existing, historic site

Move quite unnecessary

Fate of present library building No faith in council's ability to create a situation in which the old is improved and the new introduced

Better and easier for everyone

N/A

Much better access

More light and spacious and better access

Better access for the disabled

This will be an extremely expensive option and with better access facilities as proposed in my comments with regard to Option 1, the current library could be modernised for far less money and then provide more extensive provisions in the way of computers.

If Option 1 were not available, for reasons that would need to be explained. The quoted cost does not represent a problem, as a brand new library will be costly. We need to know what the vacated library will be used for. But we need a library. So a new one in the centre is acceptable.

Facilities will be better in the new building

Less suitable site than existing library.

Access issues but you must incentivize using the libraries. More activities for children and advertising of them

Access for disability and mums with prams

Against the proposal until a decision is made on what will happen to the old building.

Don't like new buildings. Muswell Hill is a historical area with historical buildings.

Main worry is the listed library building and will it be sold off and not kept for the community.

I disagree because of the way you have described the 2 options. Both should have been presented neutrally. It is clear that Haringey clearly prefers this option.

The current library caters I believe for disabled

Fear of the old building being converted and also keeping a heritage building in the area

This is not really an option - it's an attempt at skewing the response by presenting it as the only positive option available.

The current library space is an important and historic space in Muswell Hill and should stay that way.

For the reasons stated above

Current site is an old building with tired facilities and access is difficult.

Want it to stay in the same building

So many pushchairs in Muswell Hill. They need access to the library (accessibility is needed)

Don't see any reason why it should move

Need a sustainable building and library service

Sounds a lot better. I would like to have a library that I can actually use.

Benefits of moving to a larger site

See above answer.

A new modern library can compete with other attractions for young people. I particularly like the location - right next to Muswell Hill Primary School. As I live towards the bottom of the hill, access will be easier for me. I hope it will have good reading facilities for papers and perhaps a coffee bar. It could become a real community hub if designed well.

New is not always best. Larger space can feel sterile.

The council has an asset which it owns and controls with expansion land. It should be using this to its full potential

The wheelchair access and lift can be installed in the old building. I have used the existing library with pushchairs just fine.

*The proposed new 'Green Man' location is at the busiest and indeed the steepest point on the Broadway. *An open plan single floor leads to too much interaction. *The Council has not said how much it would cost to occupy the new Option 2 site- or are we to assume that it is free, gratis and for nothing?

Don't believe it is necessary to do this. Where will the new library be?

Not specifically designed as a library: I have used several so-called modern libraries and found them inferior to older traditional buildings designed specifically as libraries. Newer libraries tend to be noisy, and generally do not provide an environment conducive to studying.

Have not seen anything interested build over the years in muswell hill you destroy it history for New concrete boxes to build shame .

This seems a much better option all round, especially in terms of having a buggy park and easier accessibility for people with small children and babies

As above, I believe that renovations to the current building would be the best solution.

The proposed location is just a bit too far from the Broadway relative to it's current location.

I don't like to building and its location (steep hill, beneath luxury flats development). Worried about the what will happen with the old library building if it were to be sold to developers. It would be shame for the community to lose it.

I don't trust the council to deliver their promise here and feel this is just a way to make money out if selling a fine building to developers

The library is in an iconic building. I can't help but feel that the new location will actually be smaller and less relevant for the community

I believe that option 1 is not only a cheaper option but we already have major problems with regard to parking and traffic flow and this will only make this worse.

The only reason I stopped using this library was access so I'd support a new purpose designed space.

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear.

I am sceptical of the Labour council's ability to provide these facilities and doubt that the council is committed to reinvestment of appropriate funds.

Don't think the new library will emerge

See above: with this alternative we lose the essential character of the current space.

Wheelchair ramps and a lift can easily be accommodated into the existing building at a fraction of the cost compared to that of the proposed relocation. This is just a lame excuse by the Council to sell off part of our history to the highest bidder.

Inconvenient

modern designed library with total access

A modern replacement might be more accessible but without charm and a sense of importance in the community won't be as loved or frequented.

The current building should be saved and modernised from within. That would also be much cheaper in the long run.

Makes sense to move to a newer site, however the cost aspect of moving to a brand new building will be greater than that of modifying the existing.

The current site should be retained as a public library.

The proposal will tuck the library away from sight. The hill is very steep. I fear both will discourage use.

See above

It is a waste of money to divest council assets of obvious use and substitute them for vague "modern" options that are less convenient: a site at what used to be the Green Man will deter my elderly neighbours from using the library especially in winter when the slopes are treacherous. Accessing the proposed site requires crossing more streets. And where are the details of the "modern" proposal? It is unacceptable to downgrade such a vital public service for the community to allow for developers to profit from reselling public assets.

As explained above, I am concerned about having a library near the top of the very steep Muswell Hill. Anyone with small children, with a pram or pushchair, or elderly with limited mobility and/or a walking stick will have difficulty getting up and down this steep slope.

I believe that a new building would not have the same "comfortable feeling" as the current building does. We would lose more architectural beauty from Muswell Hill. The new location would be further from my home. I believe that Haringey has not seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or

leasing the land to the rear - which is an eyesore. This could be coupled with regenerating the Ave Mews to provide more shops for independent retailers.

Depending on the cost of a new build vs a refurb, I'm happy to consider a new, more modern space as long as it is still very central and reachable by public transport.

The location of such a building has not been announced. What not? Would it be convenient for users?

The location is fantastic and a better area for us to access its facilities. I wouldn't go to the new location if it moves

Not sure that the borough will have the resources to complete a new library given that local authorities are facing such financial pressures

ONLY if it is in the location proposed. No further.

Makes it accessible for all

We do not believe all the options have been put forward for the public to consider. The Lib Dems believe that a third option, to improve the current library, installing a lift and disabled toilets, should be included in the consultation, otherwise a genuine choice has been omitted.

More facilities. Disabled access. Family friendly access

Access for those with limited mobility and families with young children

25% more space. More access for people with mobility issues. Hopefully more space for studying.

Proposed site not suitable

The new proposal sounds well planned and a useful facility for all of the community

Although no-one has yet seen the proposed new library, being part of a modern block, it is not likely to be an improvement, and is an unnecessary change brought about by financial considerations, and without thought to the amenities of Muswell Hill and its residents.

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear.

It would be a great shame to lose the historic building and its central position in Muswell Hill.

The council just want to sell off the existing property to further gentrify the area

Benefits of option 2, not strong enough for change.

The proposed new site can not compare architecturally with the current unique design and atmosphere. It will be on a steep slope (I walk with difficulty - if it is snowy/icy. I would not be able to access it It has no guarantee of endurance - as not publicly owned, once this

public status is lost, it is lost forever & with it the guaranteed permanence. The new site is a place of constant traffic noise. I wish the council to offer 'option 3' to stay in our beloved building with necessary improvements. Question - What disabled parking and for dial a ride is proposed at the new site?

1) Toilets facilities for library users and general public. 2) People with long term health issues, ie diabetics etc

Good for wheelchair access

For the reasons above, better facilities, better access for pushchairs

Better facilities, more locals will use e.g baby clubs

As per 1a

Its more accessible

Sounds better, better options

Better accessibility to a wider range of people and modernisation. More space means more community space for events, hiring rooms, renting for groups.

Better facilities for disabled and access facilities

More modern and easy to maintain

Location of childrens library, needs to be really thought through. Need to think through the position of the childrens section. Factor in space for displaying local art - community involvement.

The library serves an excellent purpose for its size, it is perfect and does not need enlarging. There is access for all, so no need for anything else.

Building will end up being potentially sold to property developers and this historic building will be lost to the borough. There is no guarantee that the money will be used to support local services.

It could be a new hub for the community It could attract more/new users.

Things change when you move

As long as there is space for previous answer.

I believe the existing library could be revamped to include the above changes. I have given my comments on the previous page.

I think better accessibility would be a great thing, but I would prefer this to happen in the current building

Please see my comments at 1b above

The proposed new library would be awful - being beneath a block of flats. It is a particularly steep part of Muswell Hill and too near busy traffic to have many people coming and going. I think it would not be an attractive destination for the library at all, and would be quite a depressing venue and people would not be all that keen to use it, or study there with so much traffic passing causing noise and pollution.

The proposed venue is on a very steep slope, which will cause problems for the elderly and also for families with young children, being so close to a main road. Which being at the top of a hill with cars revving to climb, causes awful air pollution at this point and a narrow pavement. Where on children could be at risk of running out onto the traffic

Cant imagine will be an improvement in facilities. Imagine will not have natural light. Cant imagine childrens library will be kept separately. Causing noise issues. Unknown quantity. No plans seen. Don't trust Haringey Council.

From the very outset, the councils line on this has been, in my view, disingenuous. It is my belief that months before the consultation began, the council was aware of a third option i.e to remain in the current building and for this to be updated as appropriate. Costs for which would arguably be much lower than those the council claims.

Option 3 - I would like the council to pursue the option of a new library and to retain the current building. Also for library services, such as overflow, both storage, or computer banks for users. I would like to see the council coming up with a costed proposal that demonstrates that this option is viable and cost effective

The new 'useable' space is in fact not bigger - since the extra 90m² is mainly in the new entrance area - while the old entrance area at the current site has not been included in the comparison. In a nutshell - the space comparisons are not comparing 'like-for-like'.

The proposal is unnecessary and motivated solely by financial concerns.

Please see 1b. The new building will be characterless and modern. Also Muswell Hill is too steep and very busy with vehicle traffic. The current location is best suited just off the major junction

Why change what is perfect, just give a new look for it. Pressure washing and new varnish on doors.

The former Green Man site is ill-equipped to be the area's new library. I appreciate Haringey has done a good job in keeping the libraries in the borough open under tough cuts to local grants, but it defies logic that a smaller space should be converted into a library when Muswell Hill already has one. A small alteration to the current building would allow for disabled access - I'm sure this is something the council could spare, especially when renting out the Green Man space for retail purposes would bring in close to £250,000 a year according to local media reports. Some reports I've seen suggest creating disabled access to the current Queen's Avenue property would cost just £60,000. I don't want future generations to have to look at our old library building and question why it is no longer open to them, and instead they have an uninspiring new build as their resource. We should honour the past and keep to the original library's heritage.

Important to have a library fit for purpose

A new building is the answer.

I have a wheelchair, and if I don't use it. Struggle using the steps

Completely disagree because it will be on one floor.

The all extras with this option and accessibility

Could be modernised - bit old fashioned. Have to leave pushchairs downstairs and take everything up. Could do more for the teenagers and young people re: studying / quiet time

New site slightly off centre - bit out of sight. More foot fall than new site. New site would be less convenient for me to get there.

More access, level floor, more space, better facilities

More accessible for customers. Bigger than the current site

Easier for people to access the library. Not everyone is able bodied.

For everyone - needs facilities for everyone

Sounds more accessible. New facilities can be useful

Access for disabled people is desirable and needed.

Is a large new library necessary? Very expensive Losing key landmark of Muswell Hill Not in-keeping with the traditional buildings that form the Broadway

Sounds like a better space with modern facilities

Need better access and newer facilities

I feel like this is a cheap, easy option for the council who want to capitalise on the value of the stunning period building the public library is currently housed in. The location of the new proposed library is ill thought out. It will be positioned at the top of a steep sloping hill, making it difficult for pushchairs and wheelchair users as well as elderly and less mobile. There is also no availability of stopping places at the top of this hill for drop offs. The hill itself is a busy road, which would be a worry for those with young children, and walking to the library from Muswell Hill Broadway will involve walking past busy restaurants where people often spill out on to the street queuing, thus narrowing the pavement area and forcing pedestrians close to the busy road. Given the fact that the current library building could be improved to aid mobility access, it seems a poorly judged decision to attempt to re-locate to such an ill considered and frankly less safe location.

Again, I'm still not sure

Mother of a four year old - who wouldn't want an accessible building?

Existing library has a lift already, maybe add a side door to give level access - Avenue Mews and to provide natural light

Improved access for all. Improved I.T - providing. Strongly think the existing building should remain as benefit to the local community and non private

I agree that there are improvements that need to be made to the library - it would be nice to have more modern facilities

Option 2 is cheaper, be honest. Whether cheaper is really better isn't clear as the detail provided is too high level. The consultation is heavily biased.

It would be a waste of money to move the library it is likely that the current building and the land behind it in Avenue Muse will be sold off with no promise that the money raised would be used in Muswell Hill

Please see above. The Council should come clean about future use of the existing Library site.

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear. The current library is at the heart of Muswell Hill and the community; geographically, historically and functionally. The Council's survey preamble pretends that only a newly located library would be at the heart of the community; at best disingenuous, at worst misleading and a lie.

"Larger and modern" unnecessary. In this digital age, something more congenial and welcoming, with sense of generations having used the place, is precious.

I would hope the new library will be purpose built to modern standards of disability access and intellectual access. It will be just as central and easy to get to I hope that being a new building it will be cheaper to maintain I hope it is a cheaper option

Reasons and provisos listed overleaf

I love the old building, but so much better if everybody can now have access to it, including young mothers and the disabled.

The same as before

Think people will use it more - new life

As previous

Improved facilities

Bad weather could affect access for wheelchair

Improved facilities

Not far away and will be much easier with a pram. Support access for disability

More modern facilities

Sounds much better, bigger space and more modern

As before

Has children and has experienced problems in the past

Old building is protected (beautiful building) Despite side entrance, cant access top level of library Has kids and cant use pushchair in library

See 1b

Would like more computers and printers in new library. More access

Think library should not move

Encourage more people to use

New library would be in the wrong place, not serving community

More modern facilities are a good thing and more space

The case for moving has not been made convincingly, and we have no problems with the existing building. Moreover the choices as phrased are highly biased towards the second option. I mistrust the Council's statements on how good the new building would be. Moreover I note that some of the sale monies from the existing building will not be used to improve library services, but for other things [pot holes etc - a bad, short term use of money]

Better facility and larger space is sensible

A new exciting library offering a larger selection of books than the old one.

Better facilities, access and better use of money - will attract more people to use it.

Need a new building

My concerns are for the next generation. A new one level building will be more practical. However, the road is busy and the proposed entrance on a slope is a worry for young families in particular. Hopefully a way can be found to make this safe

Green man site is on a slope? not sure, also the library would be hidden away. I like the idea of more space, modernisation, but cant that be done to the current library

A new building on a new site would be preferable, provided that the new site is not located on the hill. The building needs to have easy access for all residents using the library, in particular pensioners, wheel chair users. The provision of toilets (esp. for pensioners and diabetics!) More space for computers and books Air conditioning

It seems a complete waste of money to go for a new build. Had a third option been offered to retain the same site, remodel it, than the proposed new site would not be needed. There appears to be land behind the current library that could be used by the council and proceeds used to modernise the current site. If there's a will to do this, there is a way and a way within budget. Why was this not offered as a third option in the consultation? Access to proposed new build is not good. A very busy section of Muswell Hill, current site much

easier and less busy than the new build site. Yet another plus for keeping current site please

A new facility fit for 21st century library users is a great idea, a facility that can be used by all residence including those with access needs is essential.

The Green Man site is not as central and could present some problems for people with buggies. Just the fact that it is away from the centre of Muswell Hill might act as a deterrent to use. I believe that the Council could have considered a third option which is for the library to remain at its present site and for essential works to be carried out financed by the sale or leasing of the land to the rear of the current library. I do not believe that the Council has properly considered this option and I would urge it to re-think the overly simple binary options it is presenting to users.

It has its merits but better to have more resources than a new and expensive building. Where does the budget come from ? who will pay ?

1. The existing library should be improved and renovated, instead of the current programme of (planned) neglect. 2. This could be financed by selling the spare land on the site.

For the reasons above , i would strongly prefer the library to stay in the same building , However i also think it is extremely important that Muswell hill maintains a library building in a central location, so the only circumstances in which i would agree with option 2 is if the choice was to accept option 2 or loose the library completely.

I think it is great that Haringey acknowledge the need for a library in Muswell Hill and how valued it is by the community. If Option 1 is not possible, I'd support a new library rather than have nothing, however, i do not believe it is the best of the 2 options- reasons why I prefer option 1 are listed above.

I do believe a new library will be more suitable for a modern community. However, if there was an option to extend the existing site, modernise and update it and create an income stream from renting space to small businesses and entrepreneurs then that would be my preferred option.

The money should be spent on improving the current library building which has served its purpose well for decades.

The current building could be brought up to date and should be used for the purpose it was built for.

The proposed new library space sounds less appealing than the current building. Space and light is the primary concern, with the current library (especially the children's area) having a spaciousness that will be impossible to replicate in a ground floor development. A second concern is the fact that the new space is part of a larger development that is not fully owned by the council, and has partial residential use. This will limit the ways in which the library can be used (see e.g. the discussion on the planning category D1) or developed in the future. The landlord and residents may have grounds to object to any change in use, special activities and/or changes in opening hours. Finally, it seems that the promised space gain of 25% may be exaggerated, due to the fact that 'unusable space' has been

subtracted for the current library, but it is unlikely that the new library has 100% usable space, for example due to an access hall or elongated entrance, more toilets, access to the LCCCP, etc.

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Dark, oppressive space with low ceiling

Q3. Do you have any other comments you would like to make about our proposals

Over a year ago Lynn Featherstone made public her concerns about the closure and was called a liar, when in fact she highlightd a very real possibility that is now coming to pass. <http://www.thetottenhamindependent.co.uk/news/11718728.display/> I have also been following the Council's behaviour in relation to Pinkham way and am disgusted by its continuing disregard of its residents' opinions and its underhand way of trying to keep vital information under the radar so decisions can go its way. I do not trust Haringey Council, its officers and its management, and therefore cannot support the council's proposals and preferred option as it is highly likely that we have not been given all the right information.

I don't trust the council for a number of reasons, including <http://www.thetottenhamindependent.co.uk/news/11718728.display/> and their appalling behaviour re Pinkhma Way

I do not feel you have provided sufficient information to make an informed choice and are clearly steering us towards moving

Better access for wheelchairs/pushchairs is a priority. As well as better toilet facilities. However the new site needs to be close to Muswell hill Broadway.

Please don't do this to local people. Most afternoons the library is packed with children of all ages. The downstairs library is busy too. Libraries change lives. Do not move our precious library to an obscure and unpleasant corner of muswell hill, on a busy and unpleasant main road.

Listen to the thoughts and opinions of the current library staff. Do they want to move? These are the people who are best placed to understand the needs and wishes of the community.

I DON'T TRUST THE COUNCIL TO ACT IN OUR BEST INTEREST! I've lived in Muswell hill ALL my life and they consistently sell off land to benefit no one else but themselves. ☒

i don't really agree with the arguments in favour of the move, they do not seem well-thought out - or communicated... save our lovely library

Stick a lift in the old one.

I feel that the council is duping its residents. Please don't use wheelchairs and pushchairs as an excuse when actually you simply want to save money.

Please please keep a library in Muswell Hill, I am in Hornsey and now go to Hornsey Library as it is marginally nearer to me, but for a lot of people in and around Muswell Hill, travelling to Hornsey either by car or bus can be quite difficult...so please keep it open. A library is of huge benefit to children, there are children whose parents may not have sufficient money to buy books for their children. All children should have the pleasure of reading something which will stay with them forever....

The proposal is to spend twice as much moving the Library as it would to provide disabled access. This is wrong, economically, morally, and politically and the community will hold elected representatives to account at the next election.

No

No

There are toilets upstairs and although it is not ideal when one has got a pushchair, I loved using the library when my three children were small. We are still using it a lot. A little refurb is all that it needs.

No

Will my comments and thoughts really make any difference?

No

Overall I would be happy for it to move to the proposed location (54 56 Muswell Hill) as long as this does not change and suddenly the library is located somewhere much further away.

What will happen to the existing building? There needs to be a place where students can study with cafe facilities.

I do not want the library to move if it means the old library building being sold off to private developers and having to pay rent to a private company or individual for use of the new library building.

no

I wish there had been a more transparent statement of what the Council expects the core facilities to be - not quite good enough to say further consultation.

I think option 2 is within the council's budgetary reach

The way the proposals have been put in this survey is biased. no info about possible modification, ownership, etc.

I do not trust this council one inch. I'd sack the lot of you.

What would be done with the current library building if option 2 goes ahead?

We think that our present library meets the needs of the residents; visited at different times of the day and week, it does not give the impression of being too small or too busy. We do like our library as it is and wonder if the money could not be spent somewhere else where is more needed. It is an iconic building which maintains the profile of the library services very well indeed.

It feels a bit skimpy. If the Council wants to do it, than why bother consulting, unless this is a genuine consultation exercise, in which case a better evidence case of the pros and cons of each option is required.

I appreciate that the council is offering a better option to continue to offer library services in Muswell Hill.

I cannot believe the attitude of the local Liberal Democrats. The old library does not serve the community adequately and a shiny new building will bring new people into the library and be a far better facility than the current one which, even if updated, would remain a poor space.

The main point for users is that there be more books, DVDs and CDs.

I worry a bit about width of pavement outside (if I've understood the location and direction of access correctly)

Would like a separate consultation on the use/sale of old site

I think it would also be cheaper to improve the existing building. The building was built a library in 1931 and could continue in use if access and other improvements were made. I am an access consultant who specialises in improving access to historic buildings and so am familiar with the problems and potential solutions.

No.

Shame to waist money on something that is efficient enough.

The thank you

Please consider your constituents needs! And please do sufficient research before embarking on a new library. Thank you.

No

Please keep Muswell Hill Library in the same building. Save our library!

I think it is a very bad Idea.

Make a commitment that not one single book will be disposed of and I would agree. Also you are very quiet about what you will do with this amazing historic building. I expect it will end up as a betting shop

Haringey council should have been less duplicitous in preparing this questionnaire. It has clearly tried to rig the result by carefully selecting the questions.

No

Thanks for the consultation booklet through the door - it's so good to feel involved with what for me is such an important issue.

Please do not allow the actual building to be destroyed.

There is a third option, which the council have not added to the consultation. We know that it would only cost in the region of £60,000 to fund minor upgrade works to the library. This would include better disabled access, with a lift to the upper floor, and accessible toilets. The Council dismissed this on the grounds that it would cost £680,000. This is nonsense.

We have been given a quote for £60,000. The alternative site, at the old Green Man, is completely inappropriate. It is at the top of one of the steepest hills in London. There is no prospect of disabled parking. It would be impossible for cars to stop safely nearby to set down passengers. The idea that disabled access issues would be solved by moving to this site is completely false. The site plans for the Green Man also show that the adjacent cafe/bar will not include any toilets of its own - but instead will be given access to the library toilets. The reason for this is that the developer does not want to install toilets in the commercial section of the development (they cannot charge for the space!). This situation means that noisy, potentially intoxicated cafe/bar customers will be constantly trampling across the library all day long. Can you imagine such a farce? Haringey Council has had Muswell Hill Library in its crosshairs for years - and now they want to sell off the building. According to the Council, the library is a significant financial asset which, if sold, could fund a multitude of capital projects across Haringey. The Council confirmed that there are no plans to reinvest the funds in Muswell Hill itself. We suggested the Council should lease the Green Man site to a retailer instead - this would generate £250,000 per year in revenue - but they haven't even bothered to respond to this suggestion.

This is a waste of money - will you take any notice of our views?

I have made all the comments I wanted to make.

Why not let the Green Man site to a shop or local business, and generate some money that way, if money is mainly the issue?

The proposal is fine but I have reservations.. The questions which follow other than age (optional anyway) and disability (helps with design) are irrelevant and, in the case of sexual orientation, prurient to say the least. Where are you people coming from? I cannot see how a library can cater for our so-called multicultural society with books in a million languages in any event. On second thoughts perhaps there is no need for a library in the circumstances

It would be helpful if the council provided information about the proposed timeline of the library move, and a visual of what the new space would look like.

The existing library should be up-dated with toilet facilities etc.

I have not received any consultation documents in the post regarding the proposed new library.

I have doubts whether those using the library who do not live in N10 are being included. They should be. I question the validity of the consultation when the public have not been given the research carried out by Friends of Muswell Hill Library. Also the validity of the consultation is doubtful when the new premises are not built, when full plans are not published and when the council has made no review of the possibility on the same scale as its examination of possible refurbishment.

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published and when the council has made no review of the possibility on the same scale as its examination of possible refurbishment.

I would like to see the new library completed before the old one shuts. I would also like to make sure that it is managed by a librarian who is able to advise residents about books, rather than a customer service officer, with a much broader public service remit.

I believe the Council could make financial use of the space behind the library either by sale or, preferably, leasing it for, say, car parking especially given the paucity of such provision in the area. Then the money could be used to make the library or at least the ground floor accessible as necessary.

As above it is ESSENTIAL to maintain a good library service in Muswell Hill, especially for borrowing books for children and adults. Other libraries in the borough are too far away for those without cars etc

This is sadly typical of previous Haringey "consultations" where the Council have an undeclared and hidden agenda, and hopes to ignore the wishes of residents and users. Earlier such consultations have been held for two weeks in August when many people are on holiday. The proposed site at the Green Man is a very poor choice in terms of access and would cost a great deal more than refurbishing the existing Library building. At a time when Council costs are being scrutinised and capped this idea is simply willfull

I have no relationship with the Council but greatly support this initiative - but care must be taken to ensure that elderly people, wheelchair users and those with impaired mobility can access the library on the level, and not from the same level as the old pub, which is somewhat downhill of the roundabout.

The council has already faced significant criticisms from across the board for wasting money on rebranding the Haringey logo/image and for an excessive sum to introduce an unenforceable 20 mph limit - all while struggling with serious cuts from central government so why waste excessive money moving a library to an inappropriate site when the council could more affordably renovate and improve the facilities at a popular and well-sited library. It would be both foolish and wasteful to proceed with this proposal.

The council should be more imaginative in its proposals. there should not be just the one alternative but many choices. it would seem that the only people to gain from our library, publicly funded by the community since its inception, are the developers. Haringey should stop its supine arrangement with private developers and develop a financial model of its own that benefits all Haringey residents.

Reconsider the costs of upgrading the current building

You have not included the third option of upgrading the library which was your original plan. The Council's plan changed when it became apparent that they could sell off the Library for a multiple GP surgery. I have noticed that the Dukes Avenue Practice has already changed its name to Muswell Hill Practice. The whole consultation smells.

Please give us information regarding your proposals for the building should Option 2 go ahead.

I do hope the Council will consider an appropriate alternative use for the current Library building and keep it standing. It is a gem. And that a new library will also contain amenities such as coffee shop.

I think it's important to listen to local people. I'm sure Haringey council will do this.

It's clear that the council favours option 2. And on the face of it, it is the better option. However, the new premises have to be thoroughly researched and fit for purpose as the old building/service is very well loved.

1. There hasn't been much of a consultation. 2. It would be a great loss to lose Muswell Hill Library, and 3. Please don't waste our money on a new building!

You have been elected to protect the interests of the residents of Muswell Hill, and the heritage of the area. It is vital we maintain the Victoria/Edwardian character of our streets, and not destroy it through short-term and short-sighted thinking.

The consultation document is extremely biased towards option 2. There's no information about what will happen to the existing building if the library was to move. Also no information about an alternative plan to invest in the existing space. Put out a more balanced and informative consultation document and you'll get more useful responses.

Test

Not at this time.

If you were to do a straw poll outside the library building and suggest that this well-loved library building was going to be moved for no good reason (apart from Haringey making money to sell the site for flats) I think this plan would be immediately rejected.

I would like the council to offer a 3rd option - stay at the present location and spend a small amount on disabled access and toilets. Why spend 2 million in some libraries and not in Muswell Hill? There seems to be a bias towards this area, which is totally unfair.

It is important to keep the continuity with the Muswell Hill Library. It is a historical building. One has to consolidate with what we have. We have a working building that only needs few improvements. Its access is good, is not on a hill, has parking, has land for potential extension and is central to the area. We own this building, the Green Man will be a lease. I'm afraid for the safety for elderly and young because of the dangerous access. I'm not impressed with the council's lack of information (architectural drawings) for this building. Not happy to share toilets with the proposed bar!

Leave the library where it is, please. The elderly in particular would find the proposed building inaccessible.

I think the old building should be kept and renovated to install more toilets and access if necessary. We don't need more luxury flats in Muswell Hill, we DO need more affordable housing (which these flats would not be).

I believe that the consultation is a farce, with certain councillors having already decided on option 2 and that they have determined to push this through whatever the democratic will

of the local people. The reason for this is to generate £2m or more for the council by selling the existing library for £3m and spending £1m on a new one. Clearly from first principles, simplest is best; the best and cheapest option is to refurbish and upgrade the existing library building. To sell it would be a public disgrace.

Personally speaking my only complaint about the present premises is that the seating/reading area is right next to the public counter and therefore rather noisy with people coming in and speaking to the staff at the new premises I hope we can have a more secluded, quieter reading space. Thank you.

It would be great to stay in existing building but only if changes made address current issues as to find a site large enough in N10 for new library will be a challenge. How about opening in the space opposite Wetherspoons which is being advertised as restaurant space and will have flats / houses above it on Muswell Hill just down from roundabout. Large site and central, also right near school and has parking.

Why do you still continue to ask for our opinion when opinions different from the council's plans are never considered?

CONSULTATION LEAFLET WAS NOT ENTIRELY CLEAR

I have learned not to trust Haringey council

test

I think further information is required as above and I think the option of a low cost improvement should be considered.

What plans does the council have for the building if the library is moved? Does the council own the land behind the building (currently empty and used for car parking)? I believe the building should be demolished as it is of limited architectural and historical interest and the cost of refurbishment would be prohibitively expensive. The council should then re-develop the land for affordable rented accommodation with priority given to key workers. I am not in favour of the land being sold to a private developer.

Just that, in general terms, I believe Haringey to be a very good borough. I would wish that the decision making process be really transparent and fair.

An intelligently designed renovation of the existing Muswell Hill library would be incredibly popular with the community in this area. I would encourage the council to think creatively about how this could be achieved - for example by asking 2 or 3 talented architects to take part in an ideas competition - with the winner taking the project forward. Previous feasibility studies have shown that it should be possible to implement a modest but effective restoration of the existing historic building. This could even be phased over time if that helps spread the cost - for example installing a lift first, and then later making improvements to the interior fittings and finishes. Please don't move the library from its current historic building which I love!

let it be

I came to the first meeting at the library some months ago and think the proposals sound good and sensible. I am assuming the old library will be turned into something else that will benefit the community.

Improve the existing building sensibly

Judging by the way libraries are treated councils don't value them. Tories in London seem to think people can buy their own books, computers or whatever. Labour seem to think libraries are for the middle-classes and do not regard them as an important community resource. Labour councils in other parts of the UK put you to shame. If you do move this library (as I'm sure you intend) put some real resources into creating a 1st class resource that will draw people of all ages and classes, provide stimulating activities for all age ranges - and above all, spend some money on stocking it properly.

the council should invest money in the current library building, to improve it and make it more accessible by installing a lift. This could be paid for by having a small development at the back of the library. A healthcare centre for GPs could then go into the space in the new 'Green Man' development at the top of Muswell Hill.

Very short sighted. Original building fit for purpose easily at reduced cost. Maintains local history

IT IS POORLY EXPLAINED, THE PRESENTATION IS DEvised TO ENCOURAGE PEOPLE TO VOTE FOR OPTION 1, AND YOU DO NOT MENTION THE OBVIOUS ALTERNATIVE, WHICH IS TO IMPROVE THE PRESENT BUILDING.

Haringey have not produced any coherent reasoning as to why the current library building needs to be abandoned nor have I seen costings for different options. I understand that selling the existing library would break the covenant of the original gift and could therefore be judged illegal.

thank you for using this chance to prove your commitment to support the library service going forward

improve the current library,

No.

They are only do it to save money

Money should be spent reducing council tax.

see earlier comments

Present location is great and gives a focus to Muswell Hill

When making an investment in the library, the needs of the community need to be taken into account, and not the need to support big business by awarding the tender to them

I am dismayed at the way the Council appear to have tried to steer the community towards accepting the relocation of the library, by presenting the option of staying in the same

building as second rate and/or excessively costly. I am extremely sceptical that this assessment has been conducted in an open minded and imaginative way.

I am dismayed at the way the Council appear to have steered the consultation towards supporting a new building. I am extremely sceptical that the assessment of the existing building has been conducted in an open minded and imaginative way

It has not been made clear how the old site would be used. I would be against any removal/addition to the current building ,as long as it retains it present form I would be in favour of the relocation to the Green Man.

no

Find another project please... Build free parking for residents, or a train to Ally Pally or Highgate...something useful.

I do not feel that Haringey Council has fully considered all options to enable the library to remain in the existing building. There is a third option, which the council have not added to the consultation. We know that it would only cost in the region of £60,000 to fund minor upgrade works to the library. This would include better disabled access, with a lift to the upper floor, and accessible toilets. The Council dismissed this on the grounds that it would cost £680,000. This is nonsense. We have been given a quote for £60,000. The alternative site, at the old Green Man, is completely inappropriate. It is at the top of one of the steepest hills in London. There is no prospect of disabled parking. It would be impossible for cars to stop safely nearby to set down passengers. The idea that disabled access issues would be solved by moving to this site is completely false. The site plans for the Green Man also show that the adjacent cafe/bar will not include any toilets of its own - but instead will be given access to the library toilets. The reason for this is that the developer does not want to install toilets in the commercial section of the development (they cannot charge for the space!). This situation means that noisy, potentially intoxicated cafe/bar customers will be constantly trampling across the library all day long.

Yes. I don't believe you should be conducting a consultation where you have not included an Option 3. Leave Library in existing building and fit a lift. I understand this could be done at a cost of £60,000 and not £680,000 or whatever amount you have outlined. I also don't believe you should be undertaking a consultation which does not outline what your plans are for the existing building if the library moves out. Talk abounds of health centres etc so it is very disingenuous to say that you can't say what will happen to the building until you've had responses to the consultation. And finally, there is no clarity on what the formal ownership arrangement would be with moving to the Green Man site. How are we to be convinced that once the library is relocated it could find itself under pressure to be moved out of central Muswell Hill altogether due to budget pressures and the appeal of selling off yet more of Haringey Council's property assets for financial gain?

Although I am not currently a Muswell Hill resident I do not see what the issues are. Any improvement has got to be better as lovely as the old building is where it is currently sited. But sadly some people do not like change. Good luck with all in Muswell Hill

You only give two options. Where's the third option: i.e. adapting the existing building? This is a dishonest consultation, because you have not presented all options available, but have

done everything possible to skew the so-called "consultation" towards the answer you have already chosen.

No, I've made my point

Overpriced; under rationalised; unrelated to consultation outcomes.

none

No thank you to the new library. If it's not broken, don't fix it Haringey Council.

Please leave this library community historic building be! It's much loved, and used. Mr John Cattermole of LBH Regeneration promised he would listen to us, the community. Pls listen now.

It seems to ignore the wishes of the community

Having an amenity for the public to use should mean they can use it to full potential...not half of the facility due to poor access.

I think the Council should explore the proposals made by the Friends of MHL and offer this option to the public.

With no third option - no significant effort shown in any way to renovate the current library - this is a poor show of a proposal. We need to know more - This is very soon after the health clinic was sold and luxury flats were built. This does not feel right. We need a viable third proposal to really have a choice.

Leave the existing and much-loved and used building alone and do not attempt to make changes that are not required or necessary for the local community that it has served successfully for generations!

Why has the Council failed to consult on an Option 3, which is to spend a small amount of money for disabled toilets for the existing library to make it suitable to continue with its excellent provision of a public library service?

No

Is there a good reason why the current building cannot be adapted to deal with concerns?

Yes. There is an affordable Option 3 . Improve the facilities at the existing building.

Perhaps you should consider a more open and democratic process. I also think its outrageous that you ask people filling in consultation forms to include gender and sexual orientation.

As a resident of Haringey I'm appalled that I only know about it due to an online petition. Seems to me that Haringey are trying to secure this move as quietly under the radar as is possible.

Please invest in improving the current library, rather than developing a new space.

Please keep the existing library

the council has misunderstood the role of the building. to provide a substitute library does NOT enhance the service. It negates the civic role of such a service given where and how the council plan for option 2. Option 1 elevates the building to a grand proud position and will integrate the service into many more residents lives in a way tat a face ground floor unit space beneath some flats in a very inaccessible part of muswell hill, just would not.

No. Would like the post office not to be closed down.

You ask people to read the consultation document before filling this response in but don't give a link to it. I had to do several searches of the website to find it. Is that incompetence or are you trying to hide something?

I really hope the council isn't simply profiting from high house prices and then saddling residents with a PFI contract on the new building

Don't move. It's a lovely old building in central Muswell Hill and can be modified. The MHL Support Group has provided affordable, costed proposals for any modifications. Use them.

See comments above about a variant of Option 1 - ie stay and invest to make it better, rather than incur the costs for a move. Also why on earth is sexual orientation relevant to and a part of this survey?

I'd prefer some money were spent to improve the existing site. I believe the Liberal Democrats have a proposal along these lines.

no

The library should stay where it is.

I recommend considering 'option3' which is to remain in the same building but spend some money so that it meets current HSE and other requirements

The Muswell Hill library in its current location is a well loved building in the area. It will be extremely sad to see it being relocated to a former pub building. There is mention of cost cuts if the library were to move to the new location. However, surely updating a pub building would require just as many resources?! It would be good to understand what other plans are currently being discussed for the library in its current location.

The staff have always been very helpful and gone out of their way to get books I ask for. The Hornsey Library is very good but we do need one at Muswell Hill as well., accessible for wheelchairs, children etc. Also the homework room at Hornsey is excellent - there should be the equivalent at Muswell Hill where perhaps the Fortismere teenagers could be persuaded to go at lunch-times!

The proposal for the Green Man site does not have toilets for sole use of library users. It's on a very steep and busy hill. I'm not sure that there will be adequate disabled parking although I appreciate that it might be easier for people with buggies. A lift could be installed in the existing library for a lot less than the figure quoted in the feasibility study. Air conditioning does not seem essential - it does get hot in there and surely staff should have electric fans in summer weather. This is standard in many work places including my own. It's obviously a very good thing that the council is not proposing closing libraries in

Haringey but proposing to sell this beautiful listed building which is a public asset is just another example of selling off the family silver like the present Government is doing. Once it's gone it's gone. Haringey should be fighting austerity not selling stuff off unnecessarily.

Can Haringey just STOP trying to make a buck off the back of this wonderful building? It's laughable how many times they've tried to take the building away from the community which it serves. While it's important to retain the services within the building, this borough is very very low on civic heritage - Town Hall lost, Police Stations lost, Borough symbol lost (and replaced with a child's drawing) and to lose another is just folly. Running a community should be about more than just money and things - considered as a whole a borough is an environment in which the history of place and the people that made it are an important element.

My comments would be too rude to publish! And I vote for this council!

Yes. There are many of us gathered to rally against the suggestions to change the library site. We will not back down

There is a growing campaign against this proposal to rehouse our library and sell it off. I truly hope this does not happen and that our current library can be upgraded and retain it's place in Muswell Hill on Queens Avenue

THE Library is at the heart of Muswell Hill and should be used more for the good of the community . Do not tear out a building that has a place within a community that is already blighted by costs reducing curbs from central and local governments already . It is better to work with a building that can contain a modern setting for all users .

A third option should be considered: for the library to stay in its current location and for the council to invest money in that building, to improve it and make it more accessible by installing a lift.

Not sure where the new building is likely to be, but it should be in a part of Muswell Hill that is easy to reach by all users.

This consultation, and all the materials around it, display an immense bias. I call into question the capability of this planning committee to make this judgement when even the local MP is against this move.

I would urge the council to listen to public opinion.

It's sad to see a Labour council trying to close a local facility so that the site can be sold off to developers - and particularly sad that this is being promoted as an improvement (which may never be realised in practice).

Please keep this library in its place, because of its convenient location we're able to use it very often and my children like to read books more because of the ease of borrowing books. It's tucked behind the busy main road and not causing any obstruction to other road users, it's safe and easy for children use, rather than the proposed new site being on a steep roadbed right next to busy road.

Just leave it as it is, no improvements, especially if you have no money! If the subtext is you want to sell the building then that's a whole different matter.

I am writing to the member of parliament and 2 local members of the house of lords requesting a public enquiry into this issue and a preservation order for the building. The only explanation for the tabled proposal is either incompetence or corruption in the council. The library should be corporation of London.

No

Again the council does not consider all possible options, but presents limited options in a way that is skewed to getting the result the council wants. This is not true public consultation!!

Treat the libraries as the valuable resource which they are. Employ qualified staff, not free unqualified volunteers! Purchase new books regularly.

No

Just because the library is housed in a lovely old listed building does not mean that it is suitable and should remain there. I have lived in Muswell Hill area for 55 years and would not like to see the current building demolished. Presumably it will be retained. Therefore it would be better to see the library housed in a more appropriate building with more space and facilities. The former Green Man pub is very close to the old library, so people would not be inconvenienced by a changeover. I am against modernisation just for the sake of it, but I think in this case modernisation is necessary because the current library is inappropriate

Any plan to close the current library must be coordinated with the opening of the new library: i.e. there must be continuity to the access of a library in Muswell Hill and to library services.

There is confusion in the presentation of the consultation document; attachments refer to 'Options 1,2,3' and the text refers to another preferred 'option 2' (the Green Man site). This preferred option is uncosted, so it is irresponsible for it to be preferred by the Council. The design solutions offered in the illustrated options 1, 2, 3 are all viable, providing the missing facilities of toilets and a lift to 1st floor. The cost estimates offer a realistic and affordable way to accommodate modern requirements. I am curious why no consideration is given to making use of the space behind the library (the carpark). This would provide a cheaper solution to the lift access and toilet problem in the form of a small annexe. I have heard that there are ongoing discussions with three GP practices to rent space in the old building from a 'third party' although the consultation document says 'The future use of the existing library building cannot be considered until a decision is made on the location of the library.' Is the Council being less than honest?

The 'consultation' only offers two possible options - stay in the existing building with no improvements, or move to the alternative site. The council has a duty to consult on staying in the existing building with improvements, with a realistic cost.

I don't believe that the council has explored all available options. The local MP is against the plan, because she listens to residents concerns.

If disabled access is the main reason, there are other cost-effective options

We love the library as it is! Please don't change it.

I don't know why the Council is fixated with moving the library. If you don't know what to do with the Green Man (and I still don't understand how the Council has anything to do with what I understood was a privately owned building) put a Health Centre in there or sell the space. These are difficult times financially, but please do not persist with this horrible plan which even beyond the historical and cultural arguments, makes no practical sense either.

You see libraries as a cost, yet the same council spends millions on traffic calming which you see as a revenue stream. The library building is great, I know multiple architects who have said that the quotation for updating is out of whack by at least 1000% in terms of providing access. Given that books were the state of the art and at a cost out of reach of most people when this library first opened, I would suggest that an appraisal of what a library should do is the priority. I am firmly of the view that it should be providing access to state of the art technology that is out of reach of most people. It should be exciting, if it was those things then perhaps it would be possible to see the library as an investment for Haringey, one that I am sure many businesses would feel very likely to also want to invest in.

The options should include the option of improving the current building.

The council should explore other ways to utilise the expertise of developers on housing it's residents. The library is a unique heritage for all of Haringey The proposed new site is inappropriately serviced by both traffic and location as well as by the profiteering of landlords at the expense of residents

I like the atmosphere in the existing building and may like any modern new building less. VFM is however the key issue.

Haringey to be congratulated for keeping libraries open unlike other boroughs.

I do not like the way decisions seem to have been made before the consultation takes place

the exterior at least of the existing building should be preserved whatever its future is.

The public needs further information about Option 2, at the very least. A third option, refurbishment of the existing building, has also to be proposed. Also, costing for disabled access to the current building need to be reconsidered in the light of alternative estimates which have been submitted via the Friends of Muswell Hill library. The Council must realise there is very strong local opposition to Option 2!!

There should have been a third option allowing local people to retain their heritage building as a library and use the money raised from sale of the land next to the current library to improve access and facilities.

The library is situated in a quiet area of central Muswell Hill with its main entrance on a flat wide pavement as opposed to the proposed new location at the top of Muswell Hill which is on a steep gradient, is an extremely busy area, and will be sharing an entrance with housing and other users. I object to any plan which intends to remove the library to an alternative site.

If a costed, timed and comprehensive proposal for a new library was made, complete with pros AND cons, and a proper comparison became available, it might well be that the new proposal would be convincing. At present, there seems to be no reason to abandon the present, historic and dedicated, building in favour of some half-worked out and optimistically-costed ideas.

Please be efficient and cost effective. The public has to be consulted and their views must be taken into account and the correct decision has to be made.

This is not a proposal but a leap in the dark, as the council does not even have drawings for a new library on the site of the old Green Man pub. The existing library is much loved and much used and the community should be engaged in finding a cost-effective solution to the problem of disabled access and accessible toilets at the existing library.

I think you should develop this building and whoever came up with this idea has no idea how strongly people feel about their cultural resources in this area. Do not rob us of our community buildings and resources.

As above, I would not wish the present building to be lost to the community.

No.

No.

No

I think accessibility should be the top priority for any public space. I am concerned about the future of the toy library though as it would be a shame if a space wasn't available for this service in a new building.

I think it is a terrible idea to move the library to the bottom of a luxury block of flats at the top of a steep hill. I suspect the deed is already done and I think it is appalling. SAVE OUR PUBLIC SPACES. Everything else is ripped from us, save this one - it has served the community well for 80 years. This is just the thin end of the wedge to get rid of it completely.

There is strong evidence that the present building could be brought up to date in terms of accessibility etc at a reasonable cost. I strongly urge the council to consider this possibility. Lack of knowledge of what the new library would be like means that the public is being asked to decide on the basis of ignorance. In any case, situating the library within a complex of high-price apartments and restaurant etc is not the way to enhance its status as a necessary public good.

The council needs to look at the costing for the renovation of Muswell Hill library. Their estimate seems far too much.

The consultation is biased against the local community. Were library users asked to set the questionnaire?

It is important that the voice of local people are heard. Too many decisions are taken by those who do not use the facilities .

The library should stay where it is. It gives us a sense of community and it teaches children to appreciate history

It is important to a borough's well-being that its major public buildings should be cherished and valued. This poorly thought out proposal will do real damage to Haringey.

Wish Councillors who destroy libraries would be honest enough just to organize occasional book burnings.

PLEASE, PLEASE, PLEASE don't sell off our heritage and history. Too much has already gone.

I shall be very interested to hear the outcome of the consultation. Please send me the details: n6johnson2@gmail.com. .

A small amount of renovation inside would go along way to making it a more modern place....some money spanet but not loads.

I think it's very positive that you're managing not to close the library, given the level of cuts experienced.

Stop wasting money, it's not yours it's ours...

I think it is absurd and inappropriate to the area.

Nobody asked for the library to move. It should remain as it is - a perfectly good library that serves the community.

Please leave the library where it is, people in our neighbourhood watch love this library as do all my friends.

I am very concerned at the degradation of library services across the country. The current situation in Derby is yet a further example of the hiving off of valuable commodities that serve the residents of local areas and should be provided as a benefit for all, funded by local and national taxes. I do not wish to see any further reduction in community services such as these in my home borough.

Libraries are very important to all

Invest in this characterful library rather than moving to a stark new one. Build the recommended disabled access!

Please listen to the wishes of the local community. I have lived in Muswell Hill for 38 years and during that time, my wife, my children and I have really appreciated being able to easily access the library.

A refurbishment of the existing library will be cheaper. The Council could reallocate the resources saved to other good purposes.

No

I suspect that the council has already decided and that this is a sham consultation trying to make us feel that we have been consulted and that is democracy...Hypocrisy and lies (on the costing of the possible alterations). Why treat us like stupid people AND MAKE US LOSE OUR TIME WITH A ...HARINGEY, YOU know THAR YOU HAVE ALREADY DECIDED..

Yes please do not spend money unnecessarily so many other ways funding would help in other areas.

Yes, moving the library is simply not an option. Thank you

I think the site should be brought up to date as far as possible and a larger space created elsewhere.

For many years, Muswell Hill Library, has been and continues to be an important focus for all the community with many age groups and demographic groups benefitting from its access and use. I think it should be supported and maintained to continue playing its vital role.

Keep the current building - which has historical value and is a much loved part of the community and save the money they would spend on a brand new build. Use that money to build MUCH needed social housing (not this nonsense 'affordable housing') for people in desperate need stuck on the councils housing waiting list.

Refurbish the current premises which involve no hills to access.

The way Option 2 has been described is very leading, you should know better.

no

The council should prioritise the long-term needs of all the people in the community to enjoy good public services over the short-term needs of smaller numbers of people to make profits only for themselves.

You have a building that serve the [purpose, instead of spending the money for unnecessary moves and pocket money yourselves from developers spend the money on the library and serve your community for once.

Please increase council tax in order to provide adequate public services rather than constantly looking for ways to save money on things that the local residents have no desire to save money on. If you cannot properly maintain a library, this is incompetence and poor fiscal management, do not look to property developers to cure this problem because they will even admit themselves that they are trying to take you for a ride.

Please do not move the library. Use council taxes to adapt it

The improvements needed to the present library could be paid for by selling the land to the rear of the building.

locally opposed, for good reason.

I don't understand why you need to change it, is there problem with where it is?

You have not explained what the costs are for trunking the old site compared to the new site. Also, you have not stated that the intention is for the existing site. Is it to be sold to developers or retained by the council for alternative public service uses?

I strongly object to the library moving location for all the reasons I've already stated - I appreciate that council resources need to be financially manageable and viable but the proposal to move the library's location strikes me as engaging very 'short term thinking' rather than considering the bigger picture and the longer term heritage and legacy for Muswell Hill and its residents.

Listen to the library users. Learn from the mistakes the Tory administration in neighbouring Barnet made with library closures.

No

Not a good deal for rate payers.

Why is it suggested destruction rather than renovation - who gains????

The library building has a protective covenant so it is better used as a library than any other public service.

I hope my previous comments have not been lost in the ether? I haven't anything further to say other than that I feel very strongly that the library should stay where it is.

Haringey should stop wasting money on pavement contracts, as they are in the vicinity of Springcroft Ave, where incidentally the pavements are perfectly OK, and spend more money on educating people. I cannot believe that the council has awarded an expensive three-month contract for pavement re-laying, I assume to make sure that the public walking over it are 'secure' whilst penny pinching on education in the form of library cuts. It beggars belief. Nice pavements but totally uneducated pedestrians walking over it! George Orwell's prophecies are definitely coming true.

Don't do it!

WHY WASTE MORE MONEY WHEN CASH IS TIGHT

Stop selling off public buildings, we don't care much for 'modern' facilities which always seem to cost more to maintain and break down frequently due to shoddy workmanship/cheap materials. No one will benefit from this proposal other than shoddy builders....just look at the 'new modern facility' library located on Colney Hatch Lane...hardly anyone uses it, as it is not convenient and lacks character.

I appreciate the council's intentions to help disabled people and people with pushchairs, but I strongly do not think this is the correct way to go about it. This decision would have a strong impact on my future voting decisions locally.

Please make sure that a new library is actually invested in

I find it distressing that the council does not seem to be listening to the needs and concerns of its residents with regards to public services and seems more interested in selling off these services to property developers.

Please get opinions and suggestions from creative architects who can achieve magical transformations. Why do you need to spend considerable funds on something new just for the sake of it? What else would the new building be used for? Couldn't the old building also be used for that?

SEE ABOVE

It would be nice if, for once, the Council paid heed to the people that elected it and understood what localism is all about. Value what is there and do not seek to destroy things that have stood the test of time.

Sometimes you have to look at the effect of beauty and grace on people's lives. The present building is full of both. The new 'facility' will provide neither.

No

Given what is happening to libraries around the country I think it's impressive that the council is able to secure any service at all.

Please listen to the Council payers in this area.

New is not necessarily better. The cost involved in this move would be huge. The current library is lovely and the community should have a say in their library.

Only to re-iterate that with a modest amount of good design and investment the current building could be transformed: a conservation project like this could attract funding from English Heritage/Lottery.

I believe it would be a waste of public monies to expend them in moving the library/acquiring new premises when the current building is so wonderful

Please do not close this vital community resource.

Disabled access can be provided to the present building, given the will of the Council.

No

KEEP OUR LIBRARY.

As previous no need to change its a beautiful building and a community asset

I am deeply concerned at the justification for making such a proposal. Clearly, since the building in discussion occupies one of the most expensive areas of real-estate in the borough, one cannot escape the conclusion that this is more about monetising a prime asset rather than a progressive plan for library facilities.

I am glad you are consulting the public about such an important issue. Libraries are a precious part of a democratic society & historic libraries like Muswell Hill need to be protected for the next generation.

I don't like the councils proposals and I do not believe them to carry out the wishes of the taxpayer and library users

All around the country, consevative local government and austerity policies are forcing the poor and disenfranchised to pay the price. Libraries are EXTREMELY important in order to foster feelings of community and civil society! Leave them as they are, THANK YOU!!!!

Please make clear how much the rent would be for the new building and what firm commitments there are in writing to keeping the library open whilst having to pay commercial rents which in my view would be more expensive than the maintenance of the current building. Please give realistic and actual figures for costs of maintenance and building work to current building. How will you ensure that the commercial landlord is true to their word and will accept the library as a tenant. It does not say so on the building plans.

The actual library should be improved and refurbished

I am committed to accessibilty. Part of this could mean keeping the library in its very central location near bus routes and making use of its peaceful space that promotes reading and thinking.

Why do this consultation in the summer holidays, when many people are away?

I heard a talk by an architect in the library. According to him the current library could be modernised at a fraction of the cost of what a move of the library would cost.

Waste of money and time

Please listen to the people petitioning you!

No

No thank you

I can only see it as a way for the council to make money selling off the old building,& not as an improved service for the residents of Muswell Hill.

PLEASE KEEP THE EXISTING MUSWELL HILL LIBRARY. WE DO NOT NEED A NEW ONE. USE THE MONEY WISELY AND PUT IT TOWARDS THE EXISTING LIBRARY.

This 'consultation' is too simplistic in offering only two options. Please take a more detailed look at the suggestions for improving the building at minimal cost, as suggested.

Any further comment is superfluous.

No

None. It is unacceptable!

I think that libraries should be places near the heart of the community so they provide for easy access to learning and information.

I feel exactly the same about the selling off of Crouch End Town Hall. Decades ago when I moved to this area this building functioned admirably as focal point for a huge variety of local events. It was enjoyed by a broad cross section of people in the area. Now the move to small community centers for specific groups of people diminishes and divides us. I am against Haringey Council taking our cherished heritage and well used buildings from us. This also goes for the removal of public lavatories and lidos and paddling pools over the years. More & more dwellings are being squeezed in and less & less public facilities kept.

I believe that the library should stay in the same location!

No

No

I want to retain the library in its present building which was given to the people of Muswell Hill as a charitable gift.

A Beautiful and suitable building will be lost to the people of Haringey

Listen to the people - not your consultants. Democracy is paramount and so is the community spirit.

I am not naive enough to believe this is anything other than a money making scheme for the council. Sell off a building in a prime location and then not be able to afford or situate a new library in anywhere near as good location for the majority of residents.

The Haringey library service is very good. It is good to have lots of small libraries dotted around the borough. However, do not remove this one which serves the far west of the borough - which does not get many Haringey services. Appreciate the need to modernise and that it is expensive but think it is worth it for services to the west end of the borough.

This is an inadequate consultation. Insufficient information is provided on either plan and no consideration given to what could be done with the existing building.

Moving the library would strike at the heart of the local community.

I am so pleased that Haringey Council are willing to expand Muswell Hill library. As a user of the library myself, I can see firsthand how important it is for our community to be able to access the service. Also, by having a larger space more people will be able to use the library.

keep our library

Please maintain current Library service

No

I would hope that the consultation is more than a paper exercise and takes on board concerns raised about the council's proposal.

No

If costs really do prohibit the renovation of the existing site I would be more inclined to accept the proposal. However at present it does not seem that a clear comparison can be made for the cost of moving vs cost of renovating. This needs addressing.

The locals are all worried we won't be listened to & our library will be torn down when its sold off.

It is a very bad idea.

the overall amenity and atmosphere of Muswell Hill should be considered rather than just a narrow assessment of the immediate financial difference between the two schemes.

Is it possible that the Council is making this proposal so it can sell off the existing library to developers? It is the only logical explanation.

No.

It would be a great shame for Muswell Hill to lose its library - we as a family have had very good use from it in the past for fiction and non-fiction, for children's books and DVDs. It is a community asset with a good deal of further potential if it was more secure and accessible and well-promoted.

I love this library. Love it to by spending money to update rather than relocate it. Thanks.

I take my son there and he loves the kids library and interacting with the staff.

We love the Muswrrll hill library and have used for many many years and still use it often.

Please do not allow commercial reasons to destroy this very important and special part of the community of muswell hill.

THIS COUNCIL HAS ALREADY MADE CHANGES TO SERVICES WITHOUT CONSULTATIONS SO PLEASE PLEASE LISTEN THIS TIME. WHILST BLAND NEW AND PURPOSE BUILT BUILDINGS MAY SEEM A GOOD IDEA MAYBE WHAT YOU SHOULD DO IS OPEN A DIFFERENT FACILITY ON THE SITE PROPOSED AND LEAVE THE BEAUTIFUL OLD LIBRARY ALONE! I SUSPECT THE COUNCIL HAS ALREADY DECIDED THOUGH AND WILL PUSH THE PROJECT THROUGH REGARDLESS OF THE LOCAL PEOPLE - BUT HOW CAN YOU IGNORE THE COVENANT ON THE LIBRARY? SURELY THAT WOULD BE ILLEGAL?

Money would be better spent improving the current more central facility.

Only to ask that our council protect and invest in the current building.

I think the wish to close and move the library elsewhere is purely for financial gain and not in the interests of the community.

The council is trying to help with the accessibility at the muswell hill library but the proposed site is very inconvenient for wheelchair and buggy users like myself. My children had so many accidents when the bus stop for 144 and w7 bus was outside the school. that

hill is so dangerous. I think the library is very convenient where it is now and the access could be improved by other means like installing a lift to the second floor.

No

Haringey is one of the worst boroughs in London. I don't believe you have the wherewithal to make these sorts of decisions.

Yes, please tell the residents how much it would cost to relocate the library. You should have done and shared the analysis a long time ago. My email is (so you can send me the proposal): blahutova.kamila@gmail.com

No

Libraries are at the real heart of caring communities. You only have to look at who is in them to see they are working well and provide something for everyone. No doubt the Muswell Hill one could be made better re internal lay out but it doesn't need closing down!

no

Selling of prime council real estate is a short term remedy that will disadvantage the council in the longer term.

This is all about property prices not about improving services.

Don't move it. All the fortismere students need it, you have been warned.

The current library building needs to be preserved, in terms of the building itself, whatever the outcome of this consultation.

No thank you.

No

Stop putting profits above community.

Could also use a ramp kit with stairs on the side.

Muswell Hill library must stay in its current location. It can easily be modernised at a very reasonable cost. Anything else would be a negligent waste of the taxpayers money.

I don't think that Haringey have properly costed how much it would cost to refurbish the existing building, It could be upgraded for much less than the figure stated.

Although the current building is very attractive I believe it was built at a time when little concern was given to people with disabilities and it seems quite wrong that certain groups are excluded. Even as a fit abled bodied person I find the building frustrating to use. My one concern about the proposed new site is the very steep hill. Won't this also be a potential difficulty for some groups?

I fully agree with haringey Council's well placed desire to provide a larger and better library service for this part of the borough.

Once again Haringey Council trying to railroad library users for the benefit of private developers and more soirees of champagne and canapes on yachts in the south of France for Haringey Council bigwigs

Please do not go ahead with these plans for a new library - the new plans will never be the same as the existing library.

I think the management of proposed new library site (Green Man) by Haringey Council has been shockingly poor and reeks of corruption and/ or ineptitude. Our local civil servants are being poorly led and managed. And our councillors- those who are meant to represent their communities are unworthy of the task they wanted take on and in all likely hood do not even know their community or how to nurture it.

There are other options such as a more economic refurbishment of the current building that is not presented as an option. It should be.

Like most local people, I am suspicious of the motives of Haringey. The current site is a valuable property, large and accessible. I assume that a corporation is hovering in the background, waiting for their opportunity to move in, listed or not. If it was a surgery, I would accept it but the costs of conversion would be prohibitive. On the other hand, staying put, fitting lavatories and a lift would not cost more than Haringey can afford whatever has been suggested. They don't have to be state of the art. They just need to work.

Please leave the library as it is. Thanks

Yes - why isn't it an option to stay in the current building but invest to upgrade the facilities?

By not offering people the choice of staying in an improved building you are denying people the right to choose the most popular option.

I understand people are worried abt the present building as it is an integral part of Muswell Hill. I am assuming it would remain in some kind of public use.

If the current library site is sold the historic building would be lost to the borough forever. It has a protective covenant saying that it should be used as a library or for other public services.

i believe that Haringey council should explore the possibility of the library remaining at the present site and carrying out some essential capital works to the current building that can be financed from the proceeds of selling or leasing the land located to the rear of the library.

no

Please do not upset the community by changing the location of this incredibly well located library.

no

I would like it for the library to stay where it is. Its a free standing, wonderfully located, and beautiful building. If any funds are to be spent, it should be spent on improving the existing library, and not building new buildings and spending further funds educating people as to the new location. Improve on what you already have, perfect location, stunning building, already set up infrastructure.

Please go for option 1.

See previous comments.

Thanew library shouldnt be too dar from the centre of M.H.

The existing building should be kept for use by the borough.

There is a THIRD option - keeping the existing building and making upgrades that cost in the region of £60 - 70,000. Don't let greed steer you towards selling off a beautiful building - Muswell Hills ONLY public service building - for short-sighted gains. Shame on you for acting like Boris Johnson stooges. I thought Haringey Council knew better than to feed the property monster that is devouring historic London. You can expect strong civic action if you proceed with the sell-off, I guarantee you that.

I do not want to see the old library building changed as it is of historical significance and as such should be protected. I am very pleased that library services are to be maintained in Muswell Hill and I really think they could be developed further. I am a Primary School teacher in Muswell Hill and I would very much like to use the library more with my class and see more services offered to schools to encourage young readers and help them become confident library users. Thank you

I think the proposal by the friends of the library has to be considered. A much more modest improvement of the library can be undertaken. The cost of 600,000 pounds mentioned on this consultation seem too high for the suggested improvements, it must be possible to obtain a more sensible quote.

The Library is a wonderful resource with a superb history and of course is a grade 2 listed building.

I do not have confidence that providing a new building is the real driver for this proposal - I believe it is motivated more by the desire to realise revenue from the sale of the existing site and land. I also believe that the council is unfairly emphasising the alleged benefits of its preferred option.

I would like to see a further consultation with clear, transparent costings for improving the library on its current site.

I suggest the council uses the money to buy more books instead of modernising one of the loveliest libraries. The current building is incredible and is one of the most attractive aspects of the idea of gaining knowledge by going a library.

It is not right for Labour councillors to flog off historic local amenities that are loved and valued by the people. We are sick of the excesses of capitalism, to the detriment of community. Save our library! With its historic character. But make it fit for purpose.

Haringey Council needs to listen to the voices of the local community. You know of the third option - the one not included in this consultation. Namely, to keep the current library where it is, in its historic building, but make some improvements including a small extension with toilets and lifts on the land at the rear. Sale of the remainder of that land would fund not only that extension, but could be used to buy much-needed resources for the Library Service. Come on, Councillors, and do the right thing. You were elected to make a difference.

Green Man site very difficult for access (impossible to drop off children or elderly people on Muswell Hill).

I think its a great idea and I'm really pleased that Haringey is allocating funds for this move in order to keep the Library open and 'alive'.

If you're going to spend the money, make sure people in Haringey have affordable homes and clean, safe streets before blowing hundreds of thousands of pounds in tax revenue on an unpopular library relocation. This is an unnecessary expense at a time of budgetary constraint.

Why is that that you can spend millions on providing library facilities on the East of the Borough and then claim there are no funds available for Muswell Hill? You are making a huge profit from the sale of the flats in the Green Man development.

I was really disappointed to see the lib dems campaigning for an option 3 which is expensive. If the alternative was closure or relocation far away I would understand but it feels like political point scoring for the sake of it. I don't support everything this labour council does but the commitment to libraries in Haringey should be commended.

I do not understand why alternative options as to what might happen to the current library building cannot be listed now. Surely ideas as to an alternative future use could be floated at this stage to give users some idea of what purpose it might serve in the future? If it is also correct that there is a protective covenant on the building saying it should be used for public services, then it should not be too difficult to come up with a few options at this point.

I support keeping the library in its historic home but making some improvements including a small extension with toilets and a lift.

Muswell Library is a much loved local facility which offers an oasis of peace to all residents and the staff are friendly and knowledgeable. I believe the current library and central location should be maintained, but believe toilet facilities and a lift to improve access is desirable for all.

I'm sure with the help of an architect a lift could be put in where the present wheelchair lifting platform is and a wheelchair ramp at the side of the building in Avenue Mews giving access to the ground floor. It would then only require a very small extension for toilets.

If old building being sold - money should be put back into library service !!

Why are there only 2 options. Third option - sell of part of the land at the rear of the library. Use the proceeds to build a small extension to the library for toilets and lift. Leave the library where it is.

WHY ARE YOU CLOSING PLACES WHERE USERS ARE QUITE HAPPY WITH/ CAUSING SO MUCH STRESS, ANXIETY AND UNHAPPINESS. WHY THIS QUESTIONIER , YOU WILL STILL DO WHAT YOU WANT DESPITE THE PEOPLE'S ANSWERS

A third option - to upgrade the existing library should have been included. Also not clear whether proposed new space is library space only or other council services.

No

don't change what works well

Please don't take our library. It was gifted to our community and by moving it, you effectively give away our rights to have a library. Moving it is a shortcut to cutting the service. Please, please don't. I learned to read there, as did my children. I'd love to take my grandchildren there, one day. I'm sure that's why it was gifted to us.

Don't sell the historic building - we will never get it back! We use the library weekly and want it to remain where it is!

The prposal is ill-conceived and takes little account of the actual day-to-day experiences of local people. the steep incline would be a danger to users in winter.

Please don't do this - Muswell Hill is lovely, the current library and the little path that it runs onto with its little parade of shops is lovely. The building can be adapted so please consider before you do something that isn't actually of any real benefit to local residents.

I think the Library should stay in the present building with improvements. The community should not be deprived of listed buildings. The community has not been provided with full architectural plans yet for option 2. So I'm not sure why the council expects the public to agree to plans they have not seen yet.

Show the Muswell Hill community that you can be trusted!

There should have been more details given re the first choice: i.e. remain in the same building: means redecoration & improvements to the facilities (e.g. wheel chair accessible).

New toilets and a lift would be great in the current building. Thanks

as always, the council does not listen to anyone but themselves.

NO, only a plea to let the library stay where it is. Why not let houses, or a house, be built on the land at the back... or make it a paid parking space, but with free parking for library users and workers!

There should be more of a variety of Jacqueline Wilson books for older readers.

Please keep the library where it is as it will be great for us our children and grandchildren to have the opportunity to visit this historic building which has created so great memories to all of us.

I suggest that council revisits it financial options and explores the option for the library to remain at its present site and finance essential works through the sale or leasing of the land to the rear of the current building.

Please do not do this. No one accepts the arguement it is being done purely for disabled access. I beleieve it is all for financial gain so the converted library can be sold off as luxury flats. Very sad, very misguided. Please be more honest.

The library should not be moved it is a land mark of Muswell hill

The current building can be improved with a small extension which can contain toilets and a lift.

I'm sorry to say that the council appear to be motivated solely by money and not by preserving the unique character of Muswell Hill

in over 20 years in MH I have seen the library totally overtaken by free commercial downloading book and audio services which have made the building almost totally redundant. it seems astonishing to me that the council are even considering anything other than shutting the place down altogether. If Haringey really do have enough monies to still offer a library in MH then please make sure the new site is a multi use building and not one limited to the old fashioned Victorian concept of a library which has been totally outpaced by school libraries and free literature and audio services on the web.

Unimaginative

The present location is very popular: witness the number of users for borrowing books and using the internet.

Enough said. Restore the exterior of the library and make the adjustments. Add a computer area for students. Update. Add a cafe if you like ! Keep the original features on show. They are so inspiring. Scrap this proposal for a new one. All the libraries in this area are great. The little Library on Ally Pally Rd could do with new carpets though ! Haringey people love to read, we don't need encouragement. Crouch End Hornsey Library fulfils the modern library quota.

It is extremely poor practice to omit an option of improved services at existing with proper costings and alternative sources of financing that option.

I suggest you refurbish and upgrade the current library building.

There is no justification that I can see for even considering Option 2 which would be very, even dangerously inaccessible thanks to its location, which is out of the way, on a very steep hill and requires considerable skill in traffic negotiation to cross the very busy roads that surround it.

Not really, just that I look forward to receiving updates as to how plans progress.

No.

The library is a wonderful building that should be available to all Haringey residents and provides an historic heart to the community.

Cost of making the move will outweigh cost of doing change to existing building. Long term asset value of current building is more important to the community than seeking some fast sale of the current footprint

There is already a library in Colney Hatch Lane (a Barnet Library) so do we really need another in Muswell Hill? I hope the council is in collaboration with Barnet to ensure partnership working - seems to me a luxury to have 2 libraries within less than a mile of each other. Do the residents of Tottenham and Wood Green have the luxury of libraries in such close proximity?

I think it's great that the council are still happy to spend money on providing a better service. The current Muswell Hill library is a tired old building and I would welcome a new bright modern library.

The large amount of supporting documentation on the website is very impressive and it is good to see so many questions being answered in the Q&A etc. We remain however of the opinion that the case for change has not been proven.

I am happy for the current Grade 2 listed building to be made more accessible to all residents.

There is a third option that has been overlooked. Use the profits from sale of land behind the library to fund an extension at the rear to provide a space for toilets and a lift to the first floor. Thus keeping the character of the building and the original purpose of the donation - a community building. It would also avoid crossing of busy roads and allow access on level ground.

Please fully explore the options around developing and improving the current site. People's services must take priority over financial gain.

It's a wonderful, unique building and Haringey should see it as a jewel in its crown. It makes anyone feel special using it and I've used it for years with my kids.

The library does need some improvements. There is shortage of books. It should provide more facilities to the residents in terms of new books.

Libraries should be accessible for all and it's not acceptable to have a library building where access is so compromised - and no lift to the children's library.

Another effort by the local authority to overspend on improving a current building. Then overspend further on a new one!

None

I think it's a shame that such a wonderful building is at risk, it's been dressed up as improved access for people but changes can be made to the current building to improve

access. I am a Haringey pensioner and have never had problems with access to this library, it's a wonderful place to sit.

Please keep the building but with alterations to meet the needs of access and a range of users.

The council should rather invest in upgrading the present site and services.

The current building should be improved.

I think I have made all my points. Thank you.

This building is unique and has historical significance to the community. It should be accessible to the community. A 3rd option should be considered, to upgrade the facility with an elevator & bathroom facilities. If the library were to be moved to a controversial development (that is going to negatively impact parking, roads & school places for local children), what would happen to this building?

Please keep the old library

People are passionate about the existing library. It's perfectly in character with our historical town in a way that a new library never could be. Please leave it alone! It belongs to the community!

While well meaning, it's as ever a Haringey-inspired response to a problem which could be addressed more cheaply and with more sensitivity than the council is currently showing.

Don't do it!

No.

No, I think I covered everything in my previous answers.

The council should consider making improvements to the current location, by installing a lift etc.

I think Option 2 is about profit. This building is part of the Muswell Hill culture and should be kept as such.

I think that I have probably made enough comments already! I'm sure that I have made myself clear that I am totally against the council's proposal.

I've lived in the borough since 1972 and the library situated there right by the Broadway is a strong part of Muswell Hill's character and so easily available to everyone on that site. With all of Haringey's enormous financial resources, which is regularly stated in the press (one of the largest deposits in the Icelandic banks in the country) they are obviously not thinking of residents education at all.

Improve current library building but do NOT close it

Don't understand why you can't just add a toilet and improve facilities - it's a building worth keeping and the kids space is great.

As noted in my previous responses, I am VERY disappointed in how Haringey Council has handled the library consultation. I hope you will learn some lessons from this process and do better next time.

Yes. Why can't there be an option 3, to refurbish and modernise etc, in the same location.

Some years ago the council had a very imaginative plan to extend and improve the library. I came to a public meeting and spoke in favour of it, to much applause. Could that scheme be revived. I was sad when it didn't happen. I would like to see the library used for meetings, poetry readings, reading groups, chamber concerts etc. I have often given writing workshops to local children in the library, it is somewhere they feel secure and at home. In a large modern, open plan library, such activities are much harder to organise successfully. I recall that a cafe was mooted in the earlier design. There are now so many in Muswell Hill and close by, that is probably not necessary any longer.

The library should remain in its current historic building with improvements to that building.

I would prefer the existing building to be improved.

Money should be spent on renovating existing Library

No thank you

Full consideration/consultation should take place on the option of improving the existing building.

The library is a well used resource for residents. It is perfectly situated where it is for easy access for users. The proposed move will make it extremely difficult for less able users to get to

A third option should have been offered - to improve the existing building.

I understand that the opening of new library in the new location would involve the dismissal of some of the existing staff at the current library. I also understand that at the new location there would be no separate facilities for children.

This does not seem like a genuine and open consultation as you have not offered the 3rd option of upgrading the current building. Many people do not know the facts around the options as it is not clear from your documentation

The option to remain in the same building has not been explored adequately - only excuses have been offered. I strongly disagree with moving the library from where it's meant to be just to satisfy Haringey's funding needs.

I'm strongly in favour of the LibDem proposal to improve the current library by adding a small extension at the back to provide toilets and a lift to access the first floor. This could be funded by using part of the proceeds raised from selling the rest of the land behind the library.

Option 3 Stay in the same building and make improvements, looking at other options which the updated space can offer the community to help pay back the investment.

If the Council decides to relocate to the new site, would it be prepared to restrict the use of the old site for another civic purpose?

Stay in the existing library and make modern improvements to it.

Regrettably, this proposal is an example of a non-consultation process. The costs of Option 1 are massively exaggerated, whereas the costs of Option 2 are simply ignored. No indication is given as to the Council's plans(s) for the existing site. Why doesn't the Council lay it all out on the barrel head: selling the existing site for high end apartments will bring in £X. Option 2 will cost £Y. There will be £X-Y available for the overall budget

I was impressed with the alternative option that the friends of Muswell Hill library have proposed. I.e. to develop and improve the existing site. e.g. by adding in a lift. Why is this option nor being considered?

The existing library is a fine example of a traditional well-designed space. It should be preserved rather than demolished as part of a short sighted property development project.

Go back to the original plan

It would be good to mention the restrictions that will be placed on the development of the site once sold. And to explain whether Haringey will own the new library building, or if it will be a leaseholder, then the implications in terms of ground rent.

I consider that the council should have consulted on a third option of renovating the current building and thus ensuring that it is maintained in public use.

Stay in the present building with improvements

n/a

No

There are many ways to improve the environment of the current library in its existing location at a fraction of the costs of the proposed scheme.

Prefer to remain in the present building with access improvement.

As per my previous answer, a fuller explanation of the respective costs involved in both staying in the existing building and moving to a new building needs to be provided by the Council.

I have no more comments to make. I have tried to explain myself as succinctly as possible in the former pages. The existing building should be modernised from within by a clever and competent architect.

Stay in the present building

Why have you not included option 3 to upgrade the current site?

Please reconsider the proposal to make small alterations to the existing building to provide a lift and new toilets.

No

I am disappointed that this idea is still even being considered by the Council - you have a duty to safeguard public properties and interests, and should be above such speculative moves that are impelled by private interests that will easily convert Muswell Hill into an expensive hub of luxury apartments but will deprive it of public spaces, services and a sense of community. The council MUST take a longer-term view of its responsibilities to the community - planning cannot be allowed to develop with such a short-term vision: we have St Luke's, gone, the Police Station, gone - all to flats with insufficient parking provisions. The library should not be sold off -- indeed, the council should plan how it intends to promote common spaces and services that will ensure Muswell Hill maintains its convivial atmosphere and family-friendliness. To do otherwise is demeaning to the role the electorate entrust to you councillors.

I am a regular user of Muswell Hill Library. I am very satisfied with the selection of books, CDs and DVDs as well as the professional, yet friendly staff. I would be most distressed if we were to lose this welcoming atmosphere by moving to a modern unfriendly building as the library is an important part of my life.

Why not move the Library to Cannes? That's where the Council team spend a lot of time.

Strongly disagree with it being moved. It's in a great area and happy with the facilities

What guarantees are there that the proposed new library will be achievable and realistic given the financial constraints on all local authorities? What plans are there for the existing building which has some historical significance ?

I would like to see the preservation of all that makes Muswell Hill an attractive living space, without the usual ugliness that developers bring in furtherance of their greed and profit-seeking.

I understand that funds for improvements could be raised by selling some of the land behind the library.

Why do the plans not show us what the proposed new building would look like from the street, so we can check if it suits the area? What are the plans for the current building once it's vacated?

I believe that Muswell Hill and Fortis Green residents should decide on this issue - but my view as an elected representative for the area and as a lifelong resident of the area is that Muswell Hill library should remain in its current location... and that other options be explored to improve the building e.g. selling land at the back of the site/or borrowing to make capital improvements (at all time low interest rates).

I hope that the resounding opposition here in Muswell Hill will be taken on board.

A letter announcing this consultation should have been sent to every Muswell Hill resident. Instead, we are left reading about it in the Ham & High (thank goodness for local newspapers) and Liberal Democrat leaflets. This is a major decision for Muswell Hill's future and residents have not been notified well enough. The fact that this consultation did

not include a third option, calling for disabled access to the current building to be created so it can become more accessible, is a shambles.

This would be very sad for the community to move this library, it is a landmark to the community. The building is still fit to be used, I myself often went there as a child, even when doing secondary school work and enjoy the fact that many of the children from my school class head there after school or at weekends to pick up. This does not seem something that is necessary and think it is a waste of time and money for the council. Will be sad that the building will not be kept in keeping of the buildings of Muswell Hill.

No.

I think the library should be kept in its current place, but with some improvements made, including adding toilets and making disabled access easier.

The present Muswell Hill library is a fantastic resource for all ages in the centre of Muswell Hill and the lovely children's library has a historic mural.

No.

I do not believe that Haringey has seriously considered the option of the library remaining at the present site and carrying out some essential capital works to the current building to be financed from the proceeds of selling or leasing the land to the rear. The current library is at the heart of Muswell Hill and the community; geographically, historically and functionally. The Council's survey preamble pretends that only a newly located library would be at the heart of the community; at best disingenuous, at worst misleading and a lie.

Yes...I'm pleased you're asking us. I hope you abide by local preferences and advices.

No

There should be a third option which would involve selling part of the land at the back of the current library to pay for a small extension including a lift and toilets. This questionnaire is loaded because it states lots of advantages for Option 2 and none for Option 1

I back to proposed library move. It will make no material difference as the proposed location is so close to the existing library and above all I'm pleased to see that the council has found a way of having continued library access in the Muswell Hill area when it could have easily closed the existing building that's not fit for purpose and have local residents use other facilities in the borough.

See comments in both previous boxes.

no

If the library has to be moved, this building should be made accessible to the public as it is a public asset. Its exterior is iconic and its interior has to be seen to be believed. Overall, it is an inspiration.

No

Please please please could we have a community hub that offered affordable workspace for entrepreneurs and small businesses! I know there is a demand for this locally. At either site this would be wonderful. Quotations from Jack Whitehead's book, "The Growth of Muswell Hill" "It is difficult today to realise what a very beautiful building the library was when it first opened. A revelation and a landmark". "One can judge a civilisation by its libraries and the amount of money put into them. Hornsey has two notable Art Deco buildings, Hornsey Town Hall... and Muswell Hill Library, for in the 1930s a rare thing happened: municipal pride and subtle designers came together to create two particularly good buildings. This lucky chance should now be celebrated by giving Muswell Hill Library some loving care."

The council should do it's best to preserve the library site and building for public use, in line with the original gift of the land to the borough, and the spirit (if not the letter) of the covenant.

The council should make every effort to preserve the current site and building for public use. This would be in line with the original gift of the land to the borough, and the intent of the covenant.

The council should make every effort to preserve the current site and building for public use. This would be in line with the original gift of the land to the borough, and the intent of the covenant.

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Report for: Cabinet 28th November 2016

Item number: 10

Title: 2016/17 Period 6 (to September 2016) Financial Report

Report Authorised by: Tracie Evans – Chief Operating Officer

Lead Officer: Anna D'Alessandro, Interim Deputy CFO

1. Describe the issue under consideration

1.1. This report sets out the 2016/17 Period 6 financial position; including Revenue, Capital, Housing Revenue Account (HRA) and Dedicated Schools Grant (DSG).

2. Cabinet Member Introduction

2.1. This report provides an update on the projected financial position of the Council for 2016/17 as at Period 6 (September 2016). It covers significant operating and capital revenue variances on a full-year basis.

2.2. Overall, at Period 6 the Council is projecting a **full-year deficit/overspend of £22m** for 2016/17. This is an **improvement of £0.8m** from the Period 5 position of £22.8m reported to Cabinet in October 2016. There are positive movements in most of the Council's budgets in recent months which is a continuing sign that the spending restrictions across the Council are having a positive impact.

2.3. Of the overspend, a significant proportion resides in the areas which continue to face increasing demand pressures: Adults (£12.5m), Children's (£5.2m) and Temporary Accommodation (£7.4m). The significant overspend in these areas is offset by releasing out under spent budgets in the Non Service Revenue budgets.

2.4. The increase in demand and therefore the cost for the Council's acute services is outstripping actions being taken to manage costs down and generate income. This is required to produce a balanced financial position at year-end and prevent any further deterioration.

2.5. Direct action is being taken to manage the financial position over the coming months. At Quarter 1 we indicated to Cabinet that we have put in place in-year mechanisms to manage the risks arising and these seem to be having a positive effect. We have also previously built a reserves position that will allow us to cushion the impact of these challenging financial times.

2.6. In order to manage the in-year risks, targeted action is being taken to address the overspend. This includes a number of spend reduction mechanisms which are being overseen by The Leader, myself as cabinet member for Finance, the Chief Executive and the Chief Operating Officer (COO). This is supported by our planned programmes of transformation being driven at pace.

3. Recommendations

That Cabinet:-

- 3.1. Consider the report and the Council's 2016/17 Period 6 financial position in respect of revenue and capital expenditure;
- 3.2. Note the risks and mitigating actions, including spend controls identified in this report in the context of the Council's on-going budget management responsibilities;
- 3.3. Approve an increase in the capital budgets of £6.3m as set out in section 6.8; and
- 3.4. Approve the list of virements set out in **Appendix 1**.

4. Reasons for decision

- 4.1. A strong financial management framework, including oversight by Members and senior management, is an essential part of delivering the Council's priorities and statutory duties.

5. Alternative options considered

- 5.1. This is the 2016/17 Period 6 Financial Report. As such, there are no alternative options.

6. Background information

- 6.1. This is the Financial Report to Cabinet for the 2016/17 financial year covering both Revenue and Capital as at September 2016.

2016/2017 Period 6 - Key Messages

- 6.2. Overall, at Period 6 the Council is projecting a **full-year deficit of £22m** for 2016/17 in its revenue position, an **improvement of £0.8m from Period 5**. Although a reduction from the previous report, this presents a significant risk to the Council's financial position.
- 6.3. This £0.8m improvement is mainly within the Non-Service Revenue (NSR) due to the release of some corporate contingency to proactively manage some of the Council's emerging risks.
- 6.3. Of the overspend, £24.9m (a £0.4m reduction across Adults and Children's from Period 5), resides in demand-led areas including; Adults (£12.5m), Children's (£5.2m) and Temporary Accommodation (£7.4m). These areas represent the Council's most acute services and where demand for these services is outstripping the Council's ability to reduce spend or increase income at a pace to manage risks and deliver a balanced budget.
- 6.4. As identified at Q1 and Period 5, a number of mechanisms have been put in place to manage cost/demand-led pressures. These focus on the acceleration of transformation activities supported by a number of in year cost reduction mechanisms which included, greater momentum on restructures, active

management and reduction of agency/interim staff and category spend blockages.

Table 1 below identifies the Period 6 position and variance to budget. This is supported by detailed variance analysis and mitigating actions.

Table 1: Forecast Revenue Outturn as at Period 6 (September 2016)

Summary Budget position September 2016					
	2016/17 Revised Budget	Forecast Outturn at Period 6	Forecast Variance Period 6	Forecast Variance Period 5	Forecast Variance Movement
	£'000	£'000	£'000	£'000	£'000
Leader and Chief Executive	2,887	2,977	90	120	(30)
Deputy Chief Executive					
Adult Social Services	73,062	85,513	12,451	11,839	612
Children and Young People	47,300	52,541	5,241	5,436	(195)
Public Health, Commissioning & Other	41,099	41,419	320	(28)	348
Deputy Chief Executive Total	161,461	179,473	18,012	17,247	765
Chief Operating Officer					
Housing General Fund	14,472	21,865	7,393	7,393	0
Commercial & Operation Services	37,541	38,322	781	692	89
Other (SSC, Customer Services etc)	16,955	17,173	218	480	(262)
Chief Operating Officer Total	68,968	77,360	8,392	8,565	(173)
Regeneration, Planning & Development	8,124	7,651	(473)	(173)	(300)
Total for Service Areas	241,440	267,461	26,021	25,759	262
Non Service Revenue	14,187	9,140	(5,047)	(4,056)	(991)
Contract Procurement Savings	0	1,060	1,060	1,060	0
TOTAL	255,627	277,661	22,034	22,763	(729)

- 6.5 As reported to Cabinet in Period 5, a significant challenge session has been undertaken for quarter 2 on significant capital programmes and a further detailed analysis of the budgets.

As a result, it is proposed to increase the overall budget for the capital programme by £6.3m for which there are sufficient funds within the overall capital strategy. This would increase the overall budget for 2016/17 to £197m from the £191m reported to Cabinet at period 5.

At quarter 2 (September 2016) there is a reported underspend of £49m against the revised budget of £197m and around £44m of this underspend relates to programme slippage.

6.6 Analysis of Revenue Variances

6.6.1 Corporate actions to mitigate financial risks

The increases in demand have been so significant that they have outstripped our ability to make comparable savings. To manage the financial position a number of spend reduction mechanisms have been introduced across the organisation;

- Increased pace on restructures
- Enforced agency and interim staff leave
- Further reduction of agency and interim staff
- Not filling vacant posts
- Blocking spend categories to prevent purchases of non business critical items

- Asst Directors signing off all purchases
- A further round of Voluntary Redundancies during October

The implementation and impact of these mechanisms are being managed through a Savings Steering Group chaired by the Leader, with the Cabinet Member for Finance, Chief Executive and Chief Operating Officer.

6.6.2 Leader and Chief Executive (£0.1m overspend)

The budget pressures identified relate to costs of the Referendum and by-elections this year.

6.6.3 Deputy Chief Executive (c£18.0m overspend)

Adults (£12.5m overspend)

Overall, the Adults Social Care budget is projecting an overspend position of £12.5m, a **worsening of £0.6m** on Period 5. The majority of this movement is explained by changes to the arrangements for Free Nursing Care (ie Health Authority contributions to Nursing Care placements). In previous months the additional income was treated as an improvement in the Adults Social Care budget position, but the consensus in London authorities is that this added benefit should be passed on to the providers.

This is an area of corporate focus and there are a number of pieces of work being delivered to help manage spend in this area notwithstanding the implementation of corporate spend reduction mechanisms. Adults is currently prioritising transformation work which will focus on reducing demand at the front door, working more effectively with Health and accelerating reviews of existing clients.

At present most of the savings measures in place, while being at a level consistent with MTFs savings targets, are being offset by continued demand, which is why the service is continuing to show such an overspend. Work is ongoing to identify further areas of cost reduction. The service has engaged external support to accelerate the transformation changes and is currently identifying further areas for transformation.

The analysis for each area is:-

- **Care Purchasing (£11.5m overspend)** – The care purchasing spend is based on actual open cases at 1st April 2016, forecast new cases during the year at 2015/16 levels of activity, less the natural rate of closed packages during 2015/16. The forecast cost of this has taken into account the expected impact of all the transformation projects in 2016/17, reflecting actual changes in activity levels as the year progresses, to produce a variance of £11.5m.
- These forecasts already factor in a fair assessment of the likely impact of savings measures, including the contribution that 100% reviews of all packages can provide.

- **Learning Disabilities (£1.5m overspend)** - There has been slippage in delivering savings in the reconfiguration of Day Opportunities for Learning Disabilities clients. These have been complex projects involving closures of establishments, redesign of remaining services and case-by-case consideration of how the needs of clients will be met within the new service. The new arrangements are now planned to be in place by the final quarter of 2016/17.
- **Osbourne Grove (£0.4m overspend)** - There is slippage of £0.2m from 2016/17 to 2017/18, in addition to budget pressures of £0.2m on this service, which is on a worsening trajectory.
- **Other Direct Provision (-£0.4m underspend)** – This includes an underspend where costs for rent payments on a day centre over some years will not now be required.
- **Other Adults Social Care (-£0.5m underspend)** – This includes some staffing underspends in assessment and social work teams.

Children and Young People (£5.2m overspend)

Overall, the Children's Services budget is projecting an overspend of £5.2m at Period 6, an **improvement of £0.2m**. This area continues to implement its programme of transformation and is engaging in the Council's spend reduction mechanisms which is being overseen by the Priority Board and the Budget Sub Group. This £5.2m overspend is accounted for as follows:

- **Social Care Placements (£1.8m overspend)**. Savings targets set for this budget have not been met. The social care placements model has reflected an improvement of -£0.2m in the forecast position, taking account of the changing circumstances of existing cases (notably 5 step-down cases contributing an improvement of £50k+ each), plus the expected cost and number of new ones. The placements model has been adjusted to reflect an average of 18 new LAC per month (rather than 13.5 previously) as this is more in line with current rates of new cases. Overall numbers of LAC have risen from their low of 406 on 1st April 2016 to 426 on 1st September 2016.
- **Social Care Workforce (£1.7m overspend)**. Savings of £2.1m have been allocated so far, with a further £1.5m savings to be allocated in 2017/18. Plans for workforce restructuring have slipped from 2015/16 and they are £0.3m behind schedule, with a new structure expected to be in place by Autumn 2016. A new structure is now out to consultation with staff. Efforts are being channelled currently into managing the immediate workforce restructuring, and consideration is being given to reducing case numbers and delivering further savings in this area.
- **Social Care - Other non-staffing (£0.2m overspend)**. For No Recourse to Public Funding (NRPF), numbers of families being

supported have recently reached 50. Work continues with the dedicated Home Office support worker to review cases and progress to a conclusion in order to manage this number down.

- **SEND (£0.6m overspend).** The Special Educational Needs (SEN) transport budget is showing an overspend of £0.2m and respite services for disabled children are predicted to overspend by £0.1m. Management action is being developed to address both of these issues. There is an acknowledgement, reflected in Month 6, that £0.3m of income for trading SEN support services with schools is not achievable as the related expenditure is within the DSG.
- **Other Children and Young People Service (£0.9m overspend).** There is a technical overspend on the DSG budget as it is held in SAP which has been an issue for a number of years and has remained unresolved as the impact is a hit on the General Fund of £0.9m.

Other Deputy Chief Executive's Services (£0.3m overspend)

- **Commissioning (£0.1m overspend)** As Children's Centres has transferred to Children's Services their underspend has transferred too.
- **Schools and Learning (£0.2m overspend)** The delays in closing the Professional Development Centre and difficulties in meeting traded income targets with schools have been acknowledged this month.

Further Action – Adults & Children's

Both Adults and Children's have a number of demand management and spend reduction activities in place to manage the deficit position. Many involve a focus on quick wins which can be delivered in 2016/17 with greater benefits in 2017/18.

6.6.4 Chief Operating Officer (c£8.4m overspend)

Housing General Fund (£7.4m overspend)

The Housing General Fund budget forecast remains the same as at Period 5 at £7.4m. This is the result of pressures on the Temporary Accommodation (TA) budget and the supply of suitable and affordable accommodation with an increased reliance on emergency accommodation although demand has also increased. Both demand for TA and the cost of provision are expected to continue rise in 2016/17.

The housing market conditions in London make mitigating actions particularly difficult however a number of mitigating actions have been identified and are being implemented through the delivery of a recovery action plan from Homes for Haringey which is being monitored by the Priority 5 Board. Some of these initiatives have front-loaded costs which mean that the benefits of their implementation will not materialise until 2017/18.

Commercial and Operations (£0.8m overspend)

The Commercial and Operations budget is forecasting £0.8m overspend, largely due to the non-achievement of planned savings relating to the disposal of corporate property. There are savings of £0.6m in Traffic Management relating to new ways of delivering Parking Enforcement, and £0.4m associated with reduced energy costs due to a borough wide LED street lighting roll out, which will also not be achieved. These factors are offset by additional income of £0.7m, in relation to new CCTV traffic enforcement cameras and CPZ implementation, with those projects being implemented at the latter part of the financial year, and associated income profiled from November onwards. The position has worsened slightly since Period 5, by £0.1m. This is due to recent analysis that suggests compliance with moving traffic contraventions and therefore income generated lower than forecasted.

Other (Total c£0.2m overspend)

Customer Services is projecting a £0.3m overspend to year-end due to slippages in the restructure from an estimated start date of April 2016 to November 2016. There are options to mitigate this overspend being considered by the COO which are largely around the proactive management of agency staff. **Transformation and Resources** is forecasting a small overspend of £0.1m which are largely related to agency spend to support transformation activity. In the **Shared Service Centre** staffing spend is contributing £1.0m of budget pressures. Work is being undertaken to do some detailed analysis on all staffing (including agency). The HR overspend of £0.6m has reduced slightly since period 5 and is mainly made up of a £0.35m forecast trading loss on Schools Traded Services.

6.6.5 Director of Regeneration and Planning (£0.5m underspend)

This service is currently forecasting an underspend of £0.5m which is an improvement of £0.3m on the £0.2m reported at Period 5. In addition, to an increase in planning income the service has also taken steps to not commit expenditure where one-off savings can be made.

6.6.6 Contract Procurement Savings (£1.1m under-achievement)

Within the Medium-Term Financial Strategy there is an expected c£1.9m savings in contract costs over 2015/16 and 2016/17. Projections at Period 6 show savings of £0.84m being achieved and therefore a forecast position at year-end of £1.1m. However, it is expected that the savings will ramp up in 2017/18 as the benefits of the implementation of the Dynamic Purchasing System (DPS) are felt. There is also an opportunity to trade the DPS tool/service to other boroughs, which have not yet been costed or forecast, but we are currently speaking to other authorities to gain interest.

The main contributing factors to the achievement of the £0.84m are: good progress towards the implementation of the DPS for Adults Social

Care and TA of £0.6m; and the implementation of the new operating model for temporary and permanent recruitment, £0.2m.

6.6.7 Housing Revenue Account (HRA)

At present the HRA is forecast to breakeven at Period 6 although there is a pressure arising in the managed budgets in respect of garage income and in the Home for Haringey management fee. Homes for Haringey are currently working on a management actions to mitigate the pressure on the management fee.

6.6.8 Dedicated Schools Grant (DSG)

Table 2 below, sets out the overview of the net expenditure and DSG plans and forecasts for 2016/17, as at Period 6. There is a variance of £0.9m arising from overspends in the budget. Beyond that, the DSG budgets for Children and Young People with Additional Needs is showing a projected overspend of £0.5m in the areas related to children with high needs. Much of the action necessary to identify compensating under-spends is being pursued through a sub-group of the Schools Forum. In the medium to long term alternative provision will be developed which will result in a phased transition to cheaper, better, and more local provision. In Schools and Learning, the variance of -£0.1m is attributable to the Tuition Centre and Early Years.

Table 2: Statement of DSG Income and Expenditure Period 6, 2016/17

Service	Budget			Forecast			Variance		
	Net Expenditure (excluding DSG) £000	DSG Income £000	Net £000	Net Expenditure (excluding DSG) £000	DSG Income £000	Net £000	Net Expenditure (excluding DSG) £000	DSG Income £000	Net £000
Schools and Learning	152,840	-152,840	0	152,716	-152,716	0	-125	125	0
Children Services	26,372	-27,250	-878	26,934	-26,934	0	562	316	878
Commissioning	10,266	-10,266	0	10,261	-10,261	0	-5	5	0
Total	189,478	-190,356	-878	189,910	-189,910	0	432	446	878

6.7 Virements

At Period 6 the virements position is as shown in Appendix 1.

6.8 Capital Expenditure Position

As previously reported to Cabinet, a significant challenge exercise was undertaken for Quarter 2 to ensure that business cases and delivery programmes for each scheme are robust, and that future year expenditure profiles accurately reflect expected progress in each case.

This exercise has also identified a number of budget adjustments that are required in addition to any business as usual.

The capital programme budget reported to Cabinet for Period 5 was £191.5m recognising a deferral of expenditure (£7.3m) from the opening £198.8m position. This included inadvertently the deferral of two corporate schemes (£4.2m) but did not include the omission of a HRA scheme (£2.1m) approved by Cabinet in February 2016.

Since Quarter 1, the Cabinet has approved an increase in the Hornsey Town Hall (£580k) and the Social Supermarket (£85k) budgets. There are sufficient funds in the current capital programme to meet these additional costs. As a result of the adjustments, the revised total capital programme budget is £198m. This is reflected in Table 3 below.

Table 3: Capital Expenditure Projection Period 6 (as per Q2)

Priority	Revised Budget £'000	Forecast as at Q2 £'000	Projected Variance £'000
Priority 1 - Childrens	15,132	11,909	-3,223
Priority 2 - Adults	2,584	2,584	
Priority 3 - Safe & Sustainable Places	15,879	12,779	-3,100
Priority 4 - Growth & Employment	60,464	36,923	-23,541
Priority 5 - Homes & Communities	5,875	5,875	
Priority 6 - Enabling	14,672	8,160	-6,512
Total General Fund	114,606	78,230	-36,376
HRA	83,775	67,723	-16,052
Total Capital Programme	198,381	145,953	-52,428

The Q2 challenge has facilitated a mix of project re-profiling and the identification of project slippage (total £46.3m). We also have some under spend (£6.1m).

Major variances within each priority as at Q2 are as follows:

- **Priority 1** – £3.2m forecast under spend (£15.1m budget)

The new school programme is now largely complete and the variance (£3.2m) is driven by a likely need to re-profile the primary and secondary school's modernisation and enhancement programme to future years as the programme is currently at the stage of assessing and prioritising remaining works.

- **Priority 2** – £ nil variance (£2.6m budget)

The aid, adaptations and assistive technology expenditure is fully committed for the year although there remains the challenge of property access to enable delivery.

- **Priority 3** – £3.1m under spend (£15.9m budget)

The road, lighting and parks programmes are all on track to deliver to budget, the CCTV programme (£2.1m) is delayed awaiting a new control room at Marsh Lane and there is also some slippage in the asset management estate expenditure (£1.0m) in part due to a delay in the Amey asset condition survey.

- **Priority 4** – £23.5m under spend (£60.5m budget)

We have encountered slippage at Wards Corner, here the Compulsory Purchase Order is now expected to be executed next year (£8.4m), Bruce Grove station forecourt (£0.4m) and the White Hart Lane improvements (£1.8m) are amended to align with TfL activity.

A six month delay is forecast at the Councils Marsh Lane depot development (£6.0m) which will have a knock on effect to the demolition and relocation at the Ashley Road site and CCTV upgrades (priority 3), this project is at construction tender stage and its delay is due in part to design issues and ongoing access considerations.

We have re-profiled expenditure at the Tottenham Green Spaces, Streets and Heritage programmes (£2.3m).

The HRW Business acquisitions this year include Jones Baker and the British Queens site, the balance (£1.5m) will re-profiled to next year.

It is also estimated the Opportunity Investment Fund will not be fully utilised this year (roll forward £1.1m).

Finally the Alexander Palace west yard project has been re-profiled (£2.0m) to reflect the agreed delivery schedule.

- **Priority 5** – £ nil variance (£5.9m budget)

The Broadwater Lodge conversion to temporary accommodation remains on track and the remainder of schemes are currently forecasting to budget, a number of these General Fund schemes are difficult to forecast at this stage as legal and professional advice is required to progress the delivery. A more detailed forecast will be undertaken for quarter 3.

- **Priority 6 (Enabling)** – £6.5 under spend (£14.7m budget)

The business improvement (£3.0m) and the corporate IT (£1.0m) programmes are under spent, this was reported in Q1. The balance of the variance is project re-profiling, these include the libraries programme (£0.3m) and BIP (£0.7m), IT (£0.8m) and customer services (£0.7m)

- **HRA** – £16.1m under spend (£83.8m budget)

There is a significant forecast re-profiling of the leaseholder buy-backs (£6.2m) due to the phased nature of leaseholder acquisitions taking into account the support that needs to be given for relocation. The HRA stock acquisition programme (£3.6m) is currently forecast to under spend but the programme has now passed to Homes for Haringey to deliver and there may be a revised forecast for quarter 3.

The Homes for Haringey managed programme (budget £58.4m) has potentially an under spend (£2.0m) as well as programme slippage (£4.3m).

7. Five-Year MTFS and Budget Setting Process

Work is continuing on developing the five year MTFS which will be presented to Cabinet in December and then followed by consultation prior to being presented for final approval to Full Council in February 2017.

The impact of demand and growth pressures are being incorporated into the MTFS assumptions, together with any other 2016/17 pressures which are ongoing – such

as existing savings which have not been delivered as well as the effect of mitigating actions outlined in this report. The estimated impact of both government reform and local Council Tax/business rate collection have been modelled and will continue to be updated as information is made available, and will form part of the December report. It is anticipated that the overall funding for services will reduce substantially and it is therefore vital that the underlying level of spend is addressed in order to provide a sound medium-term base for the Council.

8. Contribution to strategic outcomes

Adherence to strong and effective financial management will enable the Council to deliver all of its stated objectives and priorities.

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

Finance

9.1 The whole report concerns the Council's financial position.

There is a significant risk of overspend that has been identified in this report and the COO, as part of the Leadership Team, has implemented a number of processes to reduce the organisational expenditure. The cost reduction measures will be monitored to ensure that they are reducing expenditure. It is important also to ensure that the impact of the cost reductions on service delivery are minimised which is also being monitored through the Priority Boards.

Legal

9.2 Section 28 of the Local Government Act 2003 imposes a statutory duty on the Council to monitor during the financial year its expenditure and income against the budget calculations. If the monitoring establishes that the budgetary situation has deteriorated, the Council must take such action as it considers necessary to deal with the situation. This could include, as set out in the report, action to reduce spending in the rest of the year.

9.3 The Council must act reasonably and in accordance with its statutory duties and responsibilities when taking the necessary action to reduce the over spend.

Equalities

9.4 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.

9.5 This report provides an update on the current position in relation to planned MTFS savings and mitigating actions to address current overspends. Given the impact on services of savings targets, all MTFS savings were subject to equalities impact assessment as reported to Full Council on 23rd February 2015.

9.6 Any planned mitigating actions that may have an impact beyond that identified within the MTFS impact assessment process will be subject to new equalities impact assessment.

10 Use of Appendices

Appendix 1 - Virements

11 Local Government (Access to Information) Act 1985

The following background papers were used in the preparation of this report:

- Periods 1-5 Monthly Financial Report

For access to the background papers or any further information please contact Anna D'Alessandro – Lead Finance Officer.

APPENDIX 1

Table 3: Virements

Virements for Noting						
Virements						
Period	Service/A D Area	Rev/ Cap	Amount current year (£'000)	Full year Amount (£'000)	Reason for budget changes	Description
6	IT	Revenue	4,333	4,333	Budget Realignment	IT Staffing Budget Realignment
6	IT	Revenue	137	137	Budget Realignment	IT Supplier Budget Realignment
6	Comm	Revenue	909		Park Lane Children's Centre - Relinking	Movement of Children Centre from Commissioning to Children's Service
6	Comm	Revenue	1,242		Triangle Children's Centre - Relinking	Movement of Children Centre from Commissioning to Children's Service
6	Comm	Revenue	1,073		Woodside Children's Centre - Relinking	Movement of Children Centre from Commissioning to Children's Service
6	Comm	Revenue	771		Stonecroft Children's Centre - Relinking	Movement of Children Centre from Commissioning to Schools & Learning
7	RPD	Revenue	15		Monument Way Path & Toilet	Monument Way Path - TFL funded budget
7	RPD	Revenue	87		Period 6 V38013 NHB Funded	Programme Manager costs funded from NHB grant, Remainder of grant funding for project delivery
7	RPD	Capital	(332)		Wood Green Regen Capital Budgets Tidy up	Wood Green Regen Capital Correction to budgets following a review of projected spend
7	RPD	Revenue	101		Wood Green Regen Revenue Budgets Tidy up	Wood Green Regen Revenue Correction to budgets following a review of projected spend
7	RPD	Capital	213		District Energy Network Projects	Setting up budgets for new District Energy Network projects 2016/17
6	RPD	Capital	1,100		Amend the financial profile of the East Wing Restoration Project	Amend the financial profile of the East Wing Restoration Project - Amend initial virement, amount posted in error
7	COO/OPS	Capital	48		Reflect approved current TfL budget allocation onto SAP	TfL new allocation - Enabling Works- Bus route 318 and W4
7	COO/OPS	Revenue	20		Reflect approved current TfL budget allocation onto SAP	TfL new allocation - Schools Programme
7	Adults	Revenue	63		Staff Position Realignment	Salary realignment of Budget for staff moving to to other cost centres within Adults service
7	Adults	Revenue	35		Staff Position Realignment	Salary realignment of Budget for staff moving to to other cost centres within Adults service
7	Adults	Revenue	680	680	Care Act Funding 2016/17 Allocation	Care Act Funding 2016/17 Allocation from holding code to safeguarding service
Transfers from Reserves						
Reserves						
Period	Service/A D Area	Rev/ Cap	Amount current year (£'000)	Full year Amount (£'000)	Reason for budget changes	Description
7	OPS	Revenue	5		One-off funding for more than parks project 2016/17	One-off funding for more than parks project 2016/17
7	SSC	Revenue	71		One-off funding for back dated pay award from Single Status Review	One-off funding for back dated pay award from Single Status Review, for service assistants, Across Revs and Benefits Service
7	SSC	Revenue	234		One-off funding for no-GLA element of staffing costs for Data Cleanse Project in 2016/17	One-off funding for no-GLA element of staffing costs for Data Cleanse Project in 2016/17
7	RPD	Revenue	474		Transformation Challenge Award Drawdown from Reserve	Transformation Challenge Award Drawdown from Reserve
7	RPD	Revenue	422		Wood Green Investment Framework - Drawdown from Urban Renewal reserve	Wood Green Investment Framework - Drawdown from Urban Renewal reserve
7	RPD	Revenue	697		Development Vehicle - Drawdown from Urban Renewal reserve	Development Vehicle - Drawdown from Urban Renewal reserve
7	RPD	Revenue	898		Labour Market Growth and Resilience Reserve	Labour Market Growth and Resilience Reserve
7	RPD	Capital	(600)		Reverse out GLA funded	Reverse out GLA funded budgets

					budgets	
7	HR	Revenue	85		Coaching for Corporate Leadership Group Members	One to one support for Individual leaders in Corporate Leadership Group
7	HR	Revenue	23		Review of Schools HR Service	Amend OBC for Schools HR Service into research and report phase
7	PH	Revenue	235		Public Health Activity. Well London, Anchor Project	Public Health Activity. Well London, Anchor Project
7	SSC	Revenue	153		Debt Management Improvement Project	Debt Management Improvement Project. Combine elements of revenue enforcement and corporate debt
7	DCE	Revenue	1,050	1,050	Public Health Grant	Original budget did not include the transfer of £1.050m in the Public Health Grant for Health Visiting.

Report for: Cabinet – 15 November 2016

Item number: 11

Title: Supporting refugees, asylum seekers and unaccompanied asylum seeking children

Report authorised by: Zina Etheridge – Deputy Chief Executive

Lead Officer: Erica Ballmann – Assistant Director, Strategy & Partnerships

Ward(s) affected: All

Report for Key/

Non Key Decision: Key Decision (affects all wards)

1. Describe the issue under consideration

1.1. The conflict in Syria has resulted in one of the largest displacement of people in recent history. In September 2015 the British Government announced that the UK would resettle 20,000 Syrian refugees by 2010. Refugees have arrived and will continue to arrive in the UK under different schemes:

- Syrian Vulnerable Persons Resettlement Scheme – resettlement of up to 20,000 Syrians in need of protection;
- Vulnerable Children Resettlement Scheme or ‘Children at Risk scheme’ – announced in April 2016, with the aim of resettling up to 3,000 vulnerable and refugee children at risk and their families from the Middle East and North Africa region;
- ‘Dubs amendment’– this amendment to The Immigration Act 2016 championed by Lord Dubs, provides that the government must make arrangements through local authorities to provide refuge to unaccompanied refugee children who are currently in Europe;
- The Dublin Regulation (604/2013) – establishes the principle that only one EU member state is responsible for examining an asylum application. Whilst not intended for use on the scale required in the current refugee crisis, the Government is being asked to consider children, close family or dependents reuniting to have their asylum claim dealt with together;
- Refugees are also arriving independently of the above schemes and applying for asylum from within the UK.

1.2 This report outlines the support and assistance that is already in place and sets out how Haringey will work with partners, the community and the Voluntary and Community Sectors (VCS) in borough to support refugees.

2. Cabinet Member Introduction

- 2.1 Haringey has a strong and proud history of welcoming asylum seekers and refugees and people who have chosen to re-settle in London. There are generations of people from around the world who have moved here and made Haringey one of the UK's most open and diverse boroughs.
- 2.2 For the Syrian refugees who come to the UK, the level of support they will need to live dignified and independent lives is substantial. The unimaginable horrors that many will have experienced will have left them with serious mental and physical health concerns as a result of psychological distress, trauma and violent abuse. Treatment, for those who need it, will need to include ongoing specialist counselling and support from health services to ensure those individuals make a full a recovery as possible and are able to start rebuilding their lives.
- 2.3 Haringey continues to support individuals and families from around the world who have no recourse to public funds as they are subject to immigration control. Whilst their immigration status is reviewed by the Home Office, we provide them with a roof over their heads, support for their children and other help as they need it. Across London, it is estimated that annual unfunded cost is £50million of support to around 2,500 households in 2014-15. The number of households being supported has increased by about 40% in the last two years.
- 2.4 As Leader of Haringey and as Chair of London Councils, I will continue to bring pressure to bear on the Government to ensure that we have the level of funding necessary to support asylum seekers, refugees and unaccompanied asylum seeking children.

3. Recommendations

Cabinet is asked to:

- a) Note and endorse the response by the Council and local partners to the ongoing humanitarian crisis caused by conflict in Syria by resettling up to 10 Syrian refugee families in Haringey
- b) Note the support that the Council and local partners are providing to asylum seekers, refugees and unaccompanied asylum seeking children through the schemes that are currently in operation;
- c) Delegate responsibility to the Deputy Chief Executive to enter in to an agreement with the Home Office to resettle up to 10 Syrian refugee families in Haringey;
- d) Note that officers will continue to work with statutory partners, VCS organisations, faith and community groups to ensure appropriate support is provided to refugees, asylum seekers and unaccompanied asylum seeking children who resettle in Haringey.

4. Reasons for decision

- 4.1. To set out in a transparent and accountable way, the support that Haringey Council and local partners have been and will provide to anyone resettling in Haringey through the support schemes that currently operate in the UK.

- 4.2 To set out how we do and will continue to offer asylum seekers, refugees and unaccompanied asylum seeking children a place of safety.

5. Alternative options considered

- 5.1 The alternative option considered is not to enter into an agreement with the Home Office on the Syrian Vulnerable Persons Resettlement Scheme. Given the significant migration crisis, it is felt that Haringey should continue and enhance the part it plays in the wider London and UK effort to provide assistance.

6. Background and summary information

6.1 Syrian Vulnerable Persons Resettlement Scheme (SVPRS)– Background and Haringey Offer

The SVPRS is part of the UK Government's response to the humanitarian crisis arising from the civil war in Syria, which since its outbreak in 2011 has claimed over 250,000 lives and led to the displacement of over 10 million people. Under the SVPRS the UK has committed to resettling 20,000 Syrian refugees by 2020.

SVPRS enrolls individuals and families identified by the UNHCR at its 'in-region' refugee camps and who are cleared by the Home Office for entry into the UK following security vetting. This means Syrian refugees who have already entered Europe are ineligible for SVPRS.

The scheme prioritises the following 'at-risk' groups:

- 1) women and girls at risk;
- 2) survivors of violence and/or torture;
- 3) refugees with legal and/or physical protection needs;
- 4) refugees with medical needs or disabilities;
- 5) children and adolescents at risk;
- 6) persons at risk due to their sexual orientation or gender identity;
- 7) refugees with family links in the UK.

Refugees who are accepted onto the scheme are known as 'beneficiaries' and granted 'Humanitarian Protection' status in the UK for 5-years from their date of arrival, which entitles them to obtain employment, access public funds and the right to family reunion. At the end of this 5-year period, 'beneficiaries' will be able to apply for permanent residence in the UK or return to Syria – if it is safe to do so.

SVPRS is delivered in two parts. The 'Pre-Arrival' element of the scheme is managed by the Home Office, UNHCR and the International Office of Migration (IOM). It entails all the work needed to enable refugees to migrate to the UK, such as conducting initial medical checks, processing visas and arranging flights.

The 'Post-Arrival' element of the scheme is delivered by volunteer local authorities, which commit to resettling an agreed number of 'beneficiaries' in their local area. Participating councils are responsible for arranging accommodation and providing integration support to 'beneficiaries', according to a set of minimum requirements outlined by the Home Office in

its 'Statement of Requirements' (SoR) attached as Appendix A.

6.2 Resource implications

Local authorities participating in SVPRS can claim Central Government funding totalling £20,500 per-refugee (adult or child) over any 5-year period starting between now and 2020. This tariff is provided via a tapered, per-capita annual payment and is intended to help councils support 'beneficiaries' achieve integration and independence in their new communities:

Funding per person	
Year 1	£8,500
Year 2	£5,000
Year 3	£3,700
Year 4	£2,300
Year 5	£1,000

In addition to the basic amount of funding per individual household member, there will also be additional funding for education costs for children as set out in the table below. The funding is provided in the first year only for children aged between 5 and 18 years old (£4,500) and for children aged 3 to 4 years old (£2,250). This will be paid to the local authority and passed onto schools and is above the funding provided to schools per pupil by the Department for Education. Additional funding is also available in exceptional circumstances.

Syrian Resettlement Programme – Local Authority Settlement 2016/17					
Local Authority	Adult benefit claimant	Other adults	Children 5-18	Children 3-4	Children under 3
Costs	£8,500	£8,500	£8,500	£8,500	£8,500
Education	£0.00	£0.00	£4,500	£2,250	£0.00
Total	£8,500	£8,500	£13,000	£10,750	£8,500

6.3 Funding for Social Care

The Home Office have advised that there is additional funding available for 'high cost' cases where there are circumstances that require additional social care costs. These are assessed on a case by case basis by the Home Office.

Individuals granted Humanitarian Protection Status are not able to claim Personal Independence Payment (PIP) or Disability benefits for the first two years of residency.

6.4 Funding for Primary and Secondary Medical Care

Funding for primary and secondary care will be paid directly to the local Clinical Commissioning Group [CCG] by the Government. CCG's will need to apply for medical care costs per household and can claim £600 per person for primary care costs plus £2000 per person for secondary care costs.

Above and beyond this funding, 'beneficiaries' are entitled to claim benefits. It is expected that this will allow refugees to cover their own cost-of-living, although they will be subject to

statutory limits (such as the Benefit Cap) and conditionality (they will be required to seek employment).

Local authorities will have to absorb the wider costs of resettlement, such as mainstream service provision, and provide any 'top-up' that might be required to cover shortfalls. This is particularly significant in London, where it is unlikely that the Local Housing Allowance received by 'beneficiaries' will be sufficient to cover rents.

It is extremely difficult to project with certainty the full cost implications for local authorities of participating in SVPRS because of the large number of variables involved, including:

- The number and composition of 'beneficiary' households accepted locally;
- The 'contingent' costs arising from unknown and potentially changing levels of 'beneficiary' need;
- The period of time resettled households remain residents of Haringey;
- The degree of independence achieved by adults resettled via the scheme in the local private rented sector.

6.5 Housing

The biggest challenge to delivering SVPRS in London relates to securing affordable and sustainable housing. This is because in designing the scheme Central Government has assumed that housing costs will be fully covered through Housing Benefit payments to 'beneficiaries'.

However, the supply of PRS properties available at Local Housing Allowance (LHA) rates is very low in London as welfare reforms have limited LHA entitlements to the 30th percentile of market rents, and few landlords are willing to let-out properties at such low margins in current market conditions. In addition the 'Overall Benefit Cap' restricts the total amount of benefit that a household can claim, and is being reduced from £26k to £23k in London this autumn. These have created a significant 'rent gap' for private renters receiving LHA.

This means that volunteer Local Authorities in London are having to assume a cost burden when participating in SVPRS, as to secure PRS properties for 'beneficiaries' they are having to pay market rates, which essentially means committing to cover the 'rent gap' on accommodation for the required minimum of 1 year (and potentially for all 5 years of the scheme). Central Government has so far refused to address this issue by providing either higher tariff payments to London Boroughs or allowing variations in LHA allowances. The Home Office's 'Statement of Requirements' makes clear that accommodation for arriving beneficiaries must be both affordable and sustainable.

The table below shows the LHA for Haringey, the average market rents and the resulting shortfall.

Bed Size	Market Rents		Current Local Housing Allowance (LHA)		Annual Variance / Deficit
	Weekly	Annually	Weekly	Annually	
1	£318.00	£16,536.00	£199.68	£10,383.36	£6,152.64
2	£352.00	£18,304.00	£255.34	£13,277.68	£5,026.32
3	£465.00	£24,180.00	£315.12	£16,386.24	£7,793.76
4	£495.00	£25,740.00	£388.65	£20,209.80	£5,530.20
5	£750.00	£39,000.00	£388.65	£20,209.80	£18,790.20

It is occasionally possible to find properties that are nearer to LHA but in those instances, our policy is to pay landlords an incentive and they use some of that to offset charging a lower rent.

Categories of Housing:

The Home Office have categorised the types of households that local authorities can expect to be asked to support as part of this scheme.

Given the current housing crisis and number of people that are already in temporary accommodation; and that we are currently struggling to find 2 and 3 bed units, these categories have been ruled out at this stage (as set out below). However, the Council is more successful in identifying 1 and 4 bed properties and this will be relayed to the Home Office.

The Council also struggles to identify ground floor properties and ones that could be adapted so it would be difficult to properly support households that require this type of accommodation.

With these challenges in mind, we have set out below the households we would be able to support based on the Home Office categories of need.

Category	Household Type	Accept?
1	Non-complex case: those with no special needs or requirements	Yes
2A	Mobility issues: people who are wheelchair users or who have other disabilities including missing limbs or those who have restricted movement	No
2B	Serious Medical: people who require surgery or ongoing medical treatment for life threatening conditions (e.g. cancer, dialysis)	Yes (subject to further discussions with the Home Office)
2C	Psychological: people suffering from mental illness or those where a need for immediate psychological support is specified in the HAP	Yes
2D	Special Education Needs: children with disabilities or learning difficulties	Yes (subject to further discussions with the Home Office)
3	Large Families: family groups made up of 7 or more people	No

6.6 Community engagement and support

Many voluntary and community sector organisations, faith groups, churches and individuals are already contributing towards the relief effort and many already work together in a number of ways to support refugees and migrants once they arrive in this country. This is especially the case where there are established family connections.

The voluntary and community sector in Haringey has significant experience and expertise and could usefully be part of the support planning to facilitate orientation which the scheme outlines.

By working together with partners, including members of local faith communities, there are opportunities to integrate and to optimise community based resources, recognising that these are already stretched from the perspective of some communities in the borough. Importantly, working together with the sector, there will be chances to support existing communities to address and reduce the risk of community tensions and to enable refugees to resettle successfully into Haringey.

The Home Office has also set up the Help Refugees digital register to allow individuals and organisations to pledge support and help which is then shared with the relevant local authority as needed.

6.7 Unaccompanied Asylum Seeking Children (UASC)

Haringey is on the well established 'rota' which manages the support and resettlement of UASC with the Association of London Directors and the London Asylum Seekers Consortium. The majority of London boroughs are part of this coordinated approach to supporting UASC as they arrive in the UK.

The National Transfer Scheme asks that we take 0.07% of our general child population. As at end of October 2016 we are supporting 43 unaccompanied children and have committed to continually supporting and resettling up to the threshold of 0.07% of our general child population.

In recent weeks, many London boroughs, including Haringey, have been part of a coordinated effort to speed up the process of bringing eligible children and young people (who are able to settle in the UK through either the Dublin or Dubs amendment schemes).

On 1st July 2016, the Government launched a new voluntary transfer arrangement, the National Transfer Scheme, between local authorities for the care of unaccompanied children who arrive in the UK and claim asylum.

The aim of the scheme is to encourage all local authorities to volunteer to support Unaccompanied Asylum Seeking Children [UASC] in order to ensure an even distribution across the country, of caring for these children.

The Government is also committed to accommodating those children with no (or distant) family ties in the UK but for whom, after assessment in France, Italy or Greece, it is established as being in their best interests to move to the UK.

6.8 No Recourse to Public Funds (NRPF)

The Immigration Act 1999 provides for families subject to immigration control, being allowed to remain in the UK to live and work, but without access to public funds. This means that these families cannot access social housing or welfare benefits. Often, families find themselves in financial difficulties and unable to meet the needs of their children for food and accommodation.

Such families with children present to the Haringey team seeking support under s17 Children Act 1989. This enables family, subject to a social work assessment, to access accommodation and financial support from the Children and Young People's Service.

Currently there are 43 families with 125 children being supported (as at October 2016).

In terms of resources, there is a budget of £769k allocated but a predicted financial year spend of £1.12m as demand often outstrips the funding available. The budget provides for the accommodation and general support according to need.

6.9 Children arriving for intended family reunification

UK Visas and Immigration (UKVI) are responsible for determining the validity of the family relationship in order for the child to be transferred under The Dublin Regulations. UKVI also run police and immigration checks on the identified relatives. After it has established the identity of the family links of a child arriving from Europe, UKVI will contact the relevant local authority, seeking to give a minimum of 24 hours' notice whenever possible. It is anticipated that most family ties will tend to be wider relatives other than parents – i.e. aunts, uncles, siblings.

It will of course be for the local authority on arrival in the UK (and the local authority in which the family resides) formally to make a judgement in all cases. Given the circumstances and background of all these children it will be important that local authorities consider the likelihood that these children will have a greater need for services, and as such may require a s17 Children Act assessment in order to determine whether they are in need and if so, the nature and extent of those needs and the resources required to meet them. .

It is recognised that some of these children will be deeply affected by their experiences to the extent that family reunification proves unsuccessful despite the support provided under s17 Children Act. In such cases, the local authority will need to decide whether it is in the child's welfare and the circumstances of the individual case, requires the authority to use its powers under s20 Children Act 1989 to safeguard the child.

Where the family is assessed as unsuitable to care for the child, the local authority will need, in the normal way, to make arrangements for the safeguarding of the child.

7. Contribution to strategic outcomes

In our 2015-18 Corporate Plan, we are committed to ensuring that Haringey is a 'fair and equal borough' as well as enabling all children to have the best start in life. We are also committed to ensuring that everyone is able to live long, healthy and fulfilling lives.

Haringey has a long and proud history of welcoming, supporting and re-settling refugees, asylum seekers and unaccompanied asylum seeking children. This decision recognises Haringey's duty as a local authority to promote community cohesion and foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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

8.1 Legal

Participation in the Syrian Vulnerable Persons Relocation Scheme (SVPRS) is voluntary and is a matter for decision by each local authority. The Home Office has issued requirements of authorities who decide to contribute to the programme and these are set out in Appendix A.

Participation in The National Transfer Scheme is currently being implemented under a transfer protocol which has been in place since 1st July 2016. The protocol reflects the basis of an agreement made between Government, the Home Office and Local Authorities and gives effect to Sections 69-73 of the Immigration Act 2016 in connection with the transfer of responsibility for unaccompanied migrant children between local authorities.

Section 17 Children Act 1989 places a duty on local authorities to safeguard and promote the welfare of children in their area who are in need. A child's needs are identified through an assessment determining the range and level of services required to meet the assessed need.

Section 20 Children Act 1989 imposes a duty on every local authority to provide accommodation for children in need in their area who appear to require accommodation.

These provisions apply to all children in a local authority area regardless of their immigration status.

8.2 Equality

The Council is subject to the Public Sector Equality Duty set out in section 149 of the Equality Act 2010 which obliges public bodies to have due regard, in the exercise of their functions, to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The relevant protected characteristics for the purposes of the Duty are: age; sex; race; sexual orientation; disability; religion or belief; pregnancy and maternity and gender reassignment.

Haringey has a long and proud history of welcoming, supporting and re-settling refugees, asylum seekers and unaccompanied asylum seeking children. This decision recognises Haringey's duty as a local authority to promote community cohesion and

foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.3 Finance

The recommendations of this report raise a number of financial implications. However at this early stage, we do not have sufficient specific information to quantify the impacts.

As detailed in the main body of the report, there are 3 funding streams available to the Council to support the beneficiaries of the SVPRS over the 5 year period:

- i) Support funding of £20,500 per person.
- ii) Additional education funding for education hosts of £4,500 or £2,250 depending on age.
- iii) Additional funding for “high cost” social care.

The support funding of £20,500 per person is to be used to provide the basic support detailed in Appendix A. As detailed in this report, an additional cost to this authority is that it is likely that it will need to subsidise the cost of housing for at least part of the 5 year period.

The one-off funding for education support recognises that schools are funded for statutory schooling in retrospect, based on the previous September’s pupil count. So, the one-off allocation provides an amount of funding, until the child is themselves counted on the next pupil count, thus, influencing the level of Dedicated Schools Grant received by the Council. Early Years funding is based on the actual number of children receiving early years support in a particular term, so this may explain why only half of the statutory schooling rate is applied (£2,250 compared to £4,500).

The Council does not yet have information on the number and ages of individuals in each family nor their support needs or timing of being assigned to this authority. The likely costs or income associated with the SVPRS cannot, therefore, be reliably estimated. The existence of a package of support through the SVPRS scheme, however, provides some assurance that potential additional costs incurred by the Council do have some funding to cover them, with the added assurance that there is an option for the Home Office to provide additional support for “high needs” cases.

9. Background documents

Guidance for Local Authorities and Partners on the Syrian Refugee Resettlement programme:
<https://www.gov.uk/government/publications/syrian-vulnerable-person-resettlement-programme-fact-sheet>

Interim National Transfer Scheme for unaccompanied asylum seeking children
<https://www.gov.uk/government/publications/unaccompanied-asylum-seeking-children-interim-national-transfer-scheme>

Appendix A

SYRIAN VULNERABLE PERSONS RELOCATION SCHEME

HOME OFFICE 'STATEMENT OF REQUIREMENTS'

1. Section 1 – Delivery Requirements

1.1 The Syrian VPR scheme is made up of two elements.

1.1.1 **Pre arrival** – Provision of medical and travel services enabling the migration of accepted Beneficiaries to the UK;

1.1.2 **Post arrival** – Housing provision, initial reception arrangements, casework and orientation support including English language provision.

1.2 The Authority requires the following deliverables:

2. Post Arrival services

Provision of accommodation:

2.1 The Recipient will meet and greet arriving Beneficiaries from the relevant airport and escort them to their properties briefing them on how to use the amenities

2.2 The Recipient will arrange accommodation for the arriving Beneficiaries which meets local authority standards and which will be available on their arrival and is affordable and sustainable

2.3 The Recipient will ensure that the accommodation is furnished appropriately. The furniture package should not include luxury items. This means that food storage, cooking and washing facilities can be provided but the facilities should not include the provision of other white goods or brown goods, i.e. TV's, DVD players or any other electrical entertainment appliances.

2.3.1 The Recipient will ensure that the Beneficiaries are registered with utility companies and ensure that arrangements for payments are put in place (no pre pay/card accounts)

2.3.2 The Recipient will provide briefings on the accommodation and health and safety issues for all new arrivals including the provision of an emergency contact point

Casework support service:

2.4 The Recipient will ensure that Beneficiaries are provided with a welcome pack of groceries on their arrival

2.5 The Recipient will provide a cash/ clothing allowances for each Beneficiary of £200 – this is to ensure they have sufficient funds to live on while their claim for benefits is being processed.

2.6 The Recipient will provide advice and assistance with registering for mainstream benefits and services and signposting to other advice and information giving agencies – this support includes:

2.6.1 Assisting with registration for and collection of Biometric Residence Permits following arrival

2.6.2 Registering with local schools, English language and literacy classes

2.6.3 Attending local Job Centre Plus appointments for benefit assessments

2.6.4 Registering with a local GP

2.6.5 Advice around and referral to appropriate mental health services and to specialist services for victims of torture as appropriate

2.6.6 Providing assistance with access to employment

2.7 The Recipient shall put in place a support plan for each family or individual for the 12 month period of their support to facilitate their orientation into their new home/area.

2.8 The Recipient shall put in place arrangements for the provision of English language classes which Beneficiaries should be able to access within one month of arrival. This should be provided following an assessment to determine the appropriate level of provision. This provision should be delivered by an accredited English for Speakers of Other Languages (ESOL) provider. This ESOL provision should be made available until such time as suitable mainstream provision becomes available or until 12 months after arrival (whichever is sooner). The purpose of the language tuition is to ensure that Beneficiaries are able to carry out basic transactions within the communities in which they have been placed.

2.9 Throughout the period of resettlement support the Recipient will ensure interpreting services are available.

2.10 The above services will be provided through a combination of office based appointments, drop in sessions, outreach surgeries and home visits.

Requirements for Beneficiaries with special needs/assessed community care needs:

2.11 Where Beneficiaries are identified as potentially having special needs/community care needs the Authority will ensure, as far as possible that these needs are clearly identified and communicated to the Recipient 6 weeks prior to the arrival of the Beneficiaries.

2.12 Where special needs/community care needs are identified only after arrival in the UK, the Recipient will use its best endeavours to ensure that care is provided by the appropriate mainstream services as quickly as possible

3. General Requirements

Hours of operation:

3.1 The Recipient shall note that the Authority's offices perform normal business during the hours times of 09.00 to 17.00 on Working Days

3.2 The Programme as defined in the Statement of Requirements (SoR) shall be provided on each Working Day. The Authority recognises that in the interests of efficiency the exact availability and timings of the various service elements will vary. It is envisaged that some Out of Hours provision will be required from the Recipient

3.3 All premises used to deliver the Programme elements should meet all regulatory requirements and be suitable for the purpose.

3.4 The Recipient and/or its Delivery Partners shall develop, maintain and implement the following procedures:

3.4.1 A procedure for Beneficiaries to complain about the service provided by the Recipient.

3.4.2 A procedure for managing and reporting critical incidents. The Authority must be advised of such incidents as soon as reasonably possible, but in any event by the end of the next Working Day

Personnel standards:

3.5 The Recipient shall ensure that the recruitment, selection and training of its Staff, including persons employed by or as agents or sub-contractors to the Recipient, are consistent with the standards of service required for the performance of the service. The Recipient will fully equip and train staff to ensure they are able to fulfil their roles and ensure that appropriate and sufficient security provisions are made for all staff undertaking face-to-face activities. Also, the Recipient shall ensure that staffing levels are appropriate at all times for the purposes of the service and ensure the security and well-being of all Beneficiaries, dependent children and its staff.

3.6 The Recipient shall ensure that all applicants for employment in connection with the Requirement are obligated to declare on their application forms any previous criminal convictions subject always to the provisions of the Rehabilitation of Offenders Act 1974.

3.7 In addition, the Recipient shall ensure that all Staff (including volunteers and sub-contractors):

3.7.1 employed or engaged have the right to work in the United Kingdom under applicable immigration Law

3.7.2 Disclosure and Barring Service checks are undertaken on any potential Staff member. The results of such checks must be known before any employee undertakes duties requiring contact. Where such checks reveal prior criminal convictions that might reasonably be regarded as relevant to the appropriateness of the individual to have unsupervised access, particularly to children under the age of 18, or where such checks are not possible because of identification issues, the Recipient shall follow its internal policy and carry out an appropriate risk assessment before an offer of employment is made.

3.7.3 who are likely to have unsupervised access to children under the age of 18 have been instructed in accordance with National Child Protection Guidelines and Area Child Protection Committee guidance and procedures.

3.7.4 Providing immigration advice should be known to the Office of the Immigration Services Commissioner (OISC) in accordance with the regulatory scheme specified under Part 5 of the Immigration & Asylum Act 1999. The Recipient shall use all reasonable endeavours to ensure that Staff do not provide immigration advice or immigration services unless they are “qualified” or “exempt” as determined and certified by OISC.

3.8 The Recipient shall, on request, provide the Authority with details of all staff (and volunteers and sub-contractor agents) delivering the service in this schedule.

3.9 The Recipient shall, on request, provide the Authority with CVs and/or job descriptions for all members of staff selected to work on the project.

3.10 The Recipient shall use all reasonable endeavours to comply with the requirements of the Computer Misuse Act 1990.

3.11 The Recipient shall implement the Programme in compliance with the provisions of the Data Protection Act 1998.

Information sharing:

3.12 The Authority expects the Recipient to share relevant information on the delivery of the Programme and on Beneficiaries by signing a Sharing of Information Protocol with relevant deliverers of the Programme.

3.13 Beneficiaries will be expected to sign a consent form to confirm their willingness to share personal data with executive bodies and relevant deliverers of the programme. The Recipient will retain these forms and will allow inspection by the Authority as requested.

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Report for: Cabinet, 15.11.16

Item number:

Title: Violence Against Women and Girls Strategy 2016-2026

Report

authorised by : Dr. Jeanelle de Gruchy, Director of Public Health

Lead Officer: Fiona Dwyer (ext 1501) Fiona.dwyer@haringey.gov.uk

Ward(s) affected: All

Report for Key/

Non Key Decision: Key decision

1. Describe the issue under consideration

Cabinet is asked to approve the 10 year Violence Against Women and Girls Strategy (2016-2026).

The Strategy sets out in detail our strategic approach to not just improving the health, safety and wellbeing of women and girls in the borough but so that they can have fulfilling lives.

2. Cabinet Member Introduction

- 2.1 Addressing violence against women and girls (VAWG) is listed in the Corporate Plan as a crucial part of our local partnership approach to improving health, safety and wellbeing in the borough.
- 2.2 As Cabinet Member for Communities, I support the development of the 10 year VAWG Strategy (2016-2026) which will support our aim of reducing the disproportionate impact of abuse on women and girls. The VAWG Strategy is a partnership plan and is reflective of the concerns of local residents, professionals and statutory and voluntary agencies across the borough. I welcome the introduction of four clear priorities and the desire to secure a targeted community led response to issues surrounding VAWG in Haringey.
- 2.3 I look forward to working with the VAWG partnership to deliver on our ambitions such as securing White Ribbon accreditation in 2017 and driving forward our overall vision of making Haringey a safer place for women and girls to live and work.

3. Recommendations

- 3.1 Cabinet is asked to consider and take into account the feedback from the consultation and the equalities impact assessment;
- 3.2 Cabinet is then asked to approve the Violence Against Women and Girls Strategy (2016-2026) and to support the future development of action plans that underpin the the work of the Strategy.

4. Reasons for decision

- 4.1 The Strategy sets out our 10 year ambitions (2016-2026) for addressing and preventing violence against women and girls in Haringey.
- 4.2 The Strategy covers four key priorities: developing a coordinated community response; prevention; support for victim/survivors and holding perpetrators accountable.
- 4.3 The Strategy has been developed in partnership with a wide range of statutory, voluntary and community organisations from across Haringey. We have utilised existing evidence around ‘what works’ in addressing and preventing violence against women and girls. We will ensure that we co-produce all of our action plans with communities and survivors to ensure that we deliver meaningful change.
- 4.4 We have consulted widely with partners and local residents over a 10 week period to ensure that we have ensured that our approach will work with all stakeholders across the borough (see 6.3).
- 4.5 There is an international, national and regional basis for working towards preventing and addressing violence against women and girls as well as working towards the local priority of ‘a clean and safe borough’ (see 6.1-6.2).
- 4.6 Violence against women and girls is a serious issue for this borough. Haringey has one of the highest rates of reported domestic abuse across London. In the rolling year to June 2016, there were 5,840 domestic incidents with 2,919 domestic abuse offences reported to the police, representing an 18% increase on the previous year. Haringey also has the second joint highest incident rate per 1000 population (22 per 1000) with Tower Hamlets and Lewisham; Barking and Dagenham has the highest with 27 per 1000. In the same period, 592 sexual offences were recorded which represents a nearly 10% increase in sexual offences from the previous 12 month period.

4.7 Violence against women and girls is estimated to cost the borough £27.6 million a year, which does not include the human and emotional costs of £47.6 million. Physical and mental health care are estimated to cost £8.3 million; Social Services £1.4 million, refuges and housing at £0.9 million and lost economic output as £9.2 million. Improving our response to addressing violence against women and girls through a strategic approach will improve women and girls lives and also reduce costs to Haringey.

5. **Alternative options considered**

5.1 We have considered two alternative options – (1) do not have a violence against women and girls strategy and (2) have a strategy but with different strategic objectives. These are set out below.

5.2 Alternative Option 1: Do not have a strategy.

5.2.1 We have considered the alternative approach of not having a violence against women and girls strategy. However, we believe that there are significant financial and social benefits to enhancing our partnership approach to ending violence against women and girls including:

- Reduction in duplication across directorates
- Reduction in costs to statutory services
- Adherence to statutory safeguarding legislation
- Increased potential for women and girls in Haringey

5.2.2 Although many of these benefits are currently unquantifiable, violence against women and girls is a key issue for Haringey services and having a strategic approach to ending violence against women and girls will have a positive financial and social implications.

5.2.3 Not having a violence against women and girls strategy will mean fragmented services for victim/survivors; duplication of effort across statutory services and voluntary sector partners; inefficiencies in use of resources and a lack of adherence to national and regional approaches will could impact significantly on our ability to attract external funding.

5.2.4 In addition, having a coordinated partnership strategy allows Haringey to comply with safeguarding duties including those set out in the Pan-London Adult Safeguarding policies and procedures as well as the Care Act 2014. It also ensures that we comply with the Pan-London Child Protection procedures as well as the provisions on safeguarding contained within the Children Act 1989 and 2004.

5.3 Alternative Option 2: Have a strategy but with different strategic objectives

5.3.1 We have considered having a strategy with different strategic objectives but believe that this would not be in the best interests of Haringey residents and professionals. This strategy has been widely consulted on, both during the development of the strategy and an official 10 week consultation on the draft strategy. None of the data collected during these two processes highlighted that the priorities were not the appropriate priorities; there was broad support for the 4 key strategic

objectives. Our proposed approach of having a strategy with the 4 priorities outlined above also fits with national and regional priorities set out in the Government's Violence against Women and Girls Strategy 2016-2019 and also the Mayor of London's 2013-2017 Strategy.

6. Background information

6.1 Local Context

- 6.1.1 The cross-cutting nature of the violence against women and girls agenda means that responsibility for tackling these issues cuts across a wide range of different agencies. Coordinating service provision and ensuring clear governance and accountability for this agenda is therefore a key challenge.
- 6.1.2 Addressing violence against women and girls (VAWG) forms part of our local partnership approach to improving health, safety and wellbeing in the borough. Tackling VAWG is a priority within the 2015-2018 Corporate Plan's *Clean and Safe* objective. The Community Safety Partnership (CSP) is accountable for tackling violence against women and girls with strategic oversight by the Violence Against Women and Girls Strategic Group which reports to the CSP. The Health and Wellbeing Board (HWB), Local Safeguarding Children Board (LSCB) and Safeguarding Adults Board (SAB) contribute to this agenda and ensure appropriate partner engagement.
- 6.1.3 In 2014/2015, a Scrutiny Review of Violence Against Women and Girls was undertaken by the Environment and Community Safety Panel. The Overview and Scrutiny Panel made a number of recommendations about developing the strategic approach to addressing and preventing violence against women and girls which were taken into account in the draft strategy.

6.2 National and Regional Context

- 6.2.1 Violence against Women and Girls (VAWG) is both a form of discrimination and a violation of human rights. The national and regional strategies have adopted the United Nations Declaration on Elimination of Violence against Women, which defines violence against women as:

'Any act of gender based violence that results in or is likely to result in physical, sexual or psychological harm or suffering to women [or girls], including threats of such acts, coercion or arbitrary deprivation of liberty' (1993, Article 1)

We have also adopted this definition but have taken account of the wide range of additional International, European human rights Declarations , Conventions and Protocols as well as national and international legislation.

The UN definition incorporates a wide range of abusive behaviours including physical, sexual, financial, emotional and psychological abuse.

It is important that Violence against Women and Girls (VAWG) is not seen as a series of incidents or assaults which an individual experiences. Violence against women and girls describes violent and oppressive patterns of behaviour and practises, which achieve power and control over women and girls. It impacts on the physical safety, health and emotional well-being of individuals and impacts on families, carers, children and the community as a whole.

6.2.2 *National Violence against Women and Girls Strategy*

The current Government published its 4 year 'Ending Violence Against Women and Girls Strategy 2016-2020' on the 8th March 2016. It builds upon the previous 2010 strategy, which was an update of the previous government's National Violence against Women and Girls Strategy. The new strategy re-focuses the efforts on the original four key areas from the 2010 strategy: prevention, provision of services, partnership working and pursuing perpetrators but also sets new outcomes of reduction of prevalence, match by increased reporting, prosecutions and convictions. Their vision is also one of earlier intervention and prevention as well as support for victim/survivors. The government has also ring-fenced nearly £80 million of funding up to 2015 for specialist VAWG support services, rape crisis centres as well as announcing the implementation in 2017 of a dedicated Service Transformation Fund.

6.2.3 *Regional Strategic Context*

In November 2013, the Mayor of London published a refreshed version of his strategy to end violence against women and girls. The Mayoral Strategy continued the five key objectives from the previous strategy, 'The Way Forward':

1. London taking a global lead to end violence against women
2. Improving access to support
3. Addressing the health, social and economic consequences of violence
4. Protecting women at risk
5. Getting tough with perpetrators.

The consultation on the new Strategy will be launched in early 2017.

6.3 Draft Strategy and Consultation

6.3.1 Between August and October 2016, a comprehensive consultation was undertaken across the borough to influence the development of the 10 year Violence Against Women and Girls Strategy (2016-2026).

6.3.2 The violence against women and girls consultation involved an online consultation with local residents and organisations working in Haringey; targeted focus groups with survivors, local residents and young people; individual interviews with key stakeholders and consultation through our local VAWG and professional networks.

6.3.3 A draft consultation strategy was developed with 4 key strategic objectives:

1. Developing a Coordinated Community Response
2. Prevention

- 3. Support for victim/survivors
- 4. Holding perpetrators accountable

6.3.4 The draft strategy was developed in partnership with a wide range of statutory, voluntary and community organisations from across Haringey. We utilised existing evidence around ‘what works’ in addressing and preventing violence against women and girls. We will ensure that we co-produce all of our action plans with communities and survivors to ensure that we deliver meaningful change.

6.3.5 We received 55 responses to the online and paper consultation; 53 took part in the focus groups and over we consulted with over 200 in our professional and local networks. We were able to capture demographic information for the majority of the respondents to the online and paper consultation and 29 of the respondents to the focus groups (10 were young people and 19 were women participating in the survivor focus groups. 5 professionals also took part in 2 additional focus groups where their demographic information was not captured.)

6.3.6 Demographics of consultation respondents:

6.3.6.1 Over the three different groups there were a wide range of ages – 90% of the young people who participated were under 18; 53% of the respondents to the online and paper questionnaire were aged between 26 and 45 and the median age for the survivor consultation was 34-39.

6.3.6.2 Across all groups, the majority of respondents identified as heterosexual – 95% in the survivor group, 100% in the young people group and 78% in the professional and local resident consultation. With the exception of the survivor consultation where 100% of participants were female, the gender split was almost 50% between female and male respondents.

6.3.6.3 Ethnicity for all 3 groups was also mixed although the professional and local resident group was the least mixed with 50% identifying as White British and 24% identifying as ‘Any other Background’ without specifying. 47% of those for whom we have the demographic information in the survivor consultation identified as White Other.

6.3.6.4 Disability figures were highest in the survivor consultation with almost a third identifying as having a disability. 12.7% in the professional and local residents’ consultation had a disability and none of the young people identified as having a disability.

6.3.7 The executive summary of the Consultation Report is at Appendix 2 and the full Report will be available on-line. In summary, the consultation found that all respondents are supportive of our approach, including the 4 key priorities. The key element identified by all respondents was the crucial need for agencies across voluntary, community and statutory sectors to work closely with local residents and with survivors of abuse to design an approach that works across Haringey that can work towards a coordinated community response.

6.3.8 The key additional areas from the consultation which have shaped the final strategy were:

- The importance of education, particularly work in schools and other youth settings with young people.
- The importance of having a nuanced approach to the term 'community'. This is especially pertinent in cases of forced marriage and crimes committed in the name of 'honour' which are often committed in collusion with a particular 'community'.
- The importance of developing a range of communication campaigns covering a range of media, including increased presence on social media and in local print media.
- The need to develop work across sectors, including having a renewed focus on linkages between statutory and voluntary agencies
- Victim/Survivors need tailored, individualised support where they have a choice of services to access.
- The importance of focusing on support to older women; victim/survivors experiencing multiple disadvantage (homelessness, complex drugs and alcohol use, prostitution and mental health) as well as those with no recourse to public funds.

7. Contribution to strategic outcomes

7.1 The Violence Against Women and Girls Strategic Group reports to the Community Safety Partnership and focusing on domestic and gender based violence is a specific workstream within the 2013-2017 Community Safety Strategy.

7.2 The Violence Against Women and Girls strategy also contributes to Haringey's *Health and Wellbeing Strategy 2015-2018*, especially Priority 3: Improving Mental Health and Wellbeing.

7.3 Addressing and preventing violence against women and girls is a priority within the 2015-2018 Corporate Plan's *Clean and Safe* objective under which there is a specific objective around preventing violence against women and girls.

7.4 The Violence Against Women and Girls Strategy also contributes to delivering the Corporate Plan's *Outstanding for all* objective, Priority 1: *Enabling every child and young person to have the best start in life, with high quality education* and Priority 2: *Enable all adults to live healthy, long and fulfilling lives*.

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

8.1 Finance and Procurement

8.1.1 This report is consulting on a strategy, which would operate within whatever resources were available to support this area of work. The report is not seeking any additional funding.

8.2 Legal

8.2.1 The Council has voluntarily undertaken public consultation on the draft Strategy. As a consequence, there is a duty on the Council adhere to the common law consultation requirements. The consultation must take place at a time when the proposals are still at their formative stages. The Council must provide the consultees with sufficient information to enable them properly to understand the proposals being consulted upon and to express a view in relation to it. The information must be clear, concise, accurate and must not be misleading. The consultees must be given adequate time to consider the proposals and to respond. The consultation report in Appendix 2 sets out how the Council has discharged this common law duty.

8.2.2 The Council must give genuine and conscientious consideration to the responses received from the consultees during the consultation before making its final decision on the draft Strategy. The report at section 6.3 and Appendix 2 sets out the public responses to the consultation.

8.2.3 As part of its decision making process, the Council must have “due regard” to its equalities duties. Under Section 149 Equality Act 2010, the Council in exercise of its functions, must have “due regard” to the need to eliminate unlawful discrimination, advance equality of opportunity between persons who share a protected characteristic and those who do not, foster good relations between persons who share a relevant protected characteristic and persons who do not share it in order to tackle prejudice and promote understanding. The protected characteristics are age, gender reassignment, disability, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The Council is required to give serious, substantive and advance consideration of what impact (if any) the draft Strategy would have on the protected group and what mitigating factors can be put in place. This exercise must be carried out with rigour and an open mind and should not be a mere form of box ticking. These are mandatory consideration. In line with its equalities duties, the Council have undertaken an Equality Impact Assessments (EQIA) of the proposals on the protected groups and are set out in Appendices 3 and at section 8.3 of the report together with the steps to mitigate the impact of the Strategy.

8.2.4 The responses to the consultation on the Strategy and the EQIA must be considered before Cabinet makes its decision on the proposals.

8.3 Equality

8.3.1 The Council’s equalities duties are set out above in paragraph 8.2.3. A full Equalities Impact Assessment has been carried out for this proposal - see EQIA in Appendix 3.

- 8.3.2 Violence against women and girls is a form of gender inequality. In the rolling year to June 2016, MOPAC data shows that women make up 76% of the victim/survivors in Haringey and 95.3% of victims referred to our high risk panel meeting (the multi-agency risk assessment conference) between April 2015 and March 2016 were female; 65% were from BME background; 1.8% were LGBT and almost 10% had a disability.
- 8.3.3 This strategy demonstrates our commitment to addressing the inequality issues faced by women and girls
- 8.3.4 There is a lack of data about certain protected characteristics. In mitigation, we have designed a new data recording tool which will allow us to collect information on all protected characteristics. We have also ensured that the monitoring framework for all newly commissioned services (post April 2016) include information on all the protected characteristics for referrals received and service users who engage with the services.

9. Use of Appendices

Appendix 1: Violence Against Women and Girls Strategy

Appendix 2: Violence Against Women and Girls Consultation Report
(Executive Summary)

Appendix 3: Equalities Impact Assessment

10. Local Government (Access to Information) Act 1985

- 10.1 Environment and Scrutiny Panel (2015) *Scrutiny Project – Violence Against Women and Girls*, available at:
<http://www.minutes.haringey.gov.uk/documents/s80239/Item%2014%20VAWG%20FinRep%20Draft%203.pdf>

Violence against Women and Girls Strategy 2016-2026



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Introduction

This strategy sets out our 10 year ambitions (2016-2026) for addressing and preventing violence against women and girls in Haringey.

Our strategy covers 4 key priorities:

1. Developing a Coordinated Community Response
2. Prevention
3. Support for victim/survivors¹
4. Holding perpetrators accountable

The Strategy will enable:

- All partners to be clear about our agreed priorities for the next 10 years and embed these within their own organisations and strategic plans, including joint plans
- All residents to understand and feel able to contribute towards making Haringey a safer and healthier place for all where violence against women and girls is not tolerated.
- Victim/survivors to feel supported to seek help and empowered to lead safe lives, free from abuse
- Perpetrators to know that their behaviour will not be tolerated and where they can seek support for abusive behaviour.

This strategy has been developed in partnership with a wide range of statutory, voluntary and community organisations from across Haringey. We have utilised existing evidence around ‘what works’ in addressing and preventing violence against women and girls and will ensure that all of our outcomes are developed with the evidence in mind. We undertook a 10 week consultation to further enrich our strategy and engaged with a range of local residents, survivors, service users and professionals. We will also ensure that we work as a real, meaningful partnership over the 10 year period through engaging in co-production with communities and survivors of all of our action plans and approaches.

Our vision

Together we will end violence against women and girls in Haringey and enable every woman and girl to live to their full potential.

Over the next 10 years we will work towards this vision by:

- Developing a coordinated community response where everyone is empowered to work towards ending violence against women and girls
- Developing robust prevention and early intervention approaches to reach everyone in our diverse communities
- Ensuring our support services are tailored and survivor-led to meet the individual needs of every victim/survivor
- Ensuring that perpetrators are held to account

¹ We use the term victim/survivor rather than ‘victim’ or ‘survivor’ to recognise the different stages that people who have experienced VAWG are at in their journey to recovery and independence. Survivor is an important term to use as it recognises victims’ agency and focuses on their individual capacity.

What is Violence Against Women and Girls?

Violence against Women and Girls (VAWG) is both a form of discrimination and a violation of human rights. Locally we have adopted the United Nations Declaration on Elimination of Violence against Women², which defines violence against women as:

'Any act of gender based violence that results in or is likely to result in physical, sexual or psychological harm or suffering to women [or girls], including threats of such acts, coercion or arbitrary deprivation of liberty' (1993, Article 1)

The definition incorporates a wide range of abusive behaviours including physical, sexual, financial, emotional and psychological abuse.

It is important that Violence against Women and Girls (VAWG) is not seen as a series of incidents or assaults which an individual experiences. Violence against women and girls describes violent and oppressive patterns of behaviour and practises, which achieve power and control over women and girls. It impacts on the physical safety, health and emotional well-being of individuals and impacts on families, carers, children and the community as a whole.

Violence against Women and Girls includes violence that is targeted at women or girls because of their gender or affects women and girls disproportionately. Examples of this type of violence are:

- Sexual violence, abuse and exploitation³
- Sexual harassment and bullying
- Stalking
- Trafficking
- Domestic violence and abuse⁴
- Coercive and controlling behaviour
- Female genital mutilation
- Forced marriage
- Crimes committed in the name of 'honour' (so-called 'honour' based violence)

Why have a violence against women and girls strategy?

Addressing violence against women and girls is already recognised as a priority area regionally, nationally and internationally.⁵ The UN Declaration was adopted by the General Assembly in 1993. This was followed by a resolution of intensification of efforts to eliminate all forms of violence against women in

² United Nations Declaration on Elimination of Violence towards Women (1993), <http://www.un.org/documents/ga/res/48/a48r104.htm> (last accessed 27.06.16)

³ Sexual violence, abuse and exploitation covers a wide range of abuses and includes: child sexual exploitation; peer on peer sexual exploitation and sexual violence; sexual violence experienced by women engaged in prostitution; women who have been sexual exploited into prostitution; sexual violence and sexual violence linked to gangs as well as the wider spectrum of sexual violence experienced by women.

⁴ We acknowledge that within the definition of domestic violence and abuse there are a wide range of different abuses including: intimate partner violence; elder abuse; child to parent violence and adolescent to parent violence and our Strategy acknowledges the provisions on abuse contained within the Care Act (2014) as well as adhering to the pan-London Child and Adult Safeguarding Procedures.

⁵ Although, as outlined above, we use the 1993 definition, violence against women and girls violates a long list of international and regional human rights treaties and conventions as well as national and international law including: UN Convention on the Rights of the Child (1989); UN Convention on the Elimination of Racial Discrimination (1969); Council of Europe Convention on Preventing and Combating Violence Against Women and Domestic Violence (2011); UN Palermo Protocol (2000); Modern Slavery Act (2015); Female Genital Mutilation Act (1993); Equalities Act (2010); Forced Marriage Act (2007) and the Human Rights Act (1998).

2009. In 2010, the Mayor of London published 'The Way Forward'; a London-wide plan aimed to end all forms of violence against women in the capital and followed this with a refreshed strategy in 2013. In March 2016, the Government published its 'Ending Violence Against Women and Girls Strategy 2016 to 2020' which outlines their commitment to make tackling violence against women and girls everyone's business. A violence against women and girls approach acknowledges the disproportionate impact of these types of violence on women and girls and the impact that it has on their living to their full potential.

What do we mean by community?

We see community as an umbrella term that covers groups of people who share common interests, faith, ethnicity, sets of experiences or who share a common characteristic such as living in the same neighbourhood, being in a particular population group or sharing a common culture.

What are we proposing to do, in partnership with the whole community, for the next 10 years?

Our ambitions are to develop a coordinated community response to Violence against Women and Girls where:

1. Community groups play a key role in building the resources of victims to help deliver lasting improvement in their lives
2. Community groups and champions provide safe spaces for disclosure and know how to respond appropriately
3. Views that condone or support violence against women and girls are challenged and changed
4. Education and community initiatives promote positive attitudes
5. All services are trained and supported to take active steps to identify signs of abuse
6. All services are equipped to support victim/survivors in a way that delivers lasting improvement in their lives
7. Perpetrators of abuse are held accountable for their actions and supported to change their behaviour
8. Perpetrator programmes support the safety and recovery of victims

What are our key messages?



What is our starting point?

Locally we have adopted some key statements to inform our response to violence against women and girls:

1. Violence against women and girls is an abuse of human rights.
2. Women and girls are disproportionately victims of the forms of abuse and crimes that are listed in the definition of violence against women and girls.
3. Too often women and girls are blamed for this form of abuse; the onus needs to be on our communities to create safe spaces where women and girls can disclose if they're experiencing abuse and seek support.
4. Perpetrators are responsible for their behaviour.
5. Perpetrators and abusers of violence against women and girls are overwhelmingly men, but men and boys can also be victims of some of these forms of violence.
6. Violence against women and girls is about power and control of women's behaviour and sexual agency by partners or family members, which reinforces gender inequality and reduces women and girls' capacity to live to their full potentials.
7. A coordinated community response, where agencies and the community work together, is the only effective way to prevent and respond to violence against women and girls.
8. Abuse can take place regardless of gender, class, income levels, ethnicity, faith, ability, sexuality or age although some people are at greater risk of some of the forms of violence including disabled women, young women, LGBT women and men and older women.
9. The forms of violence against women and girls are not discrete strands – they are often connected in a continuum of abuse. Victims often experience more than one form of this violence at any one time, or during their experience of abuse.
10. Haringey is an extremely diverse borough and a 'one size fits all' approach to supporting victim/survivors and holding perpetrators accountable will not be effective. We need a woman-centred approach to effect real change in the borough.

What do we know about violence against women and girls in Haringey?

While we know that violence against women and girls is a major problem in the borough, it is difficult to get detailed information on how many women and girls this affects each year in Haringey. It is widely acknowledged that all strands of violence against women and girls are underreported⁶ and many survivors do not come to the attention of services. This, coupled with lack of awareness of professionals around individual strands, means that we do not have robust data. However, a major part of the work to support the strategy over the next 10 years is to boost reporting across each priority area.

However... we do know that:

- An estimated 3 in 10 women will experience domestic abuse at some time in their lives which would mean that in Haringey over 3,000 women are currently experiencing domestic violence and over 20,000 women are living with the legacy of past domestic violence.⁷ This figure is supported by official reporting rates to the police (taking into account underreporting of abuse)⁸. In the rolling year from April 2015 to March 2016:
 - Haringey had the 5th highest rate of recorded domestic abuse in London (22 recorded incidents per 1000 population).
 - there were 2787 domestic abuse incidents, a 21% increase on the previous 12 months
 - 592 sexual offences were recorded which represents nearly 10% increase in sexual offences from the previous 12 month period
- In 2015/2016, Haringey had the 9th highest prevalence in London for Rape and 14th for sexual offences. This is not disaggregated by borough size or population.⁹
- Each year up to 750,000 children in the UK experience domestic violence.¹⁰ Most children who live in families where there is abuse are aware of the abuse that has been taking place and a meta-analysis of research studies estimated that in 30 -60 percent of domestic violence cases, the abusive partner was also abusing children in the family meaning that it is the most serious safeguarding issue for children.¹¹ Of all contacts to Children and Young People Services in Haringey 70-80% involve domestic abuse.

⁶ See for example: Home Office (2013) *Ending Violence Against Women and Girls*, London: Home Office; Palermo, T., Bleck, J. and Peterman, A. (2014) 'Tip of the Iceberg: Reporting and Gender Based Violence in Developing Countries', *American Journal of Epidemiology*, 179(5), pp.602-612; Allnock, D., Radford, L., Bunting, L., Price, A., Morgan-Klein, N., Ellis, J. and Stafford, A. (2012) 'In Demand: Therapeutic Services for Children and Young People who have Experienced Sexual Abuse', *Child Abuse Review*, 21, pp.318-334; Kimmel, M. (2002) "'Gender Symmetry" in Domestic Violence: A Substantive and Methodological Research Review', *Violence Against Women*, 8(11), pp.1332-1363; Dragiewicz, M. and DeKeseredy, W.S. (2012) 'Claims about women's use of non-fatal force in intimate relationships: A contextual review of Canadian research', *Violence Against Women*, XX(X), pp.1-19; Lea, S. and Lynn, N. (2012) 'Dialogic Reverberations: Police, Domestic Abuse, and the Discontinuance of Case', *Journal of Interpersonal Violence*, XX(X), pp.1-24

⁷ This figure has been extrapolated from the Home Office VAWG Ready Reckoner using the demographic data of Haringey residents.

⁸ Metropolitan Police Crime Mapping, available at: <http://maps.met.police.uk/tables.htm> (last accessed 01.08.16)

⁹ *Ibid*

¹⁰ DH (2002) *Women's Mental Health : Into the Mainstream*, London: Department of Health

¹¹ Edleson, J (1999) 'Children Witnessing of Adult Domestic Violence', *Journal of Interpersonal Violence*, 14:4. For a detailed discussion of the impact of domestic violence on children see Hester et al (2007) op cit., Wolfe, D., Crooks, C., Lee, V., McIntyre-Smith, A., and Jaffe, P., (2003), 'The effects of children's exposure to domestic violence: a meta-analysis and critique', *Clinical Child and Family Psychology Review*, 6(3), Kitzmann, K., Gaylord, N., Holt, A. and Kenny, E., (2003), 'Child Witnesses to Domestic Violence: A Meta-Analytic Review', *Journal of Consulting and Clinical Psychology*, 71(2) and Evans, S., Davies, C. and DiLillo, D. (2008), 'Exposure to Domestic Violence: A meta-analysis of child and adolescent outcomes', *Aggression and Violence Behavior*, 13(2).

- Young women experience the highest levels of sexual violence; young women represent 30% of all women reporting to the Havens¹² in 2015 and 65% of victims of multiple perpetrator rape were under 19; there has been a 36% increase in reporting of all sexual offences since 2014. In Q1 2016/2017, almost 40% of referrals to North London Rape Crisis service for Haringey were young women under the age of 24.
- More than 1 in 5 women have been subject to stalking or harassment at some point in their lives; this means that for Haringey, over 5000 women will have been subjected to stalking in the past 12 months.¹³
- Studies provide widely different estimates of the prevalence of sexual harassment; however, they do suggest that sexual harassment is likely to be widespread but also largely underreported. The Everyday Sexism campaign which was set up to catalogue the experiences of women being sexually harassed on a regular basis has received over 100,000 submissions since its inception in April 2012.¹⁴
- A 2015 report of a survey of 1574 girls by Girlguiding found that 81% of girls had experienced sexism; 42% had seen something that trivialised violence against women and girls and 39% had demeaning comments made about them.¹⁵ Young people in our local schools' survey (2016) and professionals working with young people are concerned about sexual harassment and sexual violence issues, especially the increase in online abuse.
- The highest risk age for all forms of violence against women and girls is those under the age of 24.¹⁶ A 2009 study by the NSPCC and the University of Bristol which questioned 1,353 young people (aged between 13 and 17 years old) on violence in their intimate partner relationships found that 33% of girls and 16% of boys had experienced some form of sexual abuse.¹⁷
- Attitudinally, a 2015 report¹⁸ shows that young people (aged between 16 and 19) are most likely to believe that a person should take some responsibility for sexual assault or rape if they have were drunk (34%), taking drugs (45%) or flirting with their attacker (46%).
- An estimated 3,500 women and girls are affected by female genital mutilation in Haringey, with 115 victim/survivors reported between April 2015 and March 2016¹⁹ and we also know that there are high, but hidden levels of forced marriage and crimes committed in the name of 'honour'.

¹² The Havens is the Sexual Assault Referral Centre where people who have experienced sexual violence can go for support

¹³ Op. Cit. Footnote 4

¹⁴ Smith, L., (2014) 'Everyday Sexism's Laura Bates 'Awareness-raising has become a worldwide movement for equality', International Business Times, 15.04.15

¹⁵ Girlguiding, (2015) *Girls' Attitude Survey 2015*, London, Girlguiding

¹⁶ See for example: Schutt, N. (2006), *Domestic violence in adolescent relationships: Young people in Southwark and their experiences with unhealthy relationships*, London: Safer Southwark Partnership; Sugar Magazine Poll (2005); End Violence Against Women (EVAW) (2006) UK Poll of 16-20 Year Olds. November 2006. ICM; Barter, C., McCarry, M., Berridge, D. and Evans, K. (2009) *Partner exploitation and violence in teenage intimate relationships*, London: NSPCC and Beckett, H. et al (2012) *Research into gang-associated sexual exploitation and sexual violence: interim report*, Luton: University of Bedfordshire; Berelowitz, S. et al (2012) "I thought I was the only one. The only one in the world." The Office of the Children's Commissioner's inquiry in to child sexual exploitation in gangs and groups: interim report, London: Office of the Children's Commissioner and Child Exploitation and Online Protection Centre (CEOP) (2011) *Out of mind, out of sight: breaking down the barriers to child sexual exploitation: executive summary*, London: CEOP.

¹⁷ Barter, C., McCarry, M., Berridge, D. and Evans, K. (2009) *Partner Exploitation and violence in teenage intimate relationships*, London: NSPCC and the University of Bristol

¹⁸ Barrett, D. (2015) 'Drunk or flirty rape victims often 'to blame' says survey', *The Telegraph*, 12th February 2015. Barrett was speaking about the ONS (2015) *Findings from the 2013/2014 Crime Survey for England and Wales*

¹⁹ HSCIC (2016) FGM Summary Table: Split by Local Authority, Leeds: Health and Social Care Information Centre, available at: <http://www.hscic.gov.uk/searchcatalogue?productid=21417&q=%22female+genital+mutilation%22&sort=Relevance&size=10&page=1#top> (last accessed 21.07.16)

Priority 1: Coordinated community response

Why a coordinated community response?

- Our starting point: a coordinated community response, where agencies and the community work together, is the only way to prevent and respond to violence against women and girls.
- Our strategies: the Council's Corporate Plan identifies *working with communities* as one of the means through which we will deliver our objectives. The Government's 2016-2020 Plan makes VAWG a priority for 'every community.'
- Our ambition: We have a coordinated community response to violence against women and girls in Haringey.

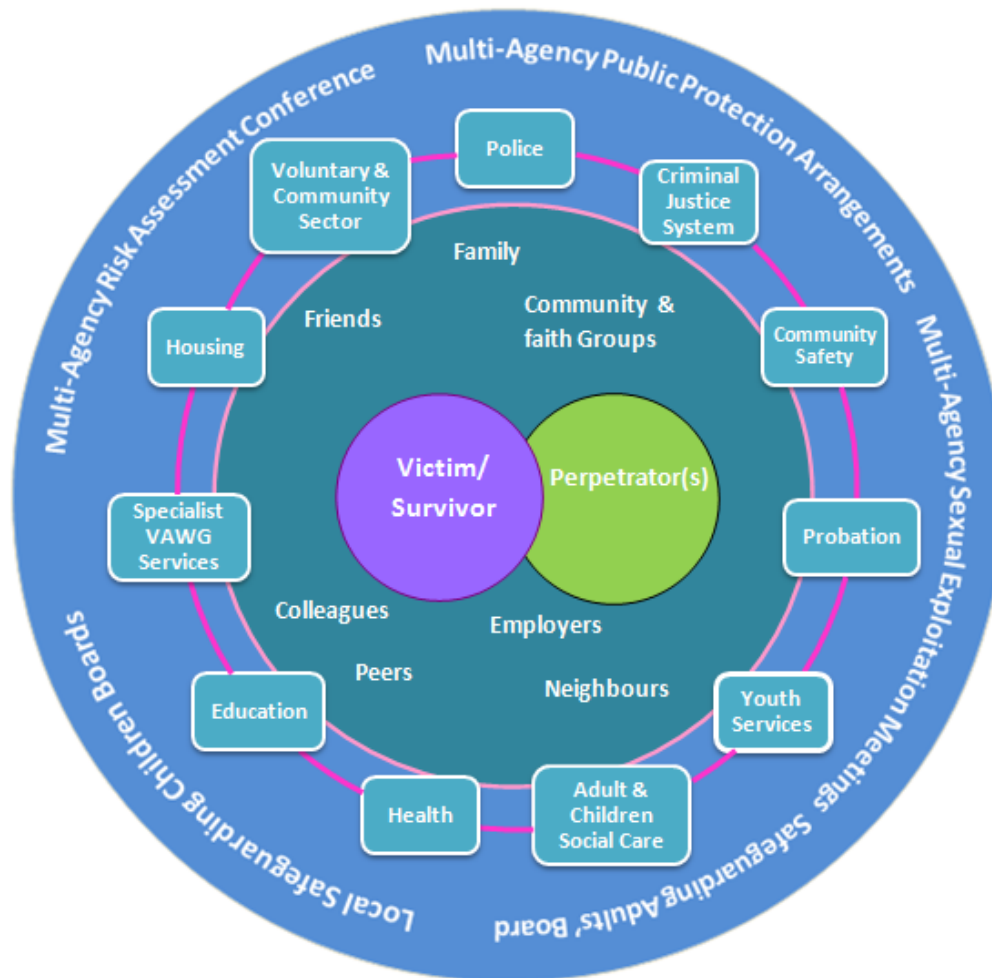
What do we know?

- No single agency can be responsible for our vision of ending violence against women and girls. Working in partnership across all agencies and the community will ensure that we can obtain the best possible outcomes for victim/survivors in Haringey.
- The elements of a coordinated community response (see diagram below) are in place – Haringey has a strong community that can be 'called to action' to tackle violence against women and girls. We know that working with the wide range of community organisations, community centres, libraries, faith communities and informal support networks of mutual support in a coordinated way will mean the best outcomes for victim/survivors.
- However, we also know that there will be people within the community with attitudes that condone violence against women and girls and who may also be perpetrating abuse in collusion with others. We also know that there are societal, institutional and cultural norms that mean that violence against women and girls is often carried out with impunity. We will strive over the next 10 years to address and change these attitudes to make women and girls safer and improve their life chances.

The Coordinated Community Response Model

The model below is a visual representation of what a coordinated community response model to ending violence against women and girls looks like. It does not outline the key drivers and elements that cause, condone or perpetuate violence against women and girls. In all parts of the coordinated community response there will be norms, values and beliefs that people hold which lead to or which condone or collude with abuse – we need to challenge and work to change this through a supportive coordinated community response model.

Our Coordinated Community Response



Our Coordinated Community Response

Inner Layer

Family, friends and neighbours are the closest 'circle' of support for victim/survivors and for holding perpetrators to account. They are people that victim/survivors generally turn to for support and are key in challenging others who may in fact perpetuate abuse. Community and faith groups have a key role in providing safe spaces for disclosure and for building the resources of victim/survivors to help deliver lasting improvement in their lives. Faith and community leaders also have a key role in challenging abusive attitudes and beliefs including victim-blaming.

Middle Layer (teal and pink circle)

Agencies are involved in a variety of capacities to support victim/survivors. They are professional points of contact where VAWG can be identified and support given; it is vital that all staff in each agency are equipped to effectively signpost victim/survivors to specialist support (if they are not the specialist agency). There should be information sharing between partners so that support for victim/survivors is holistic and survivor-led.

Outer Layer (blue)

These are some key ways in which the statutory and voluntary sectors work in partnership to manage victim/survivors at risk and hold perpetrators to account.

What the consultation told us

- All respondents were fully supportive of developing a coordinated community response. However, across the focus groups and responses the respondents noted that we cannot assume a wholly benign community from the outset as we know a range of abuses are carried out with collusion from family members and the wider community.
- Our diagrammatic representation of the Coordinated Community Response model should be amended to better reflect the wider violence against women and girls strands.
- Information on violence against women and girls should be available at a range of locations that women access, for example supermarkets, churches, mosques, synagogues and community venues.

Where do we want to be in 10 years?

- The wide range of community organisations, community centres, libraries, faith communities and informal support networks of mutual support work together in a coordinated way meaning the best outcomes for victim/survivors.
- Disclosure of violence against women and girls triggers immediate efforts to connect victims to specialist support organisations to deliver long term, women-centred change.
- No form of abuse is tolerated within the community and women and girls feel safe in public places and on public transport.
- All victims have the confidence to come forward and know that they will be supported.
- More community groups seeking to tackle violence against women and girls, such as:
 - Male role models working with children and young men
 - Community-led attitude-changing initiatives in our diverse communities
- More individual champions working in communities carrying out a variety of roles:
 - ‘Ask me’ champions – navigators/signposters who victim/survivors can get information and initial support from who can then refer to appropriate specialist services
 - Trained ‘bystanders’ – community members who have been trained to be able to intervene safely in public incidents of violence against women and girls
 - Community and faith leaders challenging views that condone or perpetuate violence against women and girls.

What are we, in partnership, going to do?

- Ensure that our model means that any disclosure of violence against women and girls will trigger immediate efforts to support the victim/survivor, including connecting them to community initiatives (where safe and appropriate) that can reduce their isolation, increase their confidence and provide them with a supportive network.
- Ensure that community initiatives will be both peer networks of survivors of violence against women and girls, and ‘generic’ community groups that have been confirmed as safe spaces for supporting victims and who work with specialist services and women survivors to design approaches.

- Work with community groups to co-design the guidance and support they need to create safe spaces, deal with disclosures and connect victim/survivors to support.
- Develop third party reporting centres where victim/survivors of violence against women and girls can disclose and be linked into specialist support services. We will ensure that the staff within these spaces have been fully trained with specialist support provided.
- Support the development of a network of peer support initiatives and confirmed safe community groups to empower victims.
- Develop tailored communication and awareness raising initiatives that speak to all communities across Haringey, including developing community specific initiatives where necessary.
- Ensuring that campaigns target 'visible' spaces that all facets of the community might access – existing council buildings; libraries and community spaces
- Develop a response to supporting the community to tackle violence against women and girls that means that everyone feels that they have a role to play – everyone feels 'this relates to me' when they see or hear communication messages about supporting friends and family or about safely holding perpetrators to account.

What will it mean for me as a survivor, local resident or a professional?

- ✓ I am empowered to disclose what's happening to me, safe in the knowledge I will be supported.
- ✓ I am confident I can speak up against abuse and know how to do it without being put at risk.
- ✓ I know how to safely support people in my community experiencing abuse and I am confident in the response from all agencies.
- ✓ I challenge attitudes that can lead to violence against women and girls in my community and in my organisation and I know how to safely respond if someone discloses to me.

Priority 2: Prevention

Why is prevention a priority?

- Our starting point: violence against women and girls is an abuse of someone's human rights and must be prevented.
- Our ambitions: Views and behaviours that condone or support violence against women and girls are challenged and changed; education and community initiatives promote non-abusive, healthy ways of relating.
- Our strategies: prevention and early help is identified in the Haringey Corporate Plan as one of our fundamental ways of working to deliver outcomes, and is a priority in the Government's violence against women and girls strategy 2016-2020.

What do we know?

- Violence against women and girls is a continuum of abuse (from sexual harassment through to homicide) defined by power and control, which reinforces gender inequality
- Prevention is fundamentally about challenging and changing views and behaviours that perpetuate violence against women and girls and encouraging healthy ways of relating
- Forms of controlling behaviour (like financial control); online abuse and stalking are often a sign or a flag of more violent forms of violence against women and girls in the future.
- Abusive behaviours have become almost normalised in some contexts and we want to support the whole community to prevent violence in the future.
- *We don't know* the full extent of attitudes that condone this abuse within Haringey's communities.
- Witnessing or experiencing violence in their home lives or own relationships can have a significant impact on young people's ability to participate fully in school life and achieve academically
- Professional agencies need to speak consistently with one voice, share information and collaborate to deliver prevention initiatives.
- Awareness raising needs to be tailored to meet the needs of all communities and through a range of channels including social media, outreach, campaigns etc.

What did the consultation tell us?

- We need to address attitudes to violence against women and girls, having awareness of cultural, institutional and familial attitudes towards abuse and how certain community and personal beliefs could contribute to the abuse of women and girls.
- The importance of targeting young people to ensure that future generations are educated about violence against women and girls from an early age. This is coupled with the need to engage with all spaces that young people access, not just schools.
- We need to work with organisations and faith communities to ensure that violence against women and girls is not tacitly condoned.

- Designing and producing tailored, scaled campaigns were also seen as an ideal way to reach the wider community with prevention and early intervention messages.

Where do we want to be in 10 years?

- Haringey is a borough that has a zero tolerance to violence against women and girls and everyone across all our services and communities is involved in preventing abuse.
- Rates of reporting of all forms of violence against women and girls have increased but a shift in attitudes means that less violence is happening; we have robust evidence of the prevalence of all forms of violence against women and girls in Haringey, enabling us to target interventions and assess their effectiveness.
- Everyone knows about all forms of violence against women and girls and how to disclose abuse and get support.

What are we, in partnership, going to do?

- Ensure high quality relationship education in schools and other youth settings as well as providing resources for parents, carers and guardians; support the facilitation of youth champions/peer supporters, recognising that young people will often disclose abuse to other young people, and equip them with the skills, knowledge and experience to support other victims.
- Work with all communities across the borough to ensure that everyone has the language to describe, and has an understanding about, what healthy relationships are and ensure that everyone is on message about not tolerating or condoning violence against women and girls in Haringey.
- Develop scaled, discrete communications campaigns to deliver clear, consistent messages about unacceptable attitudes/ behaviour, and information on how to disclose utilising all media (social, print and radio) to greater effectiveness.
- Commission training and provide capacity building support for front line service professionals and develop a uniform set of minimum training standards to ensure that all professionals can identify and effectively signpost to specialist support in cases of violence against women and girls.
- Work with all of our partners from across the borough to ensure that everyone takes violence against women and girls seriously and makes it their core business to support victim/survivors, ensuring that everyone understands that violence against women and girls is not about one-off incidents but patterns of abusive behaviour.
- Ensure violence against women and girls is more visibly addressed by anti-gang initiatives as well as wider initiatives around ASB and extremism.

What will it mean for me as a survivor, local resident or a professional?

- ✓ I can recognise abusive practices targeting women and girls and feel empowered to challenge these or able to protect myself and others against abuse
- ✓ I feel I'm part of a community that's working towards ending all forms of abuse.

Priority 3: Support for Victim/Survivors

Why is this a priority?

- Our starting point: Haringey is a diverse borough and a 'one size fits all' approach to supporting victim/survivors will not be effective. We need a person-centred approach to effect real change in the borough.
- Our ambitions: All services are trained and supported to take active steps to identify signs of abuse; All services are equipped to support victim/survivors in a way that delivers lasting improvement in their lives
- Our strategies: The Government violence against women and girls strategy calls for support services to target wider vulnerability/exploitation, and offer wrap-around support to families.
- We want services that can deliver long term change by empowering victims to gain independence from services and abusive relationships.
- We want all services to move away from a culture of 'victim blaming' towards a more supportive, informed approach that looks at individual needs.

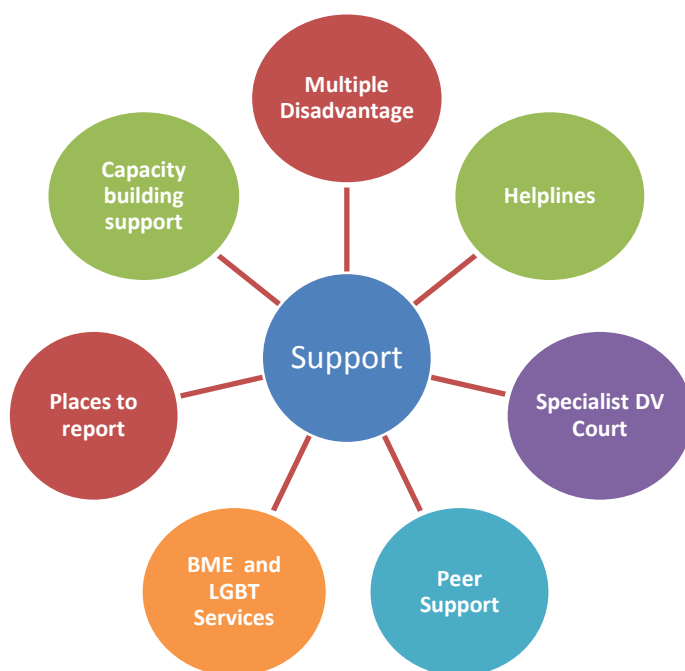
What do we know?

- Women and girls are disproportionately victims of the forms of abuse and crimes that are listed in the definition of violence against women and girls; men and boys can also be victim/survivors of some of these forms of violence.
- The key to sustainable, long-term improvement in a victim's life is to build up their 'resources' (social, networks and skills) that victim/survivors can draw upon to live independently.
- Raising awareness of violence against women and girls and creating more safe spaces for disclosure is likely to increase the number of disclosures and the number of victims needing protection, support and empowerment.
- Professional agencies need to deliver high quality, joined up services to victims.
- We know that victim/survivors often have to tell their stories up to 16 times before they are listened to and provided with support. We know that providing targeted interventions and a personalised approach at an earlier stage means better outcomes for victims as well as saving money for services.
- Victims of abuse face a range of barriers (practical, multiple disadvantage, 'cultural' and so on), to reporting abuse and we need to support them to overcome these barriers to facilitate disclosure.
- Women and girls often experience more than one form of violence and these different experiences will have an impact on how they access support – we need to develop a woman-centred approach.

What did the consultation tell us?

- The best approach to support is a two-pronged approach: the crisis driven, high-risk intervention support stage followed up with more emotional and practical support with peer and group elements.
- Services need to work with the survivor in mind, with support being individualised and trauma led, recognising their experiences as well as backgrounds.

- The importance of increasing focus on supporting older women; victim/survivors facing multiple disadvantages (including homelessness; mental health; complex drugs and alcohol use and prostitution) as well as survivors with no recourse to public funds.



Where do we want to be in 10 years?

- Our communities are safe spaces for women and girls to disclose if they're experiencing abuse and seek support, accessing high quality, individualised specialist services.
- Victims can disclose experiences of abuse across all public services and be immediately responded to appropriately and quickly referred to the right support.
- All services adopt a 'rule it out' approach to identifying victims – an approach that cross-references information available to them, and proactively creates an environment that encourages and responds to disclosure.
- Support is joined up and can address all needs and vulnerabilities including substance abuse, child sexual exploitation (CSE), housing/homelessness, gang issues, debt etc.
- Where violence against women and girls is identified in a family, risk and need identification (as well as assessing their risk of causing harm) for all members of a family takes place at the same time and leads to wrap-around support for families, where appropriate.
- All interventions treat victim/survivors as individuals based on an understanding of their existing resources, and the resources they need to achieve independence – including education, accommodation, employment support, and community connectedness/volunteering.
- Services take a trauma informed approach to supporting victim/survivors, recognising their range of support needs.

What are we, in partnership, going to do?

- Work with all organisations - statutory and voluntary – to embed a ‘rule it out’ approach to identifying victims of violence against women and girls.
- Ensure survivors’ voices and experiences support and inform the development of all services, recognising that real survivor input leads to a decrease in the cost of providing inappropriate or inadequate services.
- Ensure that women have a choice to access specialist support services based on what they feel is the most appropriate and making sure that small, specialist organisations who provide support to particular groups (BME, disability, LGBT, older women etc.) are involved in the partnership.
- Facilitate all organisations supporting victim/survivors of violence against women and girls to develop skills practice around asking the right questions to elicit disclosures and to discuss risk and safety planning as well as exploring the victim’s own wishes and feelings around support.
- Ensure that safeguarding procedures include all violence against women and girls referral pathways and procedures, ensuring professionals and victim/survivors know how to access support to signposting.
- Address the underreporting of violence against women and girls through increased communication between services, ensuring that everyone knows what to do in the case of disclosures and how to refer to appropriate support.
- Work with all organisations, including community and faith organisations, to ensure that where victims need interpreters or translators that they are sourced from outside of families and communities and have a detailed understanding of violence against women and girls.
- Encourage all services to be ‘reporting ready’, meaning they have a clear understanding of how to support victim/survivors, with clear pathways for all forms of violence against women and girls.
- Develop a hub model – integrated intake, assessment and case management function for all victims and levels of risk – with connections to services that address all forms of vulnerability and exploitation.
- Create safe spaces for survivors to disclose abuse, working with key locations across Haringey.
- Ensure that there are better connections between violence against women and girls specialist providers and statutory services to ensure that support is joined up.

What will it mean for me as a survivor, local resident or a professional?

- ✓ I know I can get appropriate support and know where to go for help
- ✓ I know I will be believed
- ✓ I know it’s not my fault
- ✓ I have support that meets all my needs
- ✓ I know how to support victim/survivors who disclose to me, ensuring they’re referred to appropriate specialist support

Priority 4: Perpetrator Accountability

Why is this a priority?

- Our starting point: perpetrators are responsible for their behaviour – it is a chosen intentional behaviour.
- Our ambitions: perpetrators of abuse are held accountable for their actions; the levels of violence they perpetrate decrease.
- Our strategies: perpetrators are a priority in the Government's Violence Against Women and Girls Strategy.

What do we know?

- Perpetrators of violence against women and girls are overwhelmingly men, but men and boys can also be victims of some forms of violence against women and girls
- A multi-pronged approach with criminal justice interventions coupled with support to recognise and change behaviour has been proven to be most effective with perpetrators and reduce rates of violence against women and girls.²⁰
- In the wider context of violence against women and girls, perpetrators can be intimate partners but also wider family members, sometimes in collusion with the community
- Domestic abuse perpetrators tend to be young (an estimated one in three is 25-34 years old), further highlighting the need for prevention work from an early age
- Haringey currently has one of the lowest conviction rates for domestic abuse related incidents across London.

What did the consultation tell us?

- More responsibility should be put on the perpetrators rather than on victim/survivors who are often expected to change their behaviour, move and leave financial and social networks behind.
- A zero tolerance approach to perpetrators matched with education and services to prevent future perpetration or repeat behaviours is needed.
- Perpetrators should be given support to understand the consequences of their behaviour and the impact on the victim/survivor.
- Professionals need to have a greater understanding of working with perpetrators, ensuring that myths are challenged and support measures put in place to support behaviour change.
- Restorative justice, including mediation is not suitable in any cases of violence against women and girls.

²⁰ See for example: Brooks, O., Burman, M., Lombard, N., McIvor, G., Stevenson-Hastings, L. and Kyle, D. with assistance from Thomazi, A., (2014) *Violence Against Women: Effective Interventions and Practices with Perpetrators – A Literature Review*, Scotland: The Scottish Centre for Crime and Justice Research, Report No. 05/2014 and Westmarland, N., Thorlby, K., Wistow, J. and Gadd, D. (2014) *Domestic violence: evidence review*, N8, Policing Research Partnership.

Where do we want to be in 10 years?

- Haringey has zero tolerance to abuse; women and girls feel safe at home and are empowered to achieve to their full potential.
- We have delivered a ‘bystander’ programme to enable and equip residents to safely challenge unacceptable behaviour ensuring awareness of unsafe interventions and the need to make sure that the police are the first point on call.
- Haringey holds perpetrators to account through a range of interventions that decrease risks to victims and their wider family members, provide appropriate penalties, provide clear messages that abuse is not acceptable and provide specialist support to identify and change behaviour.
- All services are equipped to recognise and address *patterns* of abuse, and identify perpetrators of coercive and controlling behaviour as well as recognising the ‘charm bias’ of perpetrators.
- Perpetrator programmes lead to sustainable behaviour change in perpetrators, and are connected to specialist services so that the safety of the victim/survivor is always maintained.

What are we, in partnership, going to do?

- Commission preventative programmes aimed at men, ensuring a clear focus on prevention and early intervention as the best outcome. Examples include: developing role models for young men and gaining ‘White Ribbon’ status²¹ through a coordinated approach.
- Commission RESPECT accredited perpetrator programmes and fully integrate them into the wider response to violence against women and girls, so as to inform risk assessments, training for frontline staff, support for community groups, and delivery of communications campaigns.
- Work with the CPS and other criminal justice partners to increase in the percentage of successful criminal justice outcomes for victim/survivors and increased accountability for perpetrators across all strands of violence against women and girls.
- Ensure linkages between perpetrator and children and young people services as well as wider family services are strengthened for effective multi-agency working to ensure perpetrator accountability.
- Work with partners to define consistent service standards and working protocols for front line staff, covering an evidence-based approach to perpetrators.
- Develop appropriate and considered criminal justice initiatives that place the onus on perpetrators rather than victims to change behaviour.
- Ensure that services, and the wider community, actively work to shift the onus from victims having to take actions to increase their safety to perpetrators having to change their abusive behaviour.
- Ensure a zero tolerance approach to perpetration of abuse in Haringey through a coordinated approach with all statutory and voluntary organisations as well as the whole community.

²¹ White Ribbon Status is an accreditation for towns (or boroughs) where they have made a commitment to involving men and boys in prevention activities. The idea behind the White Ribbon campaign is that by mobilising men the anti-violence against women & girls (VAWG) message increases in effectiveness and reach.

What will it mean for me as a survivor, local resident or a professional?

- ✓ I know how to safely hold perpetrators to account
- ✓ I know I can't get away with my abusive behaviour; I know that it's wrong
- ✓ I know how to get support to change my behaviour
- ✓ I feel safer knowing that the person who abused/is abusing me is getting help

Haringey's Violence against Women and Girls strategy (2016-2026)

What are our next steps?

- ➔ We will co-produce staged delivery plans to ensure that we are working towards our vision statement in a coordinated way. We will develop the plans with local residents, victim/survivors and professionals to make sure that we have meaningful engagement for our approach.
- ➔ We will develop a range of community engagement mechanisms, including communication campaigns across the borough to engage local residents and professionals to support the delivery plans and work towards a coordinated community response.

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Executive Summary

1. Introduction

Addressing violence against women and girls (VAWG) forms part of our local partnership approach to improving health, safety and wellbeing in the borough. Tackling VAWG is a priority within the 2015-2018 Corporate Plan's *Clean and Safe* objective.¹ The Community Safety Partnership (CSP) is accountable for tackling violence against women and girls with specific, strategic oversight by the Violence Against Women and Girls Strategic Group which reports to the CSP. The Health and Wellbeing Board (HWB), Local Safeguarding Children Board (LSCB) and Safeguarding Adults' Board (SAB) contribute to this agenda and ensure appropriate partner engagement.

Between August and October 2016, a consultation was undertaken across the borough to influence the development of the 10 year Violence Against Women and Girls (VAWG) Strategy which will be published in November 2016.

This report outlines the key learning from the consultation process and:

- Looks at the available data on the prevalence of various forms of violence against women and girls within the borough
- Looks at the experience of female survivors of violence and provides an overview of what we currently know about local needs
- Provides an overview of the national and regional context of work on addressing violence against women and girls
- Highlights proposals made during the consultation on the way forward for addressing and preventing violence against women and girls in Haringey.

The violence against women and girls consultation involved:

- A series of focus groups held with local groups of survivors, women and young people
- Consultation with professionals and partners through our local VAWG professional networks
- Consultation with professionals through other professional networks and events
- An on-line and paper consultation
- Individual interviews with key stakeholders

We received 55 responses to the online and paper consultation; 53 took part in the focus groups and over we consulted with over 200 in our professional and local networks. We were able to capture demographic information for the majority of the respondents to the online and paper consultation and 29 of the respondents to the focus groups (10 were young people and 19 were women participating in the survivor focus groups. 5 professionals also took part in 2 additional focus groups where their demographic information was not captured.)

¹ For more information see; Priority 3: Clean and Safe - A clean, well maintained and safe borough where people are proud to live and work, Haringey's *'Building a Stronger Haringey Together'* Corporate Plan 2015-2018, available at:

http://www.haringey.gov.uk/sites/haringeygovuk/files/corporate_plan_2015-18.pdf (last accessed 30.09.16)

Over the three different groups there were a wide range of ages – 90% of the young people who participated were under 18; 53% of the respondents to the online and paper questionnaire were aged between 26 and 45 and the median age for the survivor consultation was 34-39.

Across all groups, the majority of respondents identified as heterosexual – 95% in the survivor group, 100% in the young people group and 78% in the professional and local resident consultation. With the exception of the survivor consultation where 100% of participants were female, the gender split was almost 50% between female and male respondents.

Ethnicity for all 3 groups was also mixed although the professional and local resident group was the least mixed with 50% identifying as White British and 24% identifying as 'Any other Background' without specifying. 47% of those for whom we have the demographic information in the survivor consultation identified as White Other.

Disability figures were highest in the survivor consultation with almost a third identifying as having a disability. 12.7% in the professional and local residents' consultation had a disability and none of the young people identified as having a disability.

2. Highlights from the consultation process

The consultation process showed that there is broad support for our proposed approach to addressing violence against women and girls in Haringey. The 10 week process allowed us to access a wide range of views on all of the areas and holding dedicated focus groups with survivors, professionals, local residents and young people meant that more detailed and nuanced insight could be obtained as well as allowing us to identify barriers to access and gaps within current services.

The key element identified by all respondents was the crucial need for agencies across voluntary, community and statutory sectors to work closely with local residents and with survivors of abuse to design an approach that works across Haringey that develops a coordinated community response.

3. The Strategic Priorities

3.1 Coordinated Community Response

The respondents to the consultation were fully supportive of developing a coordinated community response as an effective method to address and prevent violence against women and girls. There were concerns about the assumption of 'benign' communities, on the basis that many areas of VAWG are perpetrated with community collusion. The current diagram also assumes a hetero-normative family with children as the starting point and needs to be redesigned accordingly to reflect the different profile of VAWG.

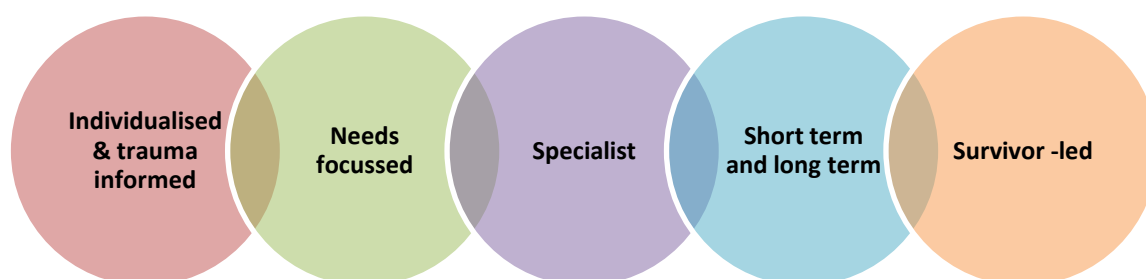
3.2 Prevention

Work around prevention was seen by all respondents as vital in our approach – starting from primary-aged children right up to faith leaders, community leaders and senior level

professionals. Prevention work with young people needs to not just focus on schools but reach out to all youth spaces across the borough. Likewise, prevention work with communities needs to target all communities.

3.3 Support

The consultation process showed that there are 5 elements to providing appropriate support to all victim/survivors who have experienced any form of violence against women and girls. Barriers to accessing support differed depending on the consultation group but there was a cross-cutting barrier around people not disclosing as they did not understand what constituted abuse or had practical or structural barriers meaning a greater focus on understanding the complex range of victim/survivors in the borough. The main gap that has been identified is the perceived lack of multi-agency working of some statutory and voluntary organisations in the borough. For survivors it was a need to have survivor led spaces combined with a two pronged approach of crisis-support and ongoing emotional and practical support as risks reduced.



3.4 Perpetrator Accountability

Again, the consultation stressed that there needs to be a coordinated approach across the whole community as well as greater awareness amongst professionals to support perpetrators to change their behaviours. Underpinning the approach needed was the need for the whole borough to work together to have a zero tolerance approach.

4 Key Messages

The key take away messages from the 3 groups – survivor consultation, young people and local residents and professionals had cross-cutting similarities but also nuanced difference pertaining to the individual group. There was consensus to build upon the draft strategy and work already ongoing to address violence against women and girls in the borough but to develop and enhance linkages across the community and statutory and voluntary services. We will be taking away these messages to ensure that the strategy is influenced by key messages from the consultation.

Survivor Key Messages

- Holding a public awareness campaign working across the whole community is key to change attitudes and develop the coordinated community response
- Delivery of training to professionals on how to support survivors of VAWG with an empathetic approach as well as identifying and working with perpetrators is vital.
- Perpetrators should be given support to understand the consequences of their behaviour

- There should be sustainably funded specialist support services which are tailored to individual victim/survivors.
- Short term and long term support should be provided aimed at addressing needs across victim/survivors' journeys to recovery.
- Services need to provide opportunities to increase women's confidence and independence and empower them to rebuild their lives after abuse.
- There is a need for culturally specific services and for services to be available in different languages.
- Information must be available to women who are experiencing abuse at a range of locations that they access e.g. supermarkets, churches, mosques, synagogues and community venues.

Young people's Key Messages

- Develop the work on prevention in schools to ensure that all young people from primary age are getting the right messages
- Development a youth champions/peer support programme, recognising that young people will often identify more with and disclose abuse to other young people.
- Work with local media to highlight messages for the whole community and utilise social media more to ensure that all young people see positive messages
- Highlight where young people can get support and ensure that all services are developed with young people for young people.
- Develop volunteering and work experience opportunities for young people
- Work with parents so that they understand the issues that young people face and can support their children, as well as other parents and their local communities.


Professionals' and Local Residents' Key Messages

- Redesign the coordinated community response approach
- Prevention should be a key priority
- Victim/Survivors should have a range of routes for access to specialist support services, including from within mainstream services as well as a choice of specialist support services.
- Develop work across sectors, including having a renewed focus on women experiencing multiple disadvantage and work with older and disabled women.
- Develop a survivors' forum
- Commission services for young people experiencing VAWG
- Professionals need to have a greater understanding of working with perpetrators



Haringey Council

Equality Impact Assessment

Name of Project	Violence Against Women and Girls Strategy	Cabinet meeting date <i>If applicable</i>	
Service area responsible	Public Health		
Name of completing officer	Fiona Dwyer	Date EqIA created	15.07.16
Approved by Director / Assistant Director	Jeanelle de Gruchy 	Date of approval	25.10.16

The Equality Act 2010 places a 'General Duty' on all public bodies to have 'due regard' to:

- Eliminating discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advancing equality of opportunity between those with 'protected characteristics' and those without them
- Fostering good relations between those with 'protected characteristics' and those without them.

In addition the Council complies with the Marriage (same sex couples) Act 2013.

Haringey Council also has a 'Specific Duty' to publish information about people affected by our policies and practices.

All assessments must be published on the Haringey equalities web pages. All Cabinet papers **MUST** include a link to the web page where this assessment will be published.

This Equality Impact Assessment provides evidence for meeting the Council's commitment to equality and the responsibilities outlined above, for more information about the Council's commitment to equality; please visit the Council's website.

Stage 1 – Names of those involved in preparing the EqIA	
1. Project Lead - Fiona Dwyer	5.
2. Equalities / HR – Kathryn Booth	6.
3. Legal Advisor (where necessary)	7.
4. Trade union	8.

Stage 2 - Description of proposal including the relevance of the proposal to the general equality duties and protected groups. Also carry out your preliminary screening (Use the questions in the Step by Step Guide (The screening process) and document your reasoning for deciding whether or not a full EqIA is required. If a full EqIA is required move on to Stage 3.

The Proposal

This EQIA explores the protected characteristics and related equalities impact due to the 10 year violence against women and girls strategy which sets out our 10 year ambitions (2016-2026) for addressing and preventing violence against women and girls in Haringey.

Our strategy covers 4 key priorities:

1. Developing a Coordinated Community Response
2. Prevention
3. Support for victim/survivors1
4. Holding perpetrators accountable

The Strategy will enable:

- All partners to be clear about our agreed priorities for the next 10 years and embed these within their own organisations and strategic plans, including joint plans
- All residents to understand and feel able to contribute towards making Haringey a safer and healthier place for all
- Victim/survivors to feel supported to seek help and empowered to lead safe lives, free from abuse
- Perpetrators to know that their behaviour will not be tolerated and where they can seek support for abusive behaviour.

This strategy has been developed in partnership with a wide range of statutory, voluntary and community organisations from across Haringey. We have utilised existing evidence around ‘what works’ in addressing and preventing violence against women and girls and will ensure that all of our outcomes are developed with the evidence in mind. We will also ensure that we work as a real, meaningful partnership over the 10 year period through engaging in co-production with communities and survivors of all of our action plans and approaches.

Relevance to the general equality duties:

Violence against women and girls is a form of gender inequality. Women and girls are disproportionately impacted by violence against women and girls and are solely affected by some of the forms of violence against women and girls (i.e. Female Genital Mutilation). Between April 2015 and March 2016, 95.3% of cases referred to the multi-agency risk assessment conference for high risk cases were women. Of the 325 cases discussed, 65% were from a BME background; 1.8% were LGBT and almost 10% had a disability. Adult men are overwhelmingly the perpetrators of domestic abuse – 87% of all perpetrators. Perpetrators are also young in Haringey – 35% are aged between 25-34.

Stage 3 – Scoping Exercise - Employee data used in this Equality Impact Assessment
 Identify the main sources of the evidence, both quantitative and qualitative, that supports your analysis. This could include for example, data on the Council’s workforce, equalities profile of service users, recent surveys, research, results of recent relevant consultations, Haringey Borough Profile, Haringey Joint Strategic Needs Assessment and any other sources of relevant information, local, regional or national.

Data Source (include link where published)	What does this data include?

Stage 4 – Scoping Exercise - Service data used in this Equality Impact Assessment
 This section to be completed where there is a change to the service provided

Data Source (include link where published)	What does this data include?
MOPAC VAWG dashboard - (https://www.london.gov.uk/what-we-do/mayors-office-policing-and-crime-mopac/data-and-research/crime%20/domestic-and-sexual)	Sex of domestic abuse victims and sex of sexual violence victims
MARAC Data	Ethnicity, Sexuality, Disability, Sex and Age but the data is not linked – i.e. cannot say how many victim/survivors and perpetrators are LGBT with a disability.
Violence Against Women and Girls Strategy Consultation	Ethnicity, sexuality, disability, age

Stage 5a – Considering the above information, what impact will this proposal have on the following groups in terms of impact on residents and service delivery:

Positive and negative impacts identified will need to form part of your action plan.

	Positive	Negative	Details	None – why?
Sex	Positive		Although the strategy is predominantly aimed at supporting women and girls who have been affected by abuse, we recognise that men and boys also need support and we provide services to ensure that all victims are supported. Young men are included within all training and awareness-raising in schools and we work to ensure a rights based approach to supporting all victims affected.	
Gender Reassignment	Positive		The VAWG Strategy gives consideration to the needs of transgender people, how they choose to define their gender and choose the services that are appropriate to their needs. We are committed to providing specialist training in this area to organisations within the borough. We are currently aware that there may, as with other areas of VAWG, be an	

			underreporting from the transgender community	
Age	Positive		<p>The VAWG strategy seeks to address inequalities faced by women and girls of all ages. We are particularly aware that older women (aged 60+) may face increased vulnerability due to their age and we actively work with the Safeguarding Adults Team to promote increased awareness of VAWG as well as providing training delivered by specialist services working with older victims of VAWG.</p> <p>Each year up to 750,000 children in the UK experience domestic violence. Most children who live in families where there is abuse are aware of the abuse that has been taking place and a meta-analysis of research studies estimated that in 30 -60 percent of domestic violence cases, the abusive partner was also abusing</p>	

			<p>children in the family meaning that it is the most serious safeguarding issue for children. Children's social care estimates that around 70-80% of all contacts to the Single Point of Access (SPA)/Multi-agency Safeguarding Hub (MASH) Team involve domestic abuse (using the wider definition). In 2014/2015 there were 246 children involved in the cases referred to MARAC.</p> <p>The majority of forms of VAWG adversely impact on young people up to the age of 24, including forced marriage and other forms of harmful practices. The VAWG Strategy explicitly recognises the impact that the high youth population in the borough has on our response to VAWG and we work closely with CYPS to address specific areas that affect young people including child sexual exploitation and sexual</p>	
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			violence within a gang or group situation.	
Disability	Positive		Research has consistently found that disabled women are twice as likely to experience domestic violence as non-disabled women are. The same research has shown that disabled men are also more at risk, although at a rate of about 1.5 times non-disabled men.	
Race & Ethnicity	Positive		We are committed to supporting all victims of VAWG, regardless of their ethnic background. We know from our MARAC data that 65% of referrals are for people from BME backgrounds. We know that the ethnic profile of the borough suggests that 'culturally' specific forms of violence such as forced marriage, 'honour' based violence and female genital mutilation are key issues for the borough, although these forms of violence, despite a vast increase in reporting through our coordinated approach, are	

			not always well reported to local agencies.	
Sexual Orientation	Positive		The Strategy gives consideration to sexual orientation and we support all survivors of abuse regardless of sexual orientation. Research suggests that there are similar levels of VAWG in LGBT relationships as in heterosexual relationships: here it is clear both men and women can be victims and perpetrators. We know that our LGBT figures are low for MARAC so the work of the strategy will be to increase reporting across this group.	
Religion or Belief (or No Belief)	Positive		The VAWG strategy recognises the key role of faith leaders in challenging attitudes about the prevalence and acceptability of VAWG and sets out how we will work with people from all faith backgrounds to involve them in the development of the communications and awareness raising elements of the strategy with a focus on prevention and early intervention.	

Pregnancy & Maternity	Positive		The risks of experiencing violence increase during pregnancy and we work closely with maternity services to establish clear working protocols and actions to address this. We are working with midwifery and the health visiting service to ensure a uniform approach to supporting women affected by violence and abuse	
Marriage and Civil Partnership (note this only applies in relation to eliminating unlawful discrimination (limb 1))	Positive		The VAWG strategy aims to support all residents regardless of their marriage status.	

Stage 5b – For your employees and considering the above information, what impact will this proposal have on the following groups: Positive and negative impacts identified will need to form part of your action plan.

	Positive	Negative	Details	None – why?
Sex				
Gender Reassignment				
Age				
Disability				
Race & Ethnicity				
Sexual Orientation				
Religion or Belief (or No Belief)				
Pregnancy & Maternity				
Marriage and Civil Partnership (note this only applies in relation to eliminating unlawful discrimination (limb 1))				

Stage 6 - Initial Impact analysis	Actions to mitigate, advance equality or fill gaps in information
<p>The violence against women and girls strategy should have a positive impact across all groups. We are conscious that the term ‘violence against women and girls’ may be seen as excluding men and boys from support but we have ensured that our services that have been commissioned support proportionately.</p>	<p>We have tasked one of our high-risk Independent Domestic Violence Advocates/Advisers (IDVAs) to support male victims and those experiencing wider abuse from family members. We have also developed closer links with the pan-London IDVA service run by GALOP for LGBT male victims (our IDVA service supports lesbian, bisexual women and transgender people who identify as female already) to ensure that any gaps are filled.</p>

Stage 7 - Consultation and follow up data from actions set above	
Data Source (include link where published)	What does this data include?
<p>We held a 10 week consultation from August 2016 – October 2016 to ensure that we reached as many different groups as possible. A full report is available on request.</p>	<p>The data collected in the online questionnaire included: sex, sexuality, disability, faith and age.</p>

Stage 8 - Final impact analysis
<p>The Violence Against Women and Girls strategy will have a positive impact on all protected characteristics and sets out Haringey’s vision for a safer place for all women and girls to live and work. We have explored potential gaps around male victims and are satisfied that we are providing appropriate, specialist support across male and female victims of violence against women and girls. Although we do not have a complete data picture for all forms of VAWG in Haringey, we have developed a reporting tool for services to use to accurately capture the full equalities data for their services and should improve services for all victim/survivors in Haringey.</p>

Stage 9 - Equality Impact Assessment Review Log

Review approved by Director / Assistant Director	<input type="text"/>	Date of review	<input type="text"/>
Review approved by Director / Assistant Director	<input type="text"/>	Date of review	<input type="text"/>

Stage 10 – Publication

Ensure the completed EqIA is published in accordance with the Council’s policy.

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Report for: Cabinet 15th November 2016

Item number: 13

Title: Agreeing a rent and service charge setting policy for the new shared facility hostel (Broadwater Lodge).

Report authorised by: Tracie Evans, Chief Operating Officer

Lead Officer: Gethin Segel, Head of Occupancy Management, Homes for Haringey. 0208 489 2715. Gethin.segel@homesforharingey.org

Ward(s) affected: All

Report for Key Decision: Key Decision.

1. Describe the issue under consideration

This report requests Cabinet approve the proposed rent to be charged for our new shared facility hostel at Broadwater Lodge, Higham Road N17. In addition the report recommends that the rent level proposed for Broadwater Lodge be agreed as the model to be applied to all future shared facility hostels under development.

These hostels will be used as emergency and temporary accommodation for families presenting themselves as homeless to the borough and as a move on centre whilst families seek longer term settled accommodation. The introduction of these facilities is critical to the Council ability to increase the supply of both emergency and temporary accommodation whilst reducing our expenditure in this area. Homes for Haringey will manage the new hostel on behalf of the Council.

2. Cabinet Member Introduction

2.1 The Housing Supply Plan was approved at the October Cabinet. This sets out in one place the demand for housing in Haringey, the range of measures in place to address need and the projected shortfall. In particular, the plan demonstrated starkly the shortfall of affordable homes in the Borough for use as temporary accommodation.

2.2 We remain strongly committed to assisting people who approach the council in crisis in acute housing need. However, the supply of private rented accommodation in the borough is inadequate to meet our supply need and the level of market rents is placing an increasingly unsustainable burden on the General Fund.

2.3 We try very hard to find homes in Haringey when it is possible to do so and have maintained this position, despite experiencing the same pressures that have prompted others to place families in homes outside of London. We have resisted implementing a similar approach for as long as we possibly can. Reluctantly however, we now have to accept that the pressures have reached a point where we can no longer avoid joining the other London councils who have taken this step.

- 2.4 In order to best protect and support those residents most in need, we will aim to find homes for the most vulnerable households in the borough. This means that some households that are not prioritised to remain will be offered accommodation outside of Haringey, and where necessary outside of London, but this will be a last resort. It is therefore important that when we do have to place households outside of Haringey, we do so consistently, fairly and transparently using criteria designed to safeguard the most vulnerable and those with the highest need to stay within Haringey. This approach is now defined in the new Temporary Accommodation Placement Policy which Cabinet approved in October alongside the Housing Supply Plan.
- 2.5 The provision of good quality affordable first stage emergency accommodation within the borough will allow us to work with these households over a period of 6-8 weeks. This will identify those that would benefit most from our limited supply of housing within the borough. It will also identify the support package and preparation we need to offer those households where we have no alternative but to accommodate outside of the Borough. It is important that we provide the necessary support to enable households to relocate as easily as possible in these circumstances in order to mitigate any possible long term impacts.
- 2.6 This new facility at Broadwater Lodge represents the first of a number Shared Hostel Facilities which we will be seeking to put in place over the medium term to meet our requirement for good quality affordable first stage emergency accommodation.
- 2.7 In addition to playing an important role in meeting our supply needs these facilities will offer a far higher standard of accommodation than we currently source in the private sector whilst still generating significant savings on the current cost of private sector temporary accommodation options.

3. Recommendations

It is recommended that Cabinet:

- R1. Approve the rent level for shared facility rooms at Broadwater Lodge to be set at the one bedroom Outer North London Broad Rental Market Area rate (Local Housing Allowance subsidy rate). As set out in paragraph 6.6.
- R2. Approve the rent level for the self contained mobility standard unit at Broadwater Lodge to be set at the two bedroom Outer North London Broad Rental Market Area rate (LHA subsidy rate). As set out in paragraph 6.6.
- R3. Approve all future shared hostels to have their rent set at the appropriate LHA subsidy rate. As set out in paragraphs 6.6 and 6.9.
- R4. Approve that all operating models for future hostels ensure the service costs do not exceed the appropriate LHA subsidy rate recoverable. As set out in paragraph 6.7.
- R5. Approve that any surplus generated from the rental income of hostels is reinvested in the general fund. As set out in paragraph 6.8.

4. Reasons for decision

R1 and R2. Setting the rent level for Broadwater Lodge at the Outer North London Broad Rental Market Area rate (LHA subsidy rate). As set out in paragraph 6.6.

- Broadwater Lodge is scheduled to 'go live' in January 2017.
- Rent level setting is an Executive function of Haringey Council and a Key Decision as the income and expenditure will exceed £500,000 (As set out in paragraph 8 Legal comments).
- The proposed rent level is within the permissible LHA subsidy rate and will generate sufficient income to make the facility cost neutral both in terms of day to day running costs and the initial capital set up cost (As set out on the last page of Appendix A).
- As the proposed rent level is within the permissible LHA subsidy rate it represents an affordable option for the clients we are seeking to place in the facility, in the event that the client cannot claim full benefit we will seek a Discretionary Housing Payment where possible (As set out in paragraph 6.7).
- Failure to set a policy by December 2016 will mean the Council cannot open the facility resulting in a requirement to use more first stage private sector accommodation exacerbating the budget issues in this area.

R3 and R4. Approve all future shared hostels to utilise the same operating model and rent setting policy recommended for Broadwater Lodge. As set out in paragraphs 6.6, 6.7 and 6.9.

- Cabinet approving this recommendation will allow Homes for Haringey, on behalf of the Council, to identify and put in place these facilities in the most efficient manner. This assists the Council to meet its statutory requirements to provide first stage emergency accommodation without placing additional budgetary pressure.
- All of these facilities will only be considered and taken forward if they comply with the following principles:
 - The day to day running costs can be funded entirely from within the rental income generated
 - The rent levels do not exceed the Local Housing Allowance subsidy rate claimable
 - The net total of the day to day running cost and initial capital cost to make the facility useable is less than the cost of providing similar accommodation via alternative existing mechanisms (i.e. the facility is at least cost neutral).
- Where required these facilities will be subject to a change of usage application for planning permission.

R5. Any surplus generated from the rental income of hostels is reinvested in the general fund. As set out in paragraph 6.8.

- Reinvesting any surplus generated in the General Fund will assist the Council to manage its finances effectively and, where appropriate, fund more schemes of this nature further easing the budgetary pressure and improving the supply of good quality affordable temporary accommodation.

5. Alternative options considered

Alternative options in terms of setting the rent outside of the possible Local Housing Allowance subsidy were not considered as this principle was agreed as part of the planning permission granted for Broadwater Lodge.

Various options for what could be claimed via Local Housing Allowance subsidy were considered by the Council's Shared Services Benefits team but were rejected as the accommodation doesn't meet the criteria for the relevant subsidy rate. The options considered included the Outer North London Broad Rental Market Area rate shared room and 2-3 bedroom rates.

The option to procure accommodation of this type has been considered and whilst similar options are available in the private sector it is estimated that putting in place a comparative provision could cost the general fund in the region of £400-500k more per annum than the estimated cost of Broadwater Lodge.

The option to do nothing was not considered as this risked operating costs being generated that couldn't be recouped via the rental income resulting in a deficit for the general fund.

6. Report

6.1 Background; Haringey's Housing Need and Temporary Accommodation

Haringey Council's Housing Strategy 2017-22 was presented to Cabinet for approval in October and is due to be adopted in November 2016. The strategy sets out the direction for housing in the borough and defines the role of the Council and its partners, this background summarises the position laid out in that strategy in relation to both Housing Need and the supply of Temporary Accommodation as follows;

Haringey's growing population means that 20,361 new households could be formed by 2026. The borough has an annual requirement for an additional 1,357 household spaces in Haringey between 2011 and 2026 and a net requirement for 497 new affordable homes per annum.

The main form of expressed demand is the Council's Housing Register and there are nearly 8,500 applicants registered for housing on the register. As a result there is also significant demand for emergency and temporary accommodation, for people in acute housing need awaiting housing via the register or attempting to gain a place on the register.

"First Stage" emergency, accommodation is required for people who approach the Council as homeless and must be provided by law, to those who qualify, whilst a homelessness case is assessed and determined. If the Council accepts a statutory homelessness duty, more settled, or "second stage" temporary accommodation is provided while the applicant waits for permanent re-housing.

The supply of housing for use as first or second stage temporary accommodation is insufficient and the current and future supply landscape is challenging. As part of the London market, Haringey faces rising house prices and private rent levels while the supply of affordable housing is reducing as national new build targets are not being met. The existing stock of social housing is diminishing and the council is facing demand that far outstrips supply.

The main source of both First and Second stage temporary accommodation is the private rented sector. However, Private sector temporary accommodation is expensive, scarce, unsettled and generally offers a low standard of facilities for residents.

Haringey Council's Corporate Plan Priority 5 Board has identified increasing the supply of affordable good quality temporary accommodation as a critical area. Working in partnership with Homes for Haringey, the Council has identified a number of vacant sites being held for regeneration that can be converted for use as shared facility hostel type temporary accommodation over the medium term (5-10years).

The first site identified, Broadwater Lodge, is currently undergoing works to prepare it for use from mid-January 2017. Additional sites are currently at the feasibility stage.

6.2 Broadwater Lodge

The Council and Homes for Haringey successfully gained planning permission to convert Broadwater Lodge into a shared facility hostel in June 2016. When ready for use the Lodge will provide;

- 51 shared facility rooms with 72 bedspaces for general use by families.
- One self contained 2-3 bed-space mobility standard unit.

Led by Homes for Haringey's Asset Management, work is now underway and on track to make the Lodge ready for use by January 2017.

6.3 Broadwater Lodge Operating model

A dedicated project team from Haringey Council and Homes for Haringey has developed the operating model which is outlined at Appendix A. The operating model is designed to ensure a high quality of service provision and facilities whilst delivering both value for money and cashable saving to the general fund.

Allocations

Broadwater Lodge will only be used to house families. The layout of the building will ensure that lone parent families are accommodated in their own wings to minimise the risk of any unwelcome interaction from other residents.

Facilities

Each wing of Broadwater Lodge is provided with kitchen, dining, bathing and toilet facilities sufficient to support the anticipated maximum occupancy rate. All of the rooms will be fully furnished and many of the rooms have been provided with their own sink. There are generous grounds onsite and the property is located next to Lordship Lane Recreation Grounds ensuring ample play space for children. The DDA compliant accommodation is self contained with its own level access mobility standard kitchen, toilet and bathing facilities.

Security

The Council have taken into account concerns regarding site security and the potential for the local community to be impacted. A security guard will patrol the lodge out of hours and a reception service will operate 24hours a day. In order to ensure the safety and security of hostel residents and prevent unauthorised entry, there will only be one point of entry controlled by staff, residents and their visitors will not be given keys or fobs to access the building themselves. CCTV and door alarms will allow the reception office to monitor the building and

grounds ensuring that individuals cannot gain access to the building via fire exits or to wing . In addition, all visitors to the Lodge will be required to sign in on entry and leave by a curfew.

Safeguarding

In addition to ensuring that only families are housed at Broadwater Lodge and providing specific accommodation areas to lone parents, we have sought to provide additional safeguarding controls via compartmentalisation of the facilities. Each resident will only be able to access the wing of the building where their room is located and access to the building will be via the reception service only. Each wing has been provided with sufficient kitchen, dining, toilet and bathing facilities for the anticipated number of residents meaning that there is no requirement for them to access the other wings. The fire escapes and communal hallways are also subject to controls to ensure the compartmentalisation is maintained at all times.

Out of Hours emergency accommodation

An additional benefit of the 24 hour reception service is that the Council will be able to accommodate out of hours sign ups of new clients requiring emergency accommodation. This will be of particular benefit to Social Services who are reliant on expensive Hotel accommodation to place these clients currently. A crash pad has been put in place for the specific purpose of providing out of hours emergency overnight bedspaces to families accessed directly from the reception facility to ensure security is not compromised.

6.4 Operating Broadwater Lodge as First Stage Emergency Accommodation and Move On centre.

As noted in section 6.1, Emergency “First Stage” accommodation is required for people who approach the Council as homeless and must be provided by law, to those who qualify, whilst a homelessness case is assessed and determined. If a statutory homelessness duty is accepted, more settled, or “second stage” temporary accommodation is provided while the applicant waits for permanent re-housing.

Families approaching the Council as homeless will be placed by Homes for Haringey into Broadwater Lodge for 6-8 weeks as “first stage” accommodation. This time will allow us to work proactively with the families to prepare them for gaining and sustaining their own tenancies be that in Second Stage temporary accommodation or, wherever possible, long term settled accommodation.

Over the 6-8 week period Homes for Haringey will work with families to;

- Investigate and establish if the Council have a statutory homeless duty to them
- Assess their long term housing needs, financial situation and welfare circumstances
- Agree the most suitable housing solution for each family, which may include moving into the private sector, moving out of Haringey, moving into second stage temporary accommodation or a range of the above options
- Develop their personal housing plan setting out the how Homes for Haringey and the Council will work with the families to secure long term housing.

- Secure at least second stage temporary accommodation and complete their move to that accommodation.

In planning Broadwater Lodge, Homes for Haringey have ensured that there is sufficient office space to allow the new Temporary Accommodation Move On team to hold daily surgeries with residents on site at times that are convenient to families in a familiar and secure environment.

6.5 Financial provisions and assumptions

As part of proposing the appropriate rental charge for any of the Council's accommodation the Council's Finance team ensure that provisions are in place for any likely expenditure not provided for in the calculated service charges. In order to ensure that Broadwater Lodge is financially viable the Council and Homes for Haringey have calculated these provisions and illustrated them in the operating model (As set out on the last page of Appendix A for details). This is essential to ensure that the lodge doesn't impact on the General Fund and we have worked to ensure that the day to day operating costs and initial capital costs are covered by the expected rental income.

Below we have provided an explanation of the financial provisions and their purpose.

Irrecoverable debt

The rent roll includes a provision for irrecoverable rent arrears and debts across the Council's entire housing stock; currently this is set at 0.5% of rental income. This ensures that the rent roll accounts are not impacted in the event of irrecoverable debts being generated, these can arise in a number of instances such as the death of a resident in temporary accommodation.

Void loss

The rent roll includes a provision to cover lost income caused by void periods where the Council cannot charge rent; currently this is set at 1% of rental income. This ensures that the rent roll accounts are not impacted during the void period between tenancies.

Repairs and maintenance

As a result of both normal wear & tear and, occasional, misuse all of the Council's properties require ongoing day to day repairs and maintenance. The repairs budget is drawn from the rental income. Homes for Haringey and the Council will ensure that provisions are made from within the rental income for the Lodge for essential repairs and maintenance.

Recovering the initial capital costs of making Broadwater Lodge ready for use

There is a capital cost associated with converting Broadwater Lodge from a residential care home to a shared facility hostel and in order to ensure that the project is cost neutral. Homes for Haringey and the Council will recover this cost from the rental income over the expected lifetime of the facility.

6.6 Proposed Broadwater Lodge rental charges

As part of the planning permission application to change the usage of Broadwater Lodge a commitment was made to limit the rental charge to tenants to the appropriate Local Housing Allowance subsidy rate (LHA).

Specific advice from Haringey Council Shared Services Benefits team is that the following LHA subsidy rate is claimable for each room;

Shared facility Hostel rooms; The 1 bedroom Outer North London Broad Rental Market Area will be claimable. The current rate = £199.68 per week.

Self contained mobility standard room; The 2 bedroom Outer North London Broad Rental Market Area will be claimable. The current rate = £ 255.34 per week.

The proposed rent levels for the shared facility rooms at Broadwater Lodge represent value for money. This position is based on the Council's financial appraisal of the operating model of Broadwater Lodge, which demonstrates that the facility will be cost neutral and has the potential to generate a small annual surplus (As set out on the last page of Appendix A).

6.7 Ensuring rental charges are affordable

By maintaining the rental charge at the LHA subsidy rate the Council are ensuring that the accommodation is as affordable possible to all of the Lodge residents. The Council have also sought specific reassurances regarding whether specific restrictions and caps will apply to the residents of this accommodation. A summary of the advice received from Haringey Council Shared Services Benefits team is outlined below.

Under occupancy caps (i.e. Bedroom tax)

As Haringey Council will own and run the facility, via their managing agent, Homes for Haringey, there is the potential that the social sector size criteria will apply (i.e. under occupancy caps). However, as each room will be occupied by at least a single parent with 1 child they will never be under occupied and therefore clients residing in these facilities will not be affected by this cap.

Maximum benefit claim cap

Non-Working clients are subject to the maximum total amount they can claim in benefits and it is therefore possible that residents of these facilities will be affected. The maximum amount claimable for a family will be £442.31 per week by the time the Lodge opens in January 2017. By setting the rent level at the LHA subsidy rate the Council are minimising the potential for this to occur. In the event a client is affected by the cap the Council will seek a Discretionary Housing Payment (DHP) to minimise the impact on their finances.

Under 35 restrictions to the Shared accommodation rate

The Under 35 restrictions to the shared accommodation rate will not apply as the accommodation will be exclusively used for families; they are exempt from the restriction because it only applies to single persons.

6.8 Reinvesting any surplus from the Rental Income generated

The Council and Homes for Haringey are projecting that a small surplus will be generated from the rental income of Broadwater Lodge and this will returned to the General Fund.

6.9 Applying the Broadwater Lodge rent and service charge model to future hostel conversions

It is recommended that the operating model, service charge structure and rental level designed for Broadwater Lodge be applied to all future shared facility hostel developments. This will reduce development time, allowing the procurement of contracts which can benefit from economies of scale and put in place a “hub and spoke” model for the management structure of all hostels.

Criteria for selecting property for conversion to Hostel accommodation

All of these facilities will only be considered and taken forward if they comply with the following principles:

- The day to day running costs can be funded entirely from within the rental income generated.
- The rent levels do not exceed the Local Housing Allowance subsidy rate claimable.
- The net total of the day to day running cost and initial capital cost to make the facility useable is less than the cost of providing similar accommodation via alternative existing mechanisms (i.e. the facility is at least cost neutral).
- Where required, a change of usage application is sought and granted by the relevant planning board.

Operating model and related service charges

The Operating model developed for Broadwater Lodge (as outlined at Appendix A) is scalable and can be adapted to both smaller and larger hostels. Operating models for all future hostels will be designed to ensure the service costs do not exceed the appropriate LHA subsidy rate recoverable via the rental charge (see below).

Rent levels

As outlined at section 6.5, the specific advice from Haringey Council’s Shared Services Benefits team is that the appropriate Outer North London Broad Rental Market Area will be claimable. The rental charges for each future hostel will be set in accordance with this principle and the Council request that this be set as a policy.

Surplus

The Council are projecting that a small surplus will be generated from the rental income of each Hostel and this will be returned to the General Fund.

7. Contribution to strategic outcomes

This report contributes to Priority 5 of the 2015/18 Corporate Plan; Create homes and communities where people choose to live and are able to thrive, as follows;

- Increasing the supply of both emergency and temporary accommodation.
- Reducing the cost of both emergency and temporary accommodation to the general fund
- Reducing the reliance of the Council on privately supplied accommodation to meet the demand for housing.

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

Finance and Procurement

The rents are proposed to be set at the current Local Housing Allowance subsidy rates. The whole of this amount would be eligible for housing benefit subsidy. However, this is due to change in April 2017 with the removal of the management element of temporary accommodation subsidy (£40) which will be replaced by a new formula. This is expected to result in a lower level of income.

The financial model at appendix A shows the cost of the first full year and includes an allowance for repayment of one fifth of the capital cost. Whilst costs would inflate and income reduce, efficiencies will be sought through for example, sharing of services.

The net revenue position for the Council would not include the repayment of the capital and therefore using the year one figures from Appendix A the net revenue would be in the region £130k. This would reduce net expenditure on general fund budgets.

A full viability appraisal would include capital financing costs and assess the impact of minimum revenue provision, the budgets for which are held centrally. However in addition to the revenue savings generated, this project also avoids the higher costs of using a private facility.

Legal

The Assistant Director of Corporate Governance has been consulted in the preparation of this report and comments as follows.

Broadwater Lodge will be used to discharge the council's functions under Part VII of the Housing Act 1996 (homelessness functions) as is not the type of expenditure or revenue reserved to the Council's Housing Revenue Account under the Local Government and Housing Act 1989. It can therefore be funded from the General Fund and any rents received can be credited to the General Fund.

Section 206 (2) (a) of the Housing Act 1996 (the Act) allows a local authority discharging its functions under Part VII of the Housing Act 1996 by providing temporary accommodation, to require the person to whom the duty is being discharged to pay such reasonable charges as the Council may determine. In addition, where the Council is using its own accommodation there is a general power under section 24 of the Housing Act 1985 to make a reasonable charge for the accommodation.

Section 206 (1) of the Act also requires the accommodation provided in discharge of homelessness functions to be suitable and that means that it has to be affordable. Setting the rent levels at the LHA subsidy rates should ensure that the accommodation is affordable and these rates reflect a reasonable charge for the accommodation.

Equality

Haringey 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 (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity,

race, religion or belief, sex and sexual orientation); advance equality of opportunity between people who share those protected characteristics and people who do not; and foster good relations between people who share those characteristics and people who do not.

In order to ensure compliance with the duties outlined above the Council allocate all of the temporary accommodation in accordance with Haringey Council's Temporary Accommodation placement policy. The new Temporary Accommodation placement policy was submitted to Cabinet for approval in October 2016 and was subject to a full Equalities Impact Assessment as part of the Temporary accommodation Supply plan submitted to Cabinet February 2016 (As set out in Appendix C Equalities Impact Assessment for Supply Plan Temporary Accommodation Allocations Policy report).

Provision of Shared Facility Hostels for First stage emergency accommodation will allow us to mitigate the impact on families of the proposals to place clients outside of London under Haringey Council's new Temporary Accommodation Placement Policy. The Council will place families into its own Shared Facility Accommodation wherever possible and work with them whilst they are in this accommodation to source more long term settled housing.

9. Use of Appendices

- Appendix A Broadwater Lodge Working Model and Operating Costs.
- Appendix B Broadwater Lodge planning application
- Appendix C Equalities Impact Assessment for Supply Plan Temporary Accommodation Allocations Policy report

10. Local Government (Access to Information) Act 1985

Outer North London Broad Rental Market Areas subsidy rates for 1 April 2016 to 31 March 2017 which can be viewed on Haringey Council's website at the following location;

<http://www.haringey.gov.uk/council-tax-and-benefits/housing-benefit-and-council-tax-reductions/local-housing-allowance/lha-rates> Equalities Impact Assessment for Supply Plan Temporary Accommodation Allocations Policy report

Cabinet Report Housing Supply Plan and Temporary Accommodation Placements Policy (Cabinet 18th October 2016 Agenda item 17) which can be viewed on Haringey Council's website at the following location;

<http://www.minutes.haringey.gov.uk/ieListMeetings.aspx?Committeeld=118>

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APPENDIX A - BROADWATER LODGE OPERATING MODEL, RELATED COSTS AND INCOME

INTRODUCTION

Creating our own temporary accommodation is critical to increasing supply whilst reducing our overspend in this area. In partnership with Haringey Council we are actively seeking to repurpose residential facilities as shared hostel for use over the medium to long term. The Lodge is our first new hostel and this operating model will be applied to future facilities.

BACKGROUND

Broadwater Lodge has been subject to a feasibility study for a change of use from a vulnerable person home to TA accommodation. It will provide around 52 residential rooms with shared bathing, toilet and cooking facilities.

The purpose of the Lodge is to provide temporary and/or emergency accommodation for persons currently on our TA list awaiting accommodation and will primarily be a move on centre to more permanent accommodation.

SECURITY

There will be one point of entry to Broadwater Lodge through the front door situated in Higham road, N17. This door will be operated via a buzzer entry system controlled from a reception office, residents will not have a key to the front door. Contained within the reception office will be individual keys for the specific rooms within the lodge and zonal fobs which will be outlined below.

There are other entry/exits within the block but for security these will be secured and used only in the event of an emergency evacuation.

All visitors to the Lodge must sign in upon entry and will be issued with a pass. Visitors must leave the premises by 22:30.

FACILITIES

There are communal kitchen diners, toilets and washing facilities which will be located in various secure zones across the building accessed via fobs issued by reception. The kitchen diners, and washing facilities will be cleaned twice daily and toilets checked hourly to ensure they remain clean, hygienic and in working order. Female personal hygiene bins and nappy changing stations will be available.

It is planned that there will be washing machines and driers provided in a designated laundry room to allow the onsite team to refresh the bed linen as rooms are turned over.

As part of the change of use process, refuse collection will take place 3 times a week commencing from 04/01/17.

WORKING IN PARTNERSHIP WITH RESIDENTS

When new residents arrive at the lodge the reception officer will be responsible for welcoming them on site, showing them to their room and issuing them with room key and zonal fob. Residents will be issued with the license agreement which includes a code of acceptable behaviour. (See appendix 1). Residents will be responsible for keeping their rooms clean and tidy and will dispose of their waste in the bins provided.

Our new Temporary Accommodation Move On team will hold regular surgeries with residents to ensure that have a move on plan in place to secure long term settled accommodation and receiving the support and advice to prepare them for gaining and sustaining their own tenancies.

OFFICER ROLES AND SERVICE OFFER

RECEPTION MANAGER

In addition to the officer duties outlined below, the reception manager will have overall responsibility for the operation of the facility.

The duties of the Reception manager would be as follows;

- Provide line management to the reception officers.
- Provide onsite supervision to the security and estate service staff liaising with the relevant providers/service managers to resolve any quality, disciplinary or other issues.
- Arrange shift rotas and coverage to ensure that the site is covered 24 hours a day.
- Ensure that all Security, Safeguarding, health and safety and other essential procedures and policies are correctly implemented at all times.
- Monitor the service delivery of all contractors and suppliers liaising with the relevant contract manager and/or provider to resolve any quality issues.
- Liaise with Temporary Accommodation Housing Management and Income Recovery to address any breaches of tenancy conditions warranting enforcement action.
- Issue warnings to any tenants in breach of their license agreements.
- Ensure all fittings and fixtures are maintained arranging repair, clean or renewal as required, including void turnaround.
- Evict any tenants as directed by the service.
- Report any criminal behaviour to the Police.

RECEPTION OFFICER

The reception officer will be responsible for the security and smooth running of the lodge. Their responsibilities will include but are not limited to. To cover a 24 hour period 3.5 reception officers would be required with the reception manager covering annual leave, sickness and any contingencies.

The duties of the Reception Officer would be as follows;

- In and out of hours sign ups for new residents.
- Granting entry to the lodge for residents and authorised personnel.
- Monitoring entry and exit of visitors, including alerting security of any visitors that have not left by curfew.
- Issuing passes and ensuring compliance with instructions re visitors.
- Issuing and maintaining room keys and zonal fobs for residents.
- Issuing license agreements for new residents.
- Directing security patrols within the lodge.
- Monitoring cleaning, maintenance and security of the lodge through visual examination, monitoring in house CCTV and responding to request made by residents and staff.
- Ensuring compliance on residents re room cleanliness and rubbish disposal and monitoring levels of person hygiene bins in communal washing and toilet facilities.
- Report repairs/dumped rubbish/abandoned vehicles as and when required.
- Ensuring park services and rubbish collections are undertaken as arranged and that levels of maintenance and collections are adequate.

ESTATE SERVICES (INTERNAL CLEANING)

The internal cleaning of the lodge will be undertaken by the Estate Services team. This is the most cost effective method of delivering a cleaning regime at the lodge. With shared facilities we are responsible for maintaining hygiene in food preparation and bathing areas so a rigorous cleaning regime is required.

The duties of the Estate Services team would be as follows;

- Weekly duties
 - Deep clean Kitchen, Bathroom and Toilet
- Once Daily duties:
 - Clean communal lifts, lobbies, stairs, walkways and corridors
 - Remove graffiti
 - Clean and rotate refuse bins in chambers
 - Clear bulk refuse into store
 - Clean Staff facilities (Office, Kitchen and Toilet)
- Twice Daily/As required duties:
 - Clean Resident Communal Kitchens
 - Clean void rooms including laundering bed linen
- 4 Hourly checks:
 - Clean Toilets and bathrooms
 - Removal of hazardous waste; Body waste, broken glass, sharps etc.

SECURITY

The security of the site is paramount to the success of the lodge. The reception officer will be maintaining security at the point of entry to the lodge but with this number of TA residents present and the geographical and physical problems with this site it is felt that a security presence from peak times from 18.00-02.00 would be required.

The duties of the security officer will be as follows;

- Act as directed of the reception officer in control of the lodge.
- Carry out regular patrols of the lodge and the external environs
- Identify and deal with any ASB or criminal behaviour.
- Ensure all visitors are off site by 11.30pm.
- Report any ASB or issues identified to support further enforcement.
- Ensure the safety and security of residents in their zones and shared facilities.
- Carry out any other security function as required by the reception officer or manager.
- Escorting evicted residents off site and securing vacant possession of rooms

REFUSE COLLECTION

Veolia will be undertaking the collection of rubbish and refuse generated by residents, to ensure that the lodge and its grounds are kept clean. The cost for this service is £2,000 per annum.

The refuse collection service offer will be as follows;

- 3 x scheduled collections of all paladins per week.

EXTERNAL CLEANING AND DUMPED REFUSE REMOVAL

Veolia will be undertaking dumped refuse removal, sweeping and litter picking throughout the external areas, to ensure that the lodge and its grounds are kept clean and hazard free. The cost for this service is £750.00 per annum.

The external clean and dumped refuse service offer will be as follows;

- Bi-weekly duties
 - Sweep of hard surfaces
 - Litter pick of all grounds
- As required duties
 - On request removal of any dumped refuse/items

HAZARDOUS WASTE

To maintain cleanliness and hygiene in the shared facilities we have provisioned for female personal hygiene bins to be situated in each of the 24 x Communal wash/toilet facilities. The

quote from PHS for the provision of the bins and regular removal of the waste is £54 per personal hygiene bin per year giving a cost of £1300.00.

The hazardous waste service offer will be as follows;

- Twice weekly collection from the personal hygiene bins.

GROUNDS MAINTENANCE

The ongoing maintenance of the grounds will be at the standard set under the parks service level agreement for all of our estates and blocks. The cost for this service is £4272.00 per annum.

The grounds maintenance service offer will be as follows ;

- Fortnightly duties
 - Grass cutting (during the growing season)
- Four times annually (during the growing season) duties
 - Weed spraying of hard surface areas
 - Hedge trim
- Annual duties
 - Shrub prune and bed maintenance
- Once every Four years duties
 - Tree inspection and, as required, pruning
- As required duties
 - Health safety cut backs (i.e. pruning shrubs impeding pathways)
 - Misc. Maintenance work

ANNUAL STAFF SALARY COSTS – BROADWATER LODGE MANAGEMENT

BROADWATER LODGE MANAGER

- 1 x Full time Equivalent
- Expected salary = PO1 (SP33)
- Salary per FTE = £30,861.00
- Cost ex. Oncost = £30,861.00 per annum
- Cost inc. Oncost = £41,662.35 per annum

BROADWATER LODGE RECEPTION OFFICER

- 3.5 x Full time Equivalent
- Expected salary = SO1 (SP29)
- Salary per FTE = £27,552.00
- Cost ex. Oncost = £87,351.00 per annum
- Cost inc. Oncost = £117,923.85 per annum

CLEANING (ESTATE SERVICES)

- 4 x Full time Equivalent
- 3 x Full time and 2 x Part time
- Expected salary = Basic 3
- Salary per FTE = £18,324.00
- Cost ex. Oncost = £73,296.00 per annum
- Cost inc. Oncost = £98,949.60 per annum

SECURITY (UNITED GUARDING SERVICES)

- 1 x Full time Equivalent
- 1 x Full time working an 8 hour shift (18:00-02:00hours)
- Cost ex. VAT = £36545.60 per annum
- Cost inc. VAT = £43,854.72 per annum

ESTIMATED ANNUAL OPERATING COSTS AND RENTAL INCOME

ITEM	COST
ANNUAL OPERATING COSTS AND FINANCIAL PROVISIONS	
STAFFING	
Lodge Manager (1FTE x PO1 Sp33)	£41,850.00
Reception officers (3.5FTE x SO1 Sp29)	£118,125.00
Estate Services Officers (4FTE x Basic 3)	£99,225.00
SERVICES	
Refuse collection	£2,000.00
Hazardous waste (PHS)	£1,300.00
Grounds Maintenance	£4,272.00
External cleaning	£750.00
Security (excluding VAT)	£36,600.00
Laundry (excluding VAT)	£3,000.00
MISCELLANEOUS	
Overtime contingency (for cover)	£15,000.00
Uniforms and other sundries	£3,500.00
Office infrastructure (Phones, IT etc.)	£5,000.00
Fitting renewals (Furniture, bed linen etc.)	£6,000.00
FACILITIES AND SUPPLIES	
CCTV	£1,000.00
Communal Heating and Hot water	£21,000.00
Communal Lighting and Power	£15,000.00
Lift maintenance	£750.00
Door Entry System	£750.00
FINANCIAL PROVISIONS	
Bad Debt provision (0.5% of rental income)	£2,713.61
Void Loss provision (1% of rental income)	£5,427.23
Repairs & maintenance (£550 per unit per annum)	£28,600.00
Initial set up capital cost recovery	£121,000.00
TOTAL OPERATING COSTS PER ANNUM	£531,862.84
RENTAL INCOME	
Shared units (51 x units eligible for 1 bed LHA subsidy)	£529,445.28
Self contained unit (1 x unit eligible for 2 bed LHA subsidy)	£13,277.68
TOTAL ANNUAL RENTAL INCOME	£542,722.96
SURPLUS TO REINVEST IN THE GENERAL FUND	£9,860.12

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Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2016/1521**Ward:** West Green**Address:** Broadwater Lodge Higham Road N17 6NN**Proposal:** Change of use of from Residential Institution (C2) to a Hostel (C1) comprising temporary accommodation for homeless households (50 rooms) for a temporary period of five years**Applicant:** Mr David Sherrington Homes for Haringey**Ownership:** Council**Case Officer Contact:** Wendy Robinson**Date received:** 18/05/2016**Last amended date:** 13/06/16**Drawing number of plans:** FCG-BP-XX-DR-B-1002-S4-PL1, FCG-MB-00-DR-B-2001-S4-PL1, FCG-MB-01-DR-B-2002-S4-PL1, FCG-MB-02-DR-B-2003-S4-PL1, FCG-MB-LG-DR-B-2000-S4-PL1, FCG-ST-XX-DR-B-1001-S4-PL1, FCG-ST-XX-DR-B-1001-S4-PL2, and Planning Statement for Broadwater Lodge received 04/05/16 and FCG-MB-00-DR-B-2006-S2-PL2, FCG-MB-01-DR-B-2007-S2-PL2, and FCG-MB-LG-DR-B-2005-S2-PL2 received 13/06/16

1.1. This application has been brought to committee because it is a Council development and is required to come to committee under the current delegation.

1.2. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- There is strong policy support for the provision of temporary accommodation for homeless households to meet the increasing needs for this accommodation in Haringey
- The proposal would not have significant adverse impact on neighbouring amenity
- The transportation impacts can be met through sustainable methods of transport and there would be no significant impact on highway safety subject to conditions

2. RECOMMENDATION

2.1. That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives.

Conditions

- 1) The change of use hereby approved shall be permitted for a five year period from date of decision
- 2) In accordance with revised plans
- 3) Secure and sheltered cycle parking to be provided and retained in perpetuity
- 4) Disabled car parking to be provided and retained in perpetuity

Informatives

- 1) Hours of construction
- 2.2. In the event that member choose to make a decision contrary to officers' recommendation members will need to state their reasons.

CONTENTS

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS
4. CONSULTATION RESPONSE
5. LOCAL REPRESENTATIONS
6. MATERIAL PLANNING CONSIDERATIONS
7. RECOMMENDATION

APPENDICES:

Appendix 1: Consultation responses

Appendix 2: Plans and images

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

- 3.1. This is an application for the conversion of a vacant residential care home into a hostel accommodating homeless households. The use has been sought for a temporary period of 5 years after which a long term strategy for the site will be implemented by the Council.
- 3.2. The internal arrangement will consist of one self-contained accessible unit, single rooms, twin rooms and some which are interchangeable (internal opening between two single rooms can be utilised to provide twin rooms). The total number of rooms is 50 and it is expected that there will be a maximum 73 occupants with the accessible unit occupied by either a single wheelchair user or three non-wheelchair users in a family unit. The occupants are to be family households and will not consist of single adults or couples without children. It is expected that there will be approximately 5-6 staff members at any one time and no more than 10 staff in total.
- 3.3. The proposal does not involve any external alterations or changes to general services (ie waste). There will be internal alterations to enable household accommodation.
- 3.4. There are four delineated car spaces to the rear of the site with loading/drop off area and an emergency vehicle parking space to the front.

Site and Surroundings

- 3.5. Broadwater Lodge is a former care home that was operated directly by Haringey Council but became vacant in 2013 and has since been occupied by property guardians.
- 3.6. Broadwater Lodge is located on Higham Road with secondary vehicular access from The Avenue. The site consists of a mixed level L shaped main building with up to four storeys, a single storey appearance building to the side of this (single storey accommodation with boiler room below which is not visible from front), and a single storey annexe to the rear which is connected by way of covered walkway. The building gives the general appearance of being a two storey building when viewed from Higham Road, with a small second floor element above the main entrance and a lower ground floor level below the rear projection which is not visible. The care home was operated directly by Haringey Council but became vacant in 2013 and has since been occupied by property guardians.
- 3.7. To the west of the site is Lordship Recreation Ground with allotment gardens directly on this boundary. To the north of the site is Broadwater Farm Estate with

high level flatted buildings. To the east and south are two storey residential properties.

3.8. The site is not located within a conservation area and is not a listed building.

Relevant Planning and Enforcement History

3.9. HGY/1991/0579 GTD 09/09/91 Erection of a single storey building to accommodate nine single bedrooms with ancillary kitchen, living and dining areas linked to existing old peoples home by a covered walkway.

3.10. HGY/2003/1893 GTD 16/12/03 Erection of a single storey conservatory

3.11. HGY/2009/1713 GTD 01/12/09 Replacement of existing aluminium windows with uPVC windows

4. CONSULTATION RESPONSE

4.1. The following were consulted regarding the application:

- LBH Cleansing
- LBH Building Control
- LBH Residential Care
- LBH Transportation
- London Fire Brigade
- Thames Water Utilities

4.2. The following responses were received:

Internal:

1. Transportation: Subject to provision of cycle parking, a travel plan statement – if appropriate, and the provision of the blue badge bay; transportation does not object to the application.

5. LOCAL REPRESENTATIONS

5.1. The following were consulted:

107 Neighbouring properties
2 Residents Association

5.2. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 2

Objecting: 2

- 5.3. The issues raised in representations that are material to the determination of the application are set out in Appendix 1 and summarised as follows:
- Loss of housing for elderly persons
 - Noise disturbance caused by such persons occupying these premises
- 5.4. The following issues raised are not material planning considerations:
- Concern that there are already a number of young adults at the site who cause disruption with regular parties and substance abuse (Officer Comment: these occupants are Guardian tenants)

6. MATERIAL PLANNING CONSIDERATIONS

- 6.1. The main planning issues raised by the proposed development are:
1. Principle of the development
 2. The impact on the amenity of adjoining occupiers
 3. Parking and highway safety

Principle of the development

- 6.2. The London Plan (2016) policy 3.17 'Health and Social Care Facilities', Haringey Unitary Development Plan (2006) saved policy HSG5 'Hostel Accommodation', and Development Management, Development Plan Document (pre-submission version January 2016) emerging policy DM15 'Specialist Housing' support the provision of residential social care, including hostels, where there is a particular need in the area or acknowledged under-provision. DM15 goes further to allow the hostel accommodation where the development does not involve the loss of permanent housing or existing satisfactory shared accommodation.
- 6.3. Broadwater Lodge is a specialised housing facility which was built-for-purpose as a residential care home. The applicant has stated that the service was no longer viable within the significantly reduced budget of Haringey Council Adult Services following Government cuts and became vacant in 2013. The proposal does, therefore, not result in any loss of permanent housing.
- 6.4. Haringey is reported to house more than 3,000 households in temporary accommodation with nearly half in nightly paid emergency accommodation. This demand is stated to be continuing to rise. Therefore, the established need for such temporary accommodation supports the use of this facility as a hostel for homeless households in accordance with the above policies.
- 6.5. The above policies support proposals for hostels where there is not an over concentration of similar facilities, close to public transport, the scale and intensity is appropriate to the size of the building, there would be no detrimental impacts to the neighbouring properties or character of the area, and that the standard of

accommodation is appropriate for the intended occupants. The purpose-built specialist housing nature of the site is considered to align with the needs of the proposed use of vulnerable households for temporary accommodation. Although the use will generate more activity through comings and goings than the previous use the nature of the occupants (who will largely be families) will not have a significant impact on the character of the area and the proposed management of the hostel will mitigate any potential impact on neighbouring properties. It is noted that there are no other such hostels within the vicinity. While the public accessibility rating for the area is low (PTAL 2), there are still bus routes accessible to the site and can be considered to be close to public transport. Over all it is considered that this temporary change of use is in accordance with the above policies.

- 6.6. Policy HSG5 introduces controls to ensure privately operated hostels do not have unacceptable harm to the Haringey community. The policy requires a limit to any planning permission for this change of use to a one year period and that there is a legal agreement to ensure 100% of tenants housed temporarily are referred from Haringey Council. In this instance the site is owned and operated by The Council at a specialised accommodation facility for Haringey residents. It is therefore considered that the proposed five year temporary operation period is acceptable in this instance and the one year restriction unnecessary. Further to this, it is noted that emerging policy DM15 does not stipulate any duration or temporary activity nature nor does it require a legal agreement for tenant control.
- 6.7. Therefore the principle of using this property as a hostel for homeless households is considered to be acceptable subject to detailed considerations.

Impact on the amenity of adjoining occupiers

- 6.8. The London Plan 2015 Policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 and emerging Policy DM1 of the Development Management, Development Plan Document (January 2016 pre-submission version) also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance.
- 6.9. The proposed use as a hostel for homeless households is considered likely to result in an increase of comings and goings from the facility compared with the previous residential care centre. The proposal states that management of tenants' access will be strictly undertaken with the sole entry to the main door on Higham Road with other doors for fire escape only. This management is for the security and safety of tenants and also to mitigate increased movements from the building so they will not have material impact on the adjoining units. Any anti-social behaviour will be contrary to the tenancy agreements that will be in place. It is

therefore not considered likely that there will be any unacceptable impacts from the use of this activity on the residential amenity of surrounding properties.

- 6.10. There are no external alterations proposed so there will be no impact on the surrounding properties in relation to the above policies.

Parking and highway safety

- 6.11. Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This approach is continued in emerging Development Management, Development Plan Document (pre-submission version January 2016) Policies DM31 and DM32.
- 6.12. The Council's Transportation Team has been consulted and advises that the site has a PTAL value of 2, which is considered 'poor' access to public transport services. The W4 service is available adjacent to the Avenue side of the site, and the 230/341 are available from Downhills Park Road which is a 7 to 8 minute walk away. Bruce Grove Railway Station is a 15 minute walk away. The site is not within any of the Borough's formal Controlled Parking Zones; however it is to the eastern edge of the Bruce Grove Restricted Conversion Area.
- 6.13. They note that the application form details that there are 4 formally marked out car parking spaces at the address and it is intended to retain these. These are accessible from the site access off The Avenue with another vehicle access off Higham Road, and a hard standing area that can accommodate more vehicles. There is also a turning circle at this side of the building. Whilst there are only four formally marked out parking spaces there are quite generous hard standing areas at both accesses to the site. Given this, it is expected that there will be sufficient space to accommodate car parking demands arising from the site and also accommodate delivery and service vehicles needing to attend the site. Therefore there should be no adverse impacts in terms of parking stress arising from this application proposal.
- 6.14. The degree of car ownership by tenants is not known but it can reasonably be expected to be relatively low, and it is apparent that another 6 to 8 cars could likely be accommodated off the highway at the site in addition to the four formal spaces if necessary. It is noted that there will be one wheelchair accessible unit provided in this application, which is located on the Higham Road side of the building. Accordingly, a blue badge parking bay should be formally provided close to the building entrance on this side for this unit.
- 6.15. In addition to the above, secure, weatherproof cycle parking should be provided for the site – London Plan FALP standards for C1 require 1 space per 20 rooms for

long stay cycle parking, and 1 per 50 rooms for short term parking. Having said that, given the nature of the development, the applicant should give consideration to increasing this level of provision and also providing dedicated cycle parking for staff, although staff numbers are unknown. Full details of the cycle parking should be provided for approval.

- 6.16. Finally, London Plan Travel Plan thresholds require a Travel Plan Statement for C1 use when there are more than 20 staff, and less than 100 beds at the premises. A full travel plan is required when there are more than 100 beds. Therefore a Travel Plan Statement will be required should there be more than 20 staff. Subsequently it has been confirmed that there will not be more than 20 staff (10 staff maximum) and the Travel Plan Statement will, therefore not be required.
- 6.17. Overall, in Transportation terms, while there will likely be an uplift in numbers that will be living at the site compared to the previous incarnation, and perhaps a greater likelihood of car ownership by residents, there are quite generous hard standing areas that could accommodate several more cars. The applicant could consider formally marking spaces out for more efficient use of the space and in any instance is required to provide a formal blue badge bay close to the entrance on the Higham Road side of the building.
- 6.18. It is recommended that conditions be attached to require one disabled parking space, two long stay secure and sheltered cycle parks, and one short stay cycle park with retention in perpetuity.

Conclusion

- 6.19. The proposed use of Broadwater Lodge as a hostel for temporary accommodation of homeless households is supported by policy to meet housing need, there will be no detrimental impacts from the use at this site, and the existing property and services are appropriate for the requirements needed in this activity.
- 6.20. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL

- 7.1. There is not proposed increase in internal floor area and, therefore, the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) FCG-BP-XX-DR-B-1002-S4-PL1, FCG-MB-00-DR-B-2001-S4-PL1, FCG-MB-01-DR-B-2002-S4-PL1, FCG-MB-02-DR-B-2003-S4-PL1, FCG-MB-LG-DR-B-2000-S4-PL1, FCG-ST-XX-DR-B-1001-S4-PL1, FCG-ST-XX-DR-B-1001-S4-PL2, and Planning Statement for Broadwater Lodge received 04/05/16 and FCG-MB-00-DR-B-2006-S2-PL2, FCG-MB-01-DR-B-2007-S2-PL2, and FCG-MB-LG-DR-B-2005-S2-PL2 received 13/06/16

Subject to the following condition(s)

1. This permission shall be for a limited period expiring 5 years from the date of this decision when the site should be reinstated to the previous residential care centre use.

Reason: In order to avoid doubt and in the interests of good planning.

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans:

FCG-BP-XX-DR-B-1002-S4-PL1, FCG-MB-00-DR-B-2001-S4-PL1, FCG-MB-01-DR-B-2002-S4-PL1, FCG-MB-02-DR-B-2003-S4-PL1, FCG-MB-LG-DR-B-2000-S4-PL1, FCG-ST-XX-DR-B-1001-S4-PL1, FCG-ST-XX-DR-B-1001-S4-PL2, and Planning Statement for Broadwater Lodge received 04/05/16 and FCG-MB-00-DR-B-2006-S2-PL2, FCG-MB-01-DR-B-2007-S2-PL2, and FCG-MB-LG-DR-B-2005-S2-PL2 received 13/06/16

Reason: To avoid doubt and in the interests of good planning.

3. The development shall not be occupied until a minimum of 2 long term secure and sheltered cycle parking spaces and 1 short term cycle space for users of the development, have been installed. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2015 and Policy SP7 of the Haringey Local Plan 2013.

4. The development shall not be occupied until 1 accessible parking space has been provided close to the main entrance of the proposed development for people with disabilities.

Reason: In order to ensure that people with disabilities are not excluded from using the proposed development, pursuant to Policy 6.13 of the London Plan 2015.

Informatives:

INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE:

Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

Appendix 1 Consultation responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Transportation	<p>This application proposal is for a change of use of a vacant, former care home for the elderly into a hostel comprising temporary accommodation for homeless households, for a temporary period of five-years. At present the property contains 46 studios/bedsits, and it is proposed to change this to provide 30 No. 1 bedroom and 20 No. 2 bedroom bedsits/studios, so there is a minor uplift in room numbers. It is detailed that the facility will include a wheelchair accessible self-contained unit.</p> <p>The site has a PTAL value of 2, which is considered 'poor' access to public transport services. The W4 service is available adjacent to the Avenue side of the site, and the 230/341 are available from Downhills Park Road which is a 7 to 8 minute walk away. Bruce Grove Railway Station is a 15 minute walk away. The site is not within any of the Borough's formal Controlled Parking Zones, however it is to the eastern edge of the Bruce Grove Restricted Conversion Area.</p> <p>The planning statement details up to 73 residents, with up to 50% of these expected to be children under 18. No details of proposed staff numbers is given. It is expected that staff will generally live locally.</p> <p>The application form details that there are 4 formally marked out car parking spaces at the address and it is intended to retain these. These are accessible from the site access off The Avenue. It does appear from the site</p>	<p>Noted, conditions regarding the installation and retention of cycle parking and a disabled parking bay are to be recommended. Confirmation has been received that there are less than 20 staff members and therefore no travel plan statement will be required.</p>

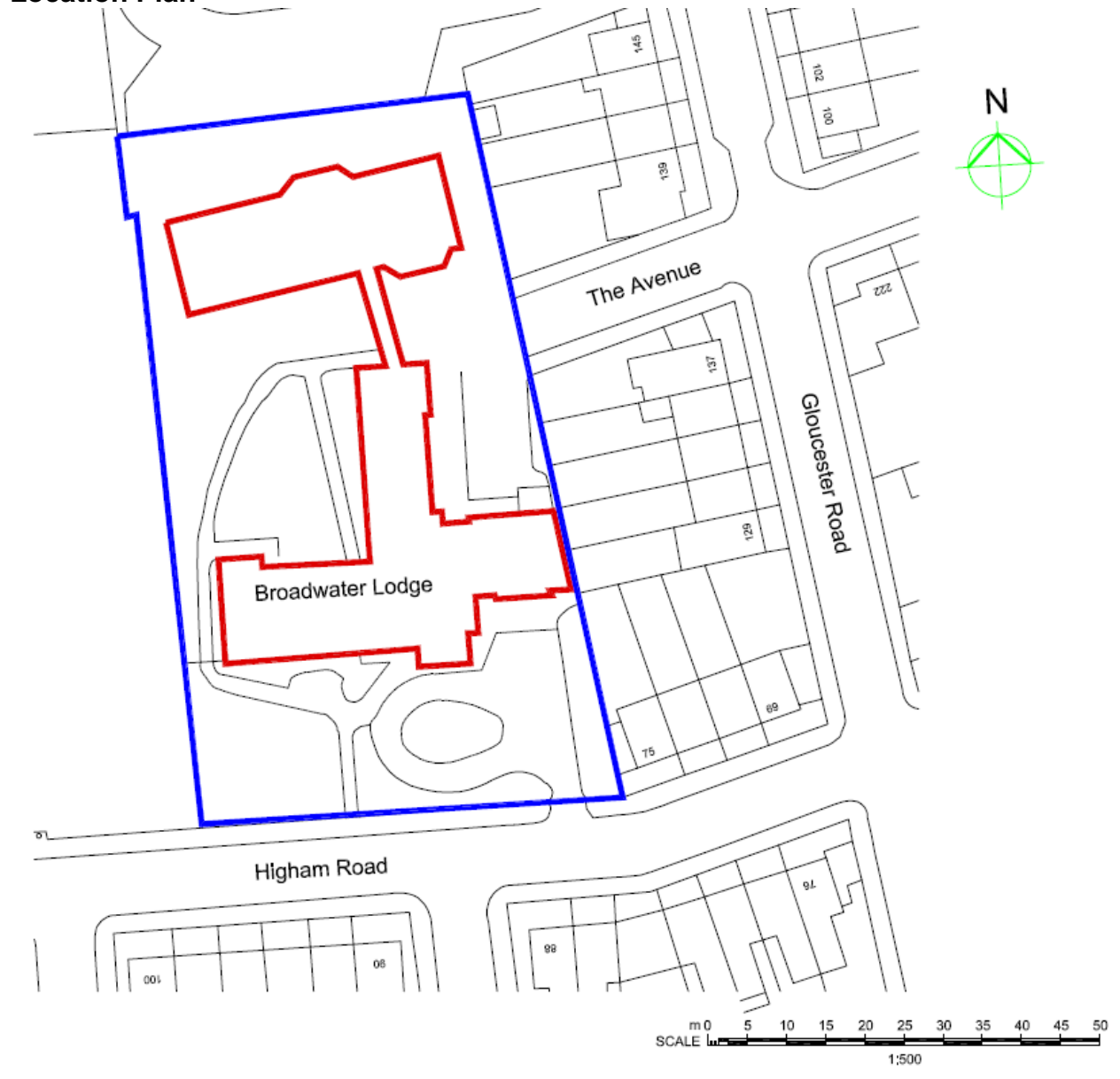
Stakeholder	Question/Comment	Response
	<p>plan submitted with the application that there is another vehicle access off Higham Road, and a hard standing area that can accommodate more vehicles. There is also a turning circle at this side of the building. Whilst there are only four formally marked out parking spaces there are quite generous hard standing areas at both accesses to the site. Given this, it is expected that there will be sufficient space to accommodate car parking demands arising from the site and also accommodate delivery and service vehicles needing to attend the site. Therefore there should be no adverse impacts in terms of parking stress arising from this application proposal.</p> <p>The degree of car ownership by tenants at the site is not known – it would be expected to be relatively low, and visually it looks like another 6 to 8 cars could likely be accommodated off the highway at the site in addition to the four formal spaces. It is noted that there will be one Wheelchair accessible unit provided in this application, which is located on the Higham Road side of the building. Accordingly, a blue badge parking bay should be formally provided close to the building entrance on this side for this unit.</p> <p>In addition to the above, secure, weatherproof Cycle parking should be provided for the site – London Plan FALP standards for C1 require 1 space per 20 rooms for Long stay cycle parking, and 1 per 50 rooms for short term parking. Having said that, given the nature of the development, the applicant should give consideration to increasing this level of provision and also providing dedicated cycle parking for staff, although staff</p>	

Stakeholder	Question/Comment	Response
	<p>numbers are unknown. Full details of the cycle parking should be provided for approval.</p> <p>Finally, London Plan Travel Plan thresholds require a Travel Plan Statement for C1 use when there are more than 20 staff, and less than 100 beds at the premises. A full travel plan is required when there are more than 100 beds. Therefore a Travel Plan Statement will be required should there be more than 20 staff.</p> <p>Overall, in Transportation terms, while there will likely be an uplift in numbers that will be living at the site compared to the previous incarnation, and perhaps a greater likelihood of car ownership by residents, there are quite generous hard standing areas that could accommodate several more cars. The applicant could consider formally marking spaces out for more efficient use of the space and in any instance is required to provide a formal blue badge bay close to the entrance on the Higham Road side of the building.</p> <p>Subject to provision of cycle parking, and of a travel plan statement if appropriate, plus the provision of the blue badge bay, Transportation does not object to the application.</p>	
<p>NEIGHBOURING PROPERTIES</p>	<p>Loss of housing for elderly people</p>	<p>This use was not found to be a viable use of this property when the Broadwater Lodge residential care home was vacant in 2013. As this application is temporary in nature the building could be returned to a residential care if there is viable in the future</p>
	<p>Council should be responsible for all noise disturbance</p>	<p>The planning statement provided outlines</p>

Stakeholder	Question/Comment	Response
	caused by such persons occupying these premises	that all anti-social behaviour will not be tolerated.
	Concern that there are already a number of young adults at the site who cause disruption with regular parties and substance abuse	These disturbances have been from current Guardian tenants and therefore do not reflect the nature of future tenants.

Appendix 2 Plans and Images

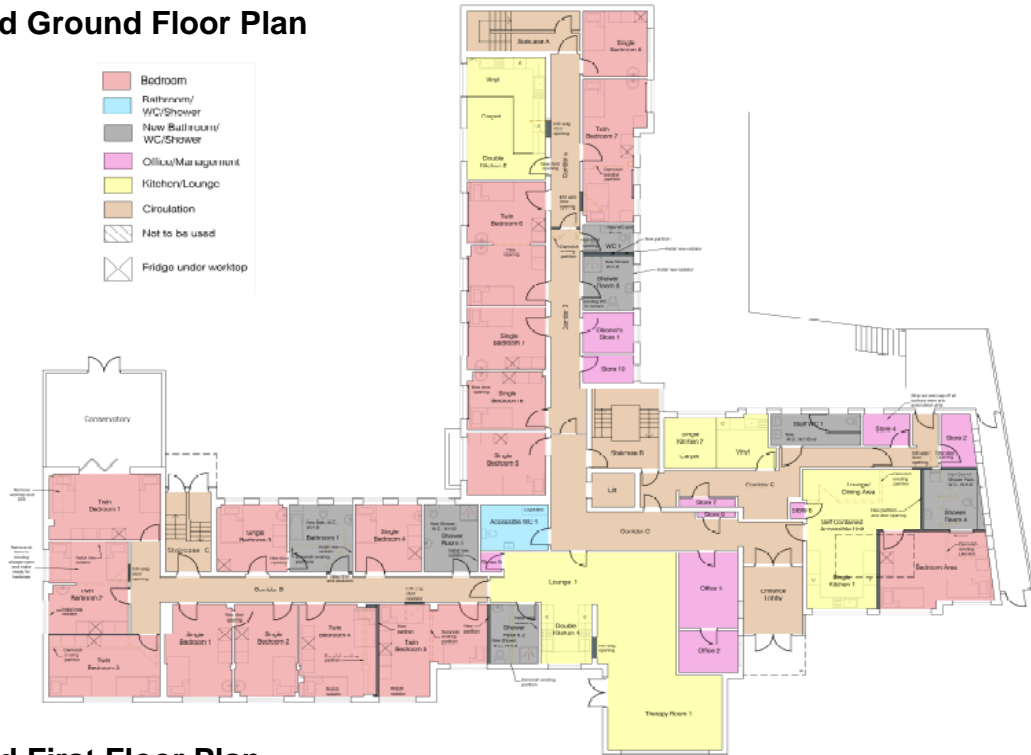
Location Plan



Proposed Lower Ground Floor Plan



Proposed Ground Floor Plan



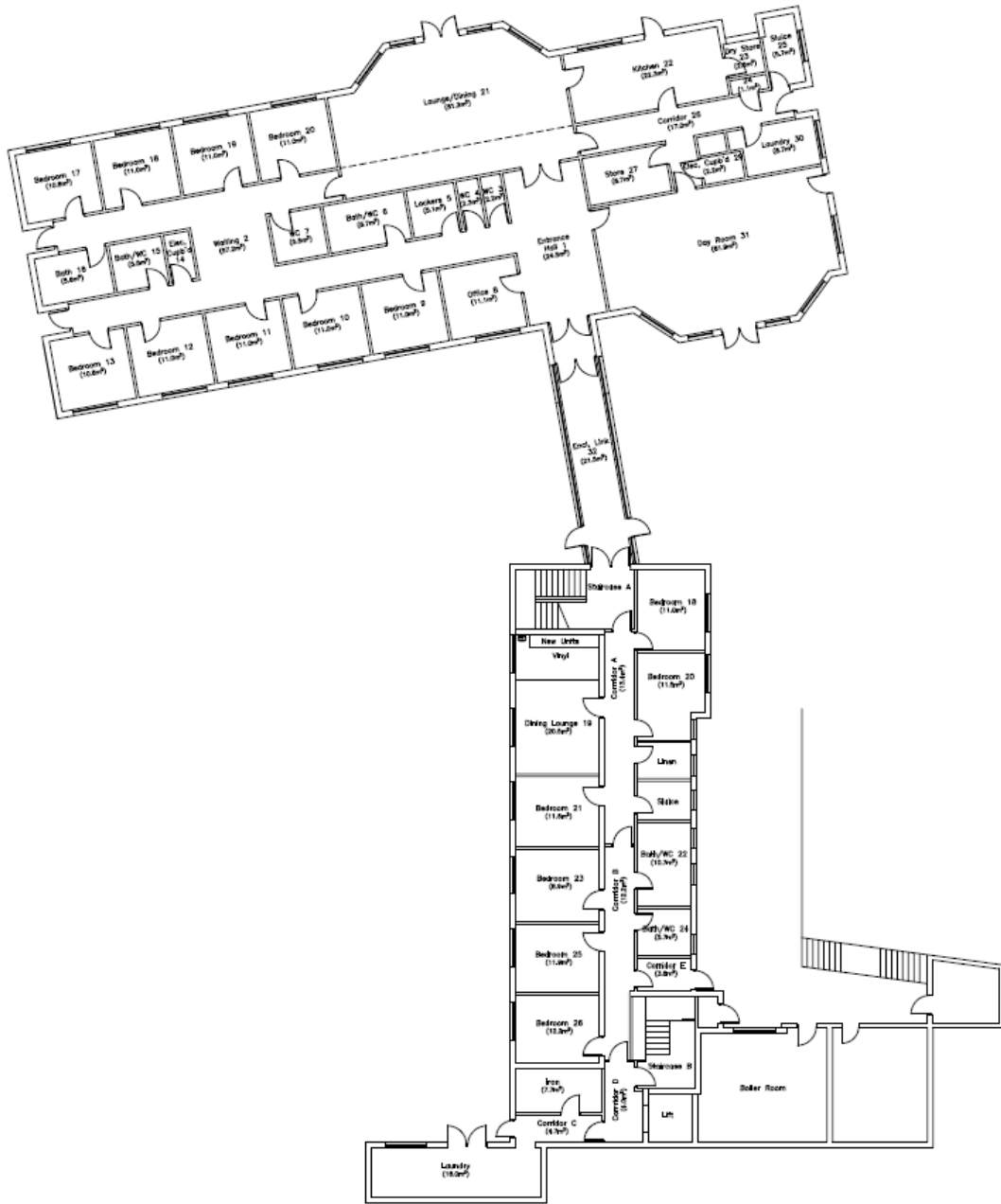
Proposed First Floor Plan



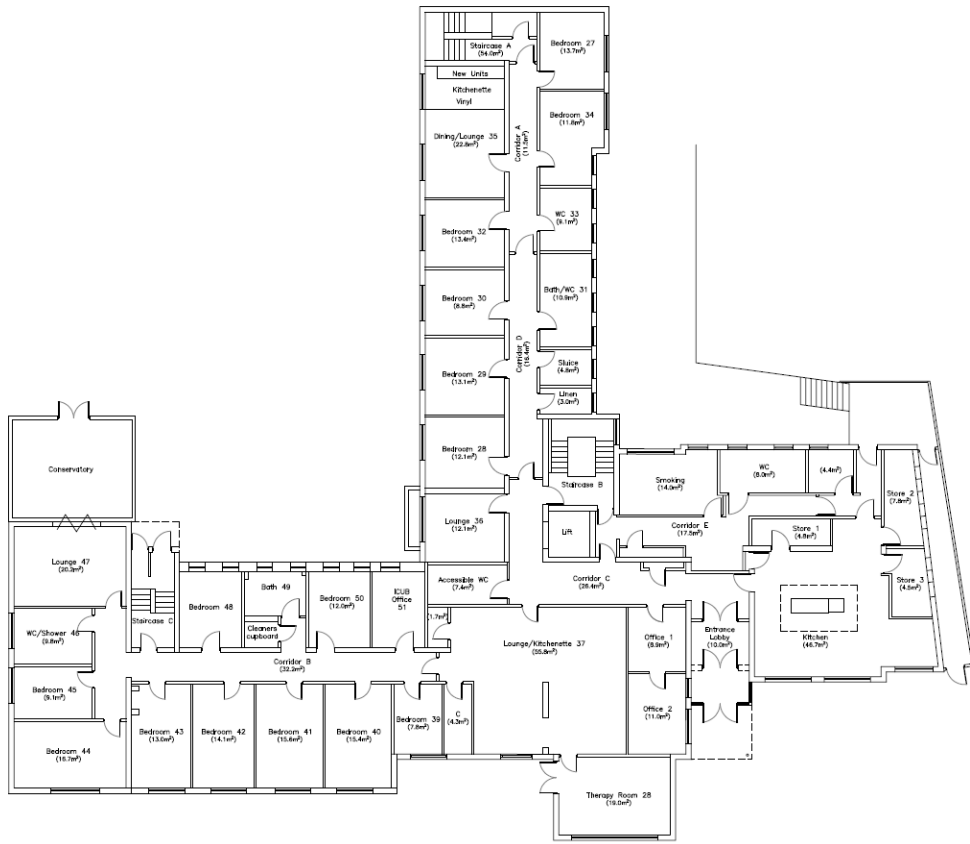
Proposed Second Floor Plan



Lower Ground Floor Plan



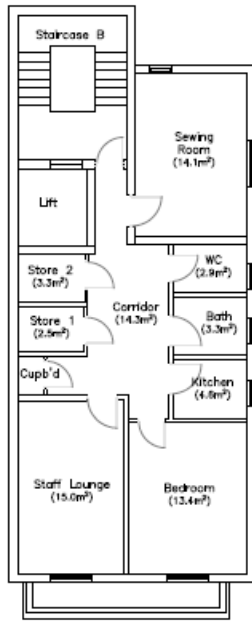
Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan





Haringey Council

Equality Impact Assessment

Name of Project	Supply Plan & Temporary Accommodation Allocations Policy	Cabinet meeting date <i>If applicable</i>	9 th February 2016
Service area responsible			
Name of completing officer	Nick Smith/Denise Gandy	Date EqIA created	
Approved by Director / Assistant Director	Dan Hawthorn	Date of approval	

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.

Haringey Council also has a '**Specific Duty**' to publish information about people affected by our policies and practices.

All assessments must be published on the Haringey equalities web pages. All Cabinet papers MUST include a link to the web page where this assessment will be published.

This Equality Impact Assessment provides evidence for meeting the Council's commitment to equality and the responsibilities outlined above, for more information about the Council's commitment to equality; please visit the Council's website.

Stage 1 – Names of those involved in preparing the EqIA	
1. Project Lead Nick Smith/ Denise Gandy	5.
2. Equalities / HR Kathryn Booth	6.
3. Legal Advisor (where necessary) Robin Levett	7.
4. Trade union	8.

Stage 2 - Description of proposal including the relevance of the proposal to the general equality duties and protected groups. Also carry out your preliminary screening (Use the questions in the Step by Step Guide (The screening process) and document your reasoning for deciding whether or not a full EqIA is required. If a full EqIA is required move on to Stage 3.

A Cabinet report is being brought forward to members for decision. Members are being asked to approve:

- The Supply Plan, including Temporary Accommodation Procurement Plan
- The Temporary Accommodation allocations policy and arrangements for annual monitoring of placements
- Arrangements for producing, publicising and monitoring the annual lettings plan including the allocation of properties between homeless households and estate renewal decants.

This report relates to the Council's approach to meeting the housing needs of some of the borough's most vulnerable residents, including those that share the protected characteristics. It is therefore of high relevance to the Council's Equality Duty.

The Temporary Accommodation allocation policy provides guidance on the placement of households in temporary accommodation. It highlights the process for decision making on the type of accommodation and the location of accommodation to meet interim placements and longer-term placements. The policy notes that due to shortage of supply an increasing number of households are likely to be placed outside Borough on the periphery of London and in exceptional circumstances further afield. The policy outlines the circumstances in which priority will be given to households for accommodation in the borough or in neighbouring boroughs.

The Temporary Accommodation allocation policy sets out who has priority for in-borough placements, and neighbouring borough placements. These can be summarised as (summary description only):

Priority for in-borough accommodation will be given to

- Applicants with a severe and enduring health condition requiring intensive and specialist medical treatment.
- Applicants who are in receipt of a significant package and range of health care options that cannot be easily transferred.
- Applicants with a severe and enduring mental health problem who are receiving psychiatric treatment and aftercare
- Households with children registered on the Child Protection register in Haringey, or families who have high social needs
- Households containing a child with special educational needs
- Applicants who have a longstanding arrangement to provide care and support to another family member in Haringey
- Any other special circumstance will also be taken into account

Priority for placements within neighbouring boroughs will be given to:

- Applicants who have as part of their household, a child or children who are taking exams to be taken within the academic year.
- Applicants who work for more than 16 hours per week will not be placed more than one hour travelling distance by public transport, from their place of employment. This will include women who are on maternity leave from employment.
- Any other special circumstance will be taken into account.

Applicants who meet none of the above criteria are likely to be offered properties outside of Haringey and the neighbouring boroughs, in other parts of London and on the periphery of North London.

Annual Lettings Plan

A key decision going forward is the proportion of permanent lettings allocated to homeless households in temporary accommodation as compared to the proportion allocated to estate renewal decants and it is for this reason we are exploring the equalities impact of this decision.

Data

In assessing the Equalities Impact of this policy, data has been collated on All Homeless Households in Temporary Accommodation, and compared with those who do not meet the criteria for remaining in the borough, and data on residents of possible re-generation sites (Love Lane, Northumberland Park and Broadwater farm).

It should be noted that data on which households in Temporary Accommodation are working over 16 hours a week is not available. In lieu of this information, and the absence of this data, housing benefit payments to rent accounts has been used as a measure of whether the household is

working. It has been assumed that those not receiving housing benefit are likely to be working, though it is clear that there are other reasons for housing benefit not being paid, including suspended claims, and that some household working more than 16 hours will still receive housing benefit.

Stage 3 – Scoping Exercise - Employee data used in this Equality Impact Assessment
Identify the main sources of the evidence, both quantitative and qualitative, that supports your analysis. This could include for example, data on the Council’s workforce, equalities profile of service users, recent surveys, research, results of recent relevant consultations, Haringey Borough Profile, Haringey Joint Strategic Needs Assessment and any other sources of relevant information, local, regional or national.

Data Source (include link where published)	What does this data include?
N/A – the proposed Housing Strategy does not impact on Haringey Council employees	

Stage 4 – Scoping Exercise - Service data used in this Equality Impact Assessment
This section to be completed where there is a change to the service provided

Data Source (include link where published)	What does this data include?
EqIA Profile on Harinet	Age, gender, ethnicity, disability information – for the Council and the Borough
Internal Crystal report: TA0181 Households in TA	Age, gender, ethnicity and family structure of Homeless Households in Temporary Accommodation over the previous 6 months, as of 4 December 2015
Internal Crystal report: HW0137 Single Vulnerable Adults	Vulnerabilities in Single Households in Temporary Accommodation, including Pregnancy, Physical & Mental Health, Learning Difficulties, Ex-offenders, Substance Misuse, 16/17 year olds and Leaving care. <i>Cross referenced with report TA0181 above</i>
Internal Crystal report: HW0116 Households in TA	Date of Birth and ethnicity of all residents in Temporary Accommodation, including family members. <i>Cross referenced with report TA0181 above</i>
Internal Crystal report: TM0172 - Demographic Information	Age, gender, ethnicity, disability information on tenants

**Stage 5a – Considering the above information, what impact will this proposal have on the following groups in terms of impact on residents and service delivery:
Positive and negative impacts identified will need to form part of your action plan.**

	Positive	Negative	Details	None – why?																						
Sex		✓	<p><u>Impact of Temporary Accommodation Allocations Policy</u></p> <p>Given the gender breakdown of those in TA, the location of offers will affect female headed families who make up 75.7% of households in TA.</p> <p>Looking at those households who would not be prioritised to stay within the borough or in neighbouring boroughs, this proportion slightly increases to 77.2%.</p> <table border="1"> <thead> <tr> <th>Gender</th> <th>Measure</th> <th>All Households in TA</th> <th>Households not given priority*</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Female</td> <td>Number</td> <td>2,380</td> <td>478</td> </tr> <tr> <td>%</td> <td>75.7%</td> <td>77.2%</td> </tr> <tr> <td rowspan="2">Male</td> <td>Number</td> <td>766</td> <td>140</td> </tr> <tr> <td>%</td> <td>24.3%</td> <td>22.7%</td> </tr> <tr> <td>Total</td> <td>Number</td> <td>3,146</td> <td>618</td> </tr> </tbody> </table> <p>Despite this similarity of the gender ratios of the two groups, there is a significant change in the family make up with those with dependant children increasing from 76% to 87%.</p> <p>The increase in families is split between Lone Female and Couple households, who both increase significantly. This increase is especially high for white households who form 32% of those not meeting the priority criteria compared with 25% for all those in TA. There is no change in the percentages of Lone male headed households.</p>	Gender	Measure	All Households in TA	Households not given priority*	Female	Number	2,380	478	%	75.7%	77.2%	Male	Number	766	140	%	24.3%	22.7%	Total	Number	3,146	618	
Gender	Measure	All Households in TA	Households not given priority*																							
Female	Number	2,380	478																							
	%	75.7%	77.2%																							
Male	Number	766	140																							
	%	24.3%	22.7%																							
Total	Number	3,146	618																							

Percentages of all households in TA

Households with dependant children)	Black households	White households	All households
Lone female person household	33%	17%	60%
Lone male person household	2%	1%	3%
Couple	3%	7%	13%
All families with dependant Children	38%	25%	76%

Percentages of all households not given priority

Households with dependant children)	Black households	White households	All households
Lone female person household	34%	19%	64%
Lone male person household	2%	1%	3%
Couple	3%	12%	20%
All families with dependant Children	39%	32%	87%

Lone parent families are more likely to have informal support in the local area, and may also find it more difficult to return to the borough for medical, schooling and other reasons due to child care commitments. This will also affect the continuity of schooling for children who are not in exam years

These households will need to be supported with individual concerns including resettlement packages and through working with the local authorities to provide support.

On the positive side, accommodation offered outside the borough will be more

sustainable for households in the long-term as accommodation costs will in most cases be more affordable.

Impact of Lettings Plan

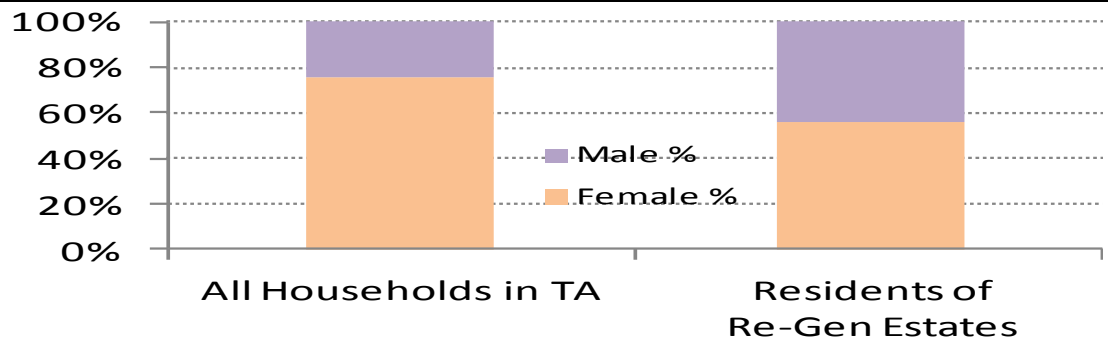
The main impact of the lettings plan is the allocation of housing between homeless households and households decanted from re-generation estates.

The distribution of properties to decanted households will result in an increase in the time Homeless Households spend in Temporary Accommodation. However, in the medium term, the allocation of lettings to decants will also mean that new properties coming out of estate renewals programmes will be released to Homeless Households rather than used to decant households on the estate.

As there are a far higher percentage of females among homeless households than on the re-generation estates, these effects will be fall more on female headed families. There will also be a disproportional affect on single parents who represent 63% of those in Temporary Accommodation.

Gender	Measure	All Households in TA	Tenants on Re-Gen Estates
Female	Number	2,380	1,167
	%	75.7%	56.1%
Male	Number	766	912
	%	24.3%	43.9%
<i>Not Known</i>	<i>Number</i>	-	3
Total	Number	3,146	2,082



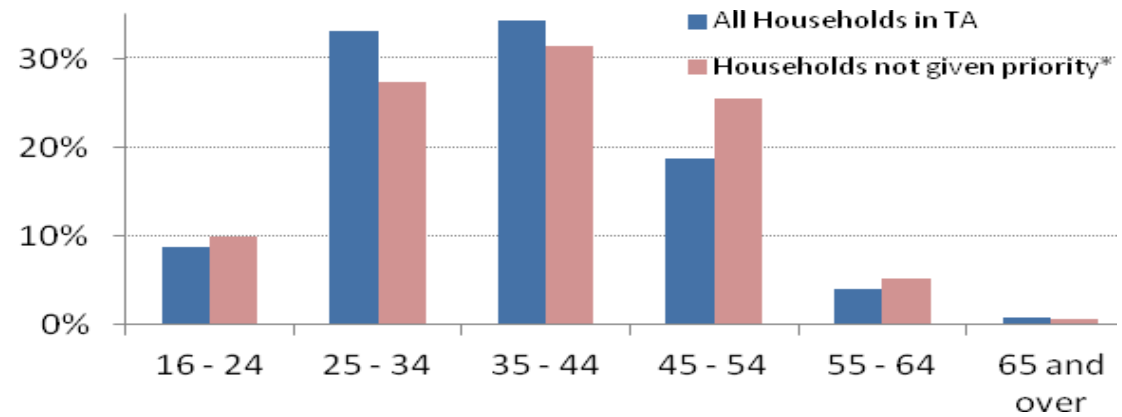


As the estate renewal will deliver more 2 and 3 bed properties, this will benefit families in the future and will decrease the time spent Temporary Accommodation for families once these are delivered.

If decants are given less priority, this will slow down the re-generation schemes and the deliver of new and larger properties.

			<p>100% 80% 60% 40% 20% 0%</p> <p>Male % Female %</p> <p>All Households in TA Residents of Re-Gen Estates</p> <p>As the estate renewal will deliver more 2 and 3 bed properties, this will benefit families in the future and will decrease the time spent Temporary Accommodation for families once these are delivered.</p> <p>If decants are given less priority, this will slow down the re-generation schemes and the deliver of new and larger properties.</p>	
Gender Reassignment			<p><u>Impact of Temporary Accommodation Allocations Policy & Lettings Plan</u> The supply strategy and Temporary Accommodation placements policy are not anticipated to have a disproportionate impact on this protected group.</p> <p>However, information on gender reassignment is not available in relation to the proportion of households presenting as homeless, accessing temporary accommodation or on the council’s housing register. Similarly, information is not available for tenants on the possible estate renewal sites</p>	✓
Age		✓	<p><u>Impact of Temporary Accommodation Allocations Policy</u></p> <p>After applying the criteria for remaining in the borough and in neighbouring boroughs, there is a decrease in the percentages of 24 to 45 year olds and a significant increase in those between 45 and 65. This is largely due to the number of exam age of children younger age groups.</p>	

Age Group	Measure	All Households in TA	Households not given priority*
16 - 24	Number	278	61
	Percentage	8.8%	9.9%
25 - 34	Number	1,045	169
	Percentage	33.2%	27.3%
35 - 44	Number	1,078	194
	Percentage	34.3%	31.4%
45 - 54	Number	593	158
	Percentage	18.8%	25.6%
55 - 64	Number	126	32
	Percentage	4.0%	5.2%
65 and over	Number	26	4
	Percentage	0.8%	0.6%
Total	Number	3,146	618



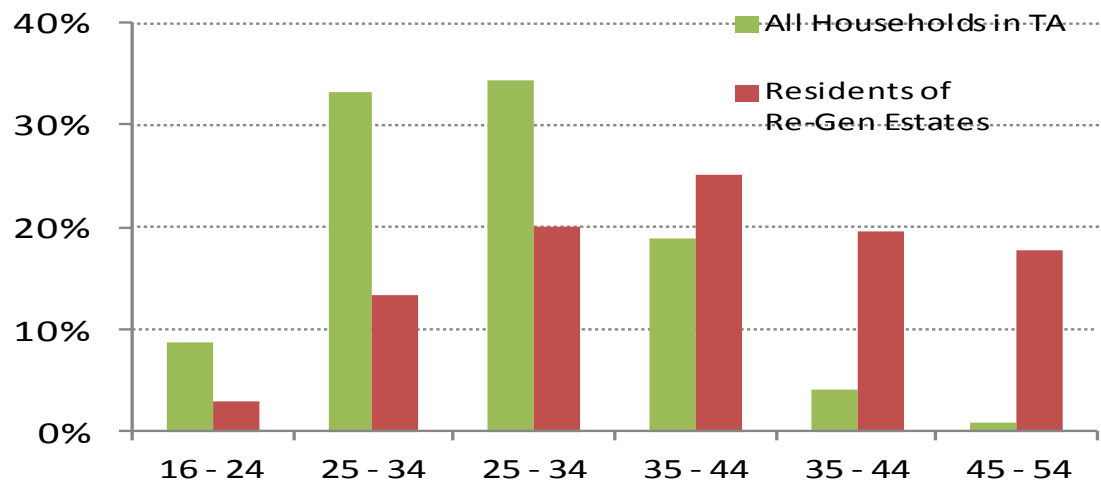


Although there is a decrease in the percentage of younger age groups, it is likely that younger parents will have greater support needs than older parents. It is also noted that despite there are generally more younger people meeting the priority criteria, there is an higher percentage of 16-24 year old lone females with dependant children who don't meet the priority criteria (from 7.2% of all in Temporary Accommodation to 9.4%).

Impact of Lettings Plan

Tenants on Regeneration estates have an older profile than those in Temporary Accommodation and allocating properties to decanted households will mean longer stays in Temporary Accommodation for the Homeless Households who have a younger profile.

Age Group	Measure	All Households in TA	Tenants on Re-Gen Estates
16 - 24	Number	278	60
	Percentage	8.8%	2.9%
25 - 34	Number	1,045	278
	Percentage	33.2%	13.4%
35 - 44	Number	1,078	417
	Percentage	34.3%	20.0%
45 - 54	Number	593	521
	Percentage	18.8%	25.0%
55 - 64	Number	126	406
	Percentage	4.0%	19.5%
65 and over	Number	26	371
	Percentage	0.8%	17.8%
<i>Not Known</i>	<i>Number</i>	-	29
Total	Number	3,146	2,082



The distribution of properties to decanted households will result in an increase in the time Homeless Households spend in Temporary Accommodation. However, in the medium term, the allocation of lettings to decants will also mean that new properties coming out of estate renewals programmes will be released to Homeless Households rather than used to decant households on the estate. It is also noted that these properties will provide more 2 and 3 bed units which are in currently in short supply. The delivery of these new properties will be delayed if assistance is not given to decanting the estate.

Disability

Impact of Temporary Accommodation Allocations Policy

The Temporary Accommodation Allocation policy is not expected to adversely affect those with severe disabilities as the policy sets out a priority to remain in the borough for those with severe and enduring health conditions and mental health problems where treatment or care outside of borough would be detrimental to their health or wellbeing



		✓	<p>Priority is also given to households containing a child with SEN receiving education or support in Haringey.</p> <p>The policy does allow some with disabilities with low level support needs to be moved. However, individual assessments will seek to determine if moves unduly affect each household and to consider any issues raised.</p> <p><u>Impact of Lettings Plan</u></p> <p>The impact of the prioritising decants over homeless households will have a positive impact on disabled households on the Love Lane Estate as they will be waiting a shorter period of time for a new home which meets their need. However, this policy will also cause longer stays in temporary accommodation.</p> <p>Rehousing is likely to have a higher impact on those in Temporary Accommodation than those who are already have permanent tenancies as those housed in permanent housing are more likely to have established support networks. However, as Temporary Accommodation is allocated with regard to need, Temporary Accommodation is more likely to be suitable than long term residents of estates who may not have not requested more suitable accommodation and/or are awaiting transfers .</p> <p>With regard to the profiles of those likely to be rehoused and those on the decant estates, there are similar profiles between these two populations with 17% of households in band A of Housing Register having a disability against 16.7% of people in Northumberland Park ward who a long term limiting illness and 7.2% who describe their health as bad or very bad</p> <p>Within each Lettings Plan, lettings are allocated for Critical and Serious medical/welfare cases, and these can be reviewed and/or amended annually which can amend the priority to those with higher needs.</p>	
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Race & Ethnicity



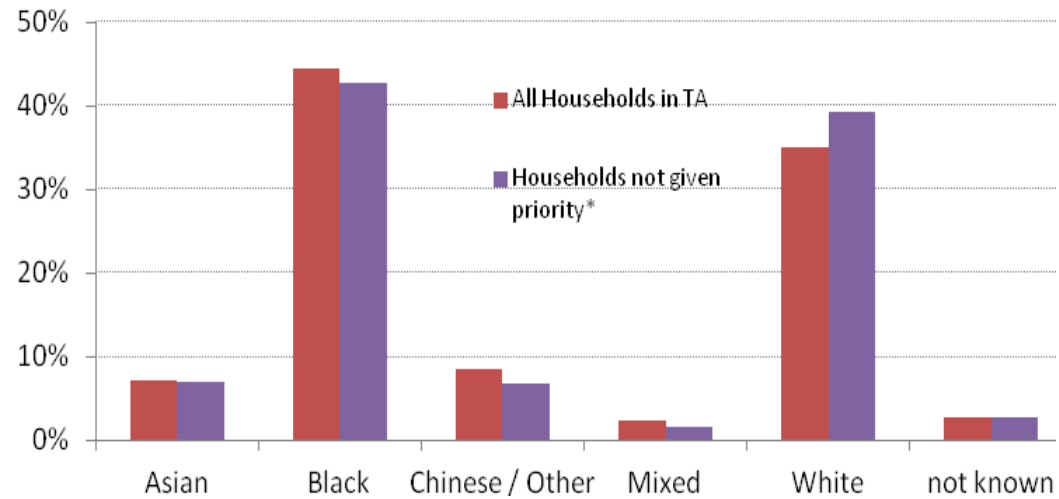
Impact of Temporary Accommodation Allocations Policy

Given the high proportion of black households in TA, the location of offers will disproportionately affect black households who make up 44.4% of all households.

The proportion of households affected by the criteria is broadly in line with the proportion of these households in temporary accommodation, although a slightly higher proportion of white households are affected (from 34.9% of all households in TA to 39.2% of those who would not be prioritised)

As discussed above in gender, the majority of households who don't meet the priorities for local placements will have dependant children. It is noted that of the 264 Black Households who might be placed out of the borough, 213 will be single females with dependant children.

Ethnicity	Measure	All Households in TA	Households not given priority*
Asian	Number	224	43
	Percentage	7.1%	7.0%
Black	Number	1,396	264
	Percentage	44.4%	42.7%
Chinese / Other	Number	268	42
	Percentage	8.5%	6.8%
Mixed	Number	74	10
	Percentage	2.4%	1.6%
White	Number	1,099	242
	Percentage	34.9%	39.2%
Not known / refused	Number	85	17
	Percentage	2.7%	2.8%
Total	Number	3,146	618



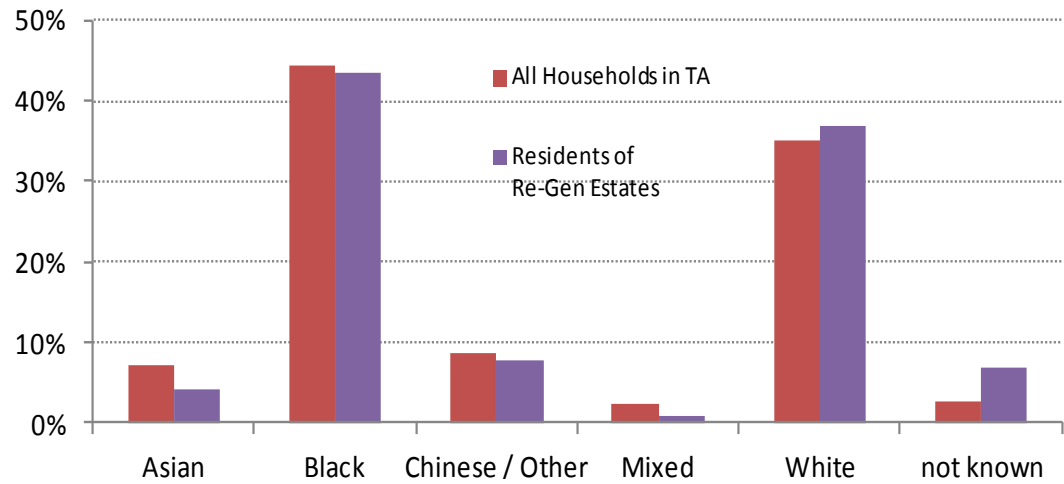
In addition to the impact on families, placement out of London placement may have an adverse affect on access to cultural facilities and links to established communities.

Impact of Lettings Plan

The populations of re-generation estates and those in Temporary Accommodation are broadly similar though there are more Asian and mixed households on the estate and slightly more white households. However, there is a high proportion of black households and white households currently in Temporary Accommodation and therefore these households will be predominantly affected by the policy. If the Lettings Plan increases the distribution of properties to decants then these households will spend longer waiting in temporary accommodation.

Ethnicity	Measure	All Households in TA	Residents of Re-Gen Estates
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Asian	Number	224	89
Asian	Percentage	7.1%	4.3%
Black	Number	1,396	905
Black	Percentage	44.4%	43.5%
Chinese / Other	Number	268	161
Chinese / Other	Percentage	8.5%	7.7%
Mixed	Number	74	19
Mixed	Percentage	2.4%	0.9%
White	Number	1,099	767
White	Percentage	34.9%	36.8%
not known	Number	85	141
not known	Percentage	2.7%	6.8%
Total	Number	3,146	2,082



Impact of Temporary Accommodation Allocations Policy and Lettings Plan

Sexual Orientation

			<p>The supply strategy and Temporary Accommodation placements policy are not anticipated to have a disproportionate impact on this protected group.</p> <p>However, information on sexual orientation is not available in relation to the proportion of households presenting as homeless, accessing temporary accommodation or on the council's housing register. Similarly, information is not available for tenants on the possible estate renewal sites</p>										
Religion or Belief (or No Belief)			<p><u>Impact of Temporary Accommodation Allocations Policy and Lettings Plan</u></p> <p>Information on religion is not available for those in temporary accommodation and only partial for those on estates. However, it is noted that for those in Temporary Accommodation who may be moved out of the borough may be isolated in terms of being near religious institutions and appropriate cultural facilities. These factors should be taken into account when assessing each client</p>										
Pregnancy & Maternity			<p><u>Impact of Temporary Accommodation Allocations Policy</u></p> <p>The Placements policy gives priority to those who are on maternity leave and so those on maternity leave will be excluded. There is also a significant decrease in the number of pregnant women and these factors and support levels will be considered with the assessment of each household</p> <table border="1" data-bbox="676 927 1805 1090"> <thead> <tr> <th>Measure</th> <th>All Households in TA</th> <th>Households not given priority*</th> </tr> </thead> <tbody> <tr> <td>Number</td> <td>22</td> <td>1</td> </tr> <tr> <td>Percentage</td> <td>0.7%</td> <td>0.2%</td> </tr> </tbody> </table> <p><u>Impact of Lettings Plan</u></p> <p>There is no information on pregnancy on housing estates, but the Lettings plans are not anticipated to have a significant impact on those who are pregnant.</p>	Measure	All Households in TA	Households not given priority*	Number	22	1	Percentage	0.7%	0.2%	
Measure	All Households in TA	Households not given priority*											
Number	22	1											
Percentage	0.7%	0.2%											

Marriage and Civil Partnership (note this only applies in relation to eliminating unlawful discrimination (limb 1))			<p>There is no information for either temporary accommodation or the lettings plan held on marriage and civil partnership. However, Temporary accommodation figures indicate a high proportion of single households will be affected. These households may have greater need of local support networks which could be disrupted by out of borough placement.</p>	<p>See note to left</p>
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Stage 5b – For your employees and considering the above information, what impact will this proposal have on the following groups: Positive and negative impacts identified will need to form part of your action plan.

	Positive	Negative	Details	None – why?
Sex				The proposals will not impact on staff
Gender Reassignment				As above
Age				As above
Disability				As above
Race & Ethnicity				As above
Sexual Orientation				As above
Religion or Belief (or No Belief)				As above
Pregnancy & Maternity				As above
Marriage and Civil Partnership (note this only applies in relation to eliminating unlawful discrimination (limb 1))				As above

Stage 6 - Initial Impact analysis

Actions to mitigate, advance equality or fill gaps in information

Temporary Accommodation Allocations Policy

The Council will, wherever possible, seek to acquire affordable Temporary Accommodation within the borough and in neighbouring boroughs. However, where there is insufficient affordable temporary accommodation, placing families in borough may cause them excessive financial hardship. Where sufficient affordable temporary accommodation is not available the Council will have to seek alternative accommodation further afield.

The allocations policy criteria will ensure that the most vulnerable groups – such as those with care needs - are given priority for in-borough and neighbouring borough placements. However, the EqIA notes that some protected groups may be disproportionately affected by the policy. Those with dependent children will be particularly affected and represent 87% of those who won't meet the priority criteria. Out of borough placements may have a negative impact for certain protected groups, for example, disruption to schooling for families with dependent children, separation from cultural and religious facilities which may have a larger effect on smaller communities, and loss of local support networks.

Temporary Accommodation Allocations Policy

The Temporary Accommodation Allocations Policy prioritises households according to vulnerability. However, where placements need to be made out of borough, a range of services and options are being developed to support these households.

Homes for Haringey will be commissioned to develop a package of support to be introduced in conjunction with the Temporary Accommodation Allocations Policy. Possible support measures that will be considered include:

- Assistance on the placement of children in local schools
- Subsidised travel back to the local borough for set periods
- Assistance in registering with local health, social services and other support agencies.
- Working with the local authorities to generate additional support packages

The outcomes of the Temporary Accommodation Allocations Policy will be monitored on an annual basis and will include an assessment of the impact on the protected groups. This annual appraisal will give particular attention to those households who have been placed in accomodaiton in neighbouring broughs and, exceptionally, out of London. The policy and the annual monitoring reports will be publically available

Lettings Plan

<p>Lettings Plan</p> <p>The effect of the Lettings Plan and in particular, the tension between decanting properties and housing homeless households will affect the length of time households spend in temporary accommodation.</p> <p>The proposal put to members is to offer limited support to the decant programme to start each renewal scheme. This will allow each scheme to start but will allow homeless households to continue to be housed. However, this will mean that newer properties will be allocated to current tenants at the expense of homeless households.</p>	<p>The extension of time in Temporary Accommodation will be reduced if a limit is agreed on the support for decant placements. For those who are currently in Temporary Accommodation, current support packages will continue.</p> <p>The impact on protected groups will be assessed annually when setting the Lettings Plan for the following year, and will include a review the allocation of lettings between the decant programme and homeless households.</p>
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Stage 7 - Consultation and follow up data from actions set above	
Data Source (include link where published)	What does this data include?
<p>There is no statutory requirement to consult on this policy and given the transient population of those in Temporary Accommodation and the considerable testing of policies through the court, such consultation is likely to be of limited value.</p>	

Stage 8 - Final impact analysis

The EqIA notes that there would be adverse impacts for these households including isolation from support networks and disruption in schooling for non exam age children. Under the proposed Temporary Accommodation procurement plan, placement outside of London would be a measure of last resort. However, in situations where placement out of London is unavoidable due to the limited availability of affordable temporary accommodation and placement in London could cause a family unacceptable financial hardship, a clear package of support will be agreed to mitigate the impact for these households.

The EqIA will be updated annually in line with the equalities monitoring for these policies and as set out above.

Stage 9 - Equality Impact Assessment Review Log

Review approved by Director / Assistant Director	<input type="text"/>	Date of review	<input type="text"/>
Review approved by Director / Assistant Director	<input type="text"/>	Date of review	<input type="text"/>

Stage 10 – Publication

Ensure the completed EqIA is published in accordance with the Council’s policy.

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Report for: Haringey Cabinet 15 November 2016

Item number: 14

Title: Contract extensions for children and young people and families substance misuse

Report authorised by : Jeanelle De Gruchy

Lead Officer: Sarah Hart, ext 1450, sarah.hart@haringey.gov.uk

Ward(s) affected: All

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

1. Describe the issue under consideration

- 1.1. The report seeks agreement by Cabinet of the extension of the substance misuse service for children, young people and families substance misuse service. The contract was awarded by Cabinet for an initial period of three years, with an option to extend for a further 2 years, the current contract ends in March 2017.
- 1.2. The report recommends the award of contract extension for 2 years in accordance with Contract Standing Order (CSO 10.02.2).

2. Cabinet Member introduction

- 2.1 Early intervention approaches can and should play a central role in local approaches to tackling young people's substance misuse and reducing the risks of young people starting to use drugs and alcohol problematically. Problematic use means drug or alcohol use that has a negative impact on their health, wellbeing, relationships and education.
- 2.2 When the service was reviewed in 2013/14 young people clearly identified wanting a service that was separate from adults services, with its own name and which could be easily accessed. Young people were part of the evaluation of the tender process of which Insight Platform was the successful bidder. Cabinet awarded this contract for 3 years with an option to extend for a further 2 years. The specified outcomes have been met and the services remain busy and well used. I would therefore support the request to extend the contract for a further 2 years.

3. Recommendations

- 3.1. In accordance with CSO 10.02.2 to agree the extension of the following contract for 2 years.

Organisation	Service provided	Total value for life of the contract extensions
CDP Blenheim (Insight Platform)	Children's young people and families substance misuse service	£570,000 (start date 1 April 2017)

4. Reasons for decision

- 4.1. In 2014 a contract was awarded by Cabinet for a children's young people and families substance misuse service. The contract length was for 3 years with the option to extend for a further 2 years.
- 4.2. The service has recently been realigned with the Council's new children's services structure and is working in an integrated way with teams.
- 4.3. The service is meeting expected outcomes. To ensure continued service improvement over the next two years, the service will be monitored on a quarterly basis and the public health commissioner will continue to meet with children's service managers to ensure the service is working closely with the Council's children's services.

5. Alternative options considered

- 5.1. There is a competitive market for the provision of adult substance misuse services; however few provide stand alone children's services. When the service was tendered in 2013/14 there were 3 bidders. Instead of extending the contracts Haringey could have returned to the market by retendering, it took the decisions not to for the following reasons;
- Since the last procurement no new market opportunities in terms of technological changes or new providers, have arisen.
 - The current provider was the incumbent provider when the service was last tendered and continues to deliver well and to have an excellent relationship with children's services particularly schools.
 - When benchmarked against other councils this services perform well in terms of outcome and the length of time it takes to complete treatment.
 - There is no intention at this stage to radically re-specify the services.
 - Re tendering creates anxiety within staff and service users, the types of services delivered within this contract rely on a strong stable relationship between service users and their key worker.

6. Background information

- 6.1 Very few young people develop substance misuse dependency. Those who use drugs or alcohol problematically are likely to be vulnerable and experiencing a range of problems, of which substance misuse is one. Young people's needs differ from adults:
- The majority of young people accessing specialist drug and alcohol interventions have problems with alcohol (37%) and cannabis (53%), requiring psychosocial, harm reduction and family interventions, rather than treatment for addiction, which most adults but only a small minority of young people require.
 - Most young people need to engage with specialist drug and alcohol interventions for a short period of time, before continuing with further support elsewhere, within an integrated young people's care plan.
 - Most support plans for young people include help for parents and siblings.
- 6.2 Haringey commissions a specialist substance misuse service for young people because their needs differ from adults and require close working with children's services.
- 6.3 The Haringey service also helps families with different sorts of substance misuse related need:
- Families who do not have substance misuse problems themselves but need the skills to help their children.
 - Parents in the drug and alcohol services who need parenting skills.
 - Partners/parents of those who use drugs who are the main carer for children who want reassurance and support.
 - Parents in children services who misuse substances who need an integrated substance misuse and parenting service.
- 6.4 In terms of capacity, the service is reaching its targets; in 2015/16:
- 332 young people had brief advice sessions
 - 202 young people with a substance misuse problem were worked with of which 67% were referred from universal education and 3% alternative education and 11% children's services and 3% CAMHs
 - 79% of young people left treatment in a planned way
 - 80 family members were worked with
 - 150 professionals were trained around substance misuse.

7. Contribution to strategic outcomes

- 7.1. The young people's service is a key element of Priority 1, helping young people to fulfil their potential.

8. Comments of the Chief Finance Officer and financial implications

- 8.1. This report details the proposal to extend the substance misuse contracts recommending extension for a further 2 years.

The total value of the contract over the final two years of this contract is £570,000 funding from the Public Health grant has been identified to commission these services withing the current MTFS.

9. Head of Procurement Comments

- 9.1. The Contractor has been providing a good service which has been regularly monitored by both service and its users. They have demonstrated service efficacy by meeting contract targets and reducing the level of substance misuse which compares favourably with national statistics and contributes to the Corporate Plan.
- 9.2. The recommendation for contract extensions will enable continuity of provision, provide additional efficiency savings and is line with the requirements of Contract Standing Order 10.02.2.
- 9.3. Service must, however, continue to ensure the contract is regularly monitored and key performance targets are met.

10. Comments of the Assistant Director of Corporate Governance and legal implications

- 10.1 The Assistant Director of Corporate Governance notes the contents of the report.
- 10.2 This is a key decision and the Service have confirmed this is on the Forward Plan.
- 10.3 The Assistant Director of Corporate Governance confirms there are no legal reasons preventing Cabinet from approving the recommendations in the report.

11. Equalities and Community Cohesion Comments

- 11.1. 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.

11.2. These contracts have been developed to address health inequalities as identified through the Joint Strategic Needs Assessment. A full Equality Impact Assessment was conducted as part of the tendering process. All providers collect data to monitor their fulfilment of equalities duties.

12. Use of Appendices

None

13. Local Government (Access to Information) Act 1985

N/A

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Report for: Haringey Cabinet 15 November 2016

Item number: 15

Title: Contract extension of integrated Substance Misuse services

Report authorised by : Jeanelle de Gruchy

Lead Officer: Sarah Hart, ext 1450, sarah.hart@haringey.gov.uk

Ward(s) affected: All

Report for Key/

Non Key Decision: Key decision

1. Describe the issue under consideration

- 1.1. The report seeks agreement by Cabinet of the extension of three public health substance misuse service contracts. The contracts are for adult services, they were awarded by Cabinet for an initial period of three years, with an option to extend for a further 2 years, the current 3 year contracts end in December 2016.
- 1.2. The report recommends the award of contract extensions for 2 years in accordance with Contract Standing Order (CSO 10.02.2)

2. Cabinet Member introduction

- 2.1. Reflective of most of London, Haringey has a high prevalence of problematic substance misuse, which if untreated can potentially impact on any sphere of life: family, employment, education, social interactions and result in crime and antisocial behaviour. It is therefore important that the Council continues to fund substance misuse services providing early and ongoing help. The Haringey drug and alcohol treatment system was reviewed in 2013-14 and streamlined from five into the three adult contracts. Cabinet awarded these contracts for 3 years with an option to extend for a further 2 years. The specified outcomes have been met and the services remain busy and well used. I would therefore support the request to extend the contracts for a further 2 years.

3. Recommendations

- 3.1. In accordance with CSO 10.02.2 to agree the extension of the following contracts for 2 years:

Organisation	Service provided	Total value for life of the contract
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		extensions
HAGA	Alcohol misuse prevention and community treatment	£838,000 (start date 1 January 2017)
Barnet Enfield and Haringey Mental Health Trust (The Grove)	Drug misuse prevention and treatment plus criminal justice intervention programme	£4,844,000 (start date 1 January 2017)
St Mungo's	Substance misuse recovery services	£1,942,000 (start date 1 January 2017)

4. Reasons for decision

- 4.1. In 2013 three contracts were awarded by Cabinet for the provision of adult substance misuse services. The contract length was 3 years with the option to extend for a further 2 years.
- 4.2. The services are meeting expected outcomes (6.4 6.5). To ensure continued service improvement over the next two years, service users are currently conducting a review, the finding of which will be incorporated into an updated specification.
- 4.3. The contract extensions include further budget savings in 2017/18 of £170,000 for HAGA and BEH Mental Health Trust. These services will also help to generate an additional £100,000 in savings through offering more community based services, thus reducing the need for spot purchased residential services.

5. Alternative options considered

- 5.1. There is a competitive market for the provision of substance misuse services. This market consists of both NHS and not for profit organisations. When these services were tendered in 2013/14 there was good market engagement, with between 3-5 providers bidding for each service. Instead of extending the contracts Haringey could have returned to the market by retendering, it took the decisions not to for the following reasons;
 - Since the last procurement no new market opportunities in terms of technological changes or new providers, have arisen.
 - The current providers are delivering as per specification and working with the commissioner to innovate and make savings.
 - When benchmarked against other councils these services perform well in terms of outcome and the length of time it takes to complete treatment.
 - The current services have a skills mix of NHS and voluntary sector staff, which provides good, affordable services.
 - There is no intention at this stage to radically re-specify the services.

- Re-tendering creates anxiety within staff and service users, the types of services delivered within this contract rely on a strong stable relationship between service users and their key worker.

6. Background information

- 6.1. Haringey has a significant drug problem; in 2015 the estimated prevalence of crack cocaine and opiate users was 1,847 or 10.0 per 1,000 (Haringey Health Profile, 2015) whereas the national rate for England was 8.4 per 1,000. Those most vulnerable to problematic drug use, especially crack cocaine and heroin use, are more likely to live in deprived areas, suffer from mental ill health, live in poor housing and be involved in criminal activity (National Treatment Agency, Oct 2011). Haringey's profile of those in drug treatment reflects this, with the majority entering treatment coming from the most deprived wards.
- 6.2. The severity of crack and cocaine use of those entering treatment in Haringey is above the national average (National Drug Treatment Measuring System 2015). Drug use is linked to crime and so services are aimed at engaging with offenders, 25% of those currently in treatment entered via criminal justice services i.e. police and probation.
- 6.3. Haringey has high levels of problematic alcohol misuse, it is estimated that 10,000 residents are dependent drinkers with a further 60,000 drinking at levels that would require some level of alcohol intervention. Harmful alcohol use if not addressed leads to alcohol-related conditions, including cardiovascular disease, liver damage. It also contributes to problematic levels of alcohol-related crime and anti-social behavior.
- 6.4. Despite a national drop in those attending services, the levels of those entering treatment remains stable in Haringey.
- 6.5. In terms of capacity, the services are reaching targets provided in 2015/16:
- 2,000 plus adult residents were given advice, information and prevention services.
 - 1,196 problematic adult drug users were engaged in structured drug treatment, helping them to control and then reduce their drug use.
 - 600 alcohol dependent adults received alcohol treatment.
 - 200 substance misusers were case managed by the specialist criminal justice intervention team within the drug service, contributing to local reductions in crime and in particular acquisitive crime; reported re-offending rates for this group is 43% which is lower than national levels.
 - 1000 service users were supported in the recovery service to ensure that they did not relapse and need to re-enter treatment.
- 6.6. Outcomes are measured centrally by Public Health England:
- Of the total population of drug users in treatment in 2014/15 (n=1,169), 18% left treatment successfully against a national average of 16%. 89% of those leaving successfully did not return into treatment within 6 months, national average is a 88%

- 41% of the total number in alcohol treatment in 2014/15 (n=600) exited the service successfully, this is in the top quartile for the country.

6.7. The contracts will be monitored by the substance misuse commissioner in the public health team, service users feed into this through the Haringey User Network.

7. Contribution to strategic outcomes

7.1. The adult services are a key element of delivery of reduction in substance misuse which is an outcome within the Corporate Plan Priority 2 and reducing reoffending and antisocial behaviour contributes to Priority 3. This service is linked to the cross-cutting themes: 'Prevention and early intervention', 'A fair and equal borough', 'Working in Partnership' and 'Working together with communities'.

8. Comments of the Chief Finance Officer and financial implications

8.1. This report details the proposal to extend the substance misuse contracts recommending extension for a further 2 years.

8.2. The total value of the contracts proposed over the final two years of this contract is £7624k. Funding from the Public Health grant has been identified to commission these services withing the current MTFS.

9. Head of Procurement Comments

9.1. The Contractors have been providing a good service which has been regularly monitored by both service and its users. They have demonstrated service efficacy by meeting contract targets and reducing the level of substance misuse which compares favourably with national statistics and contributes to the Corporate Plan.

9.2. The recommendation for contract extensions will enable continuity of provision, provide additional efficiency savings and is line with the requirements of Contract Standing Order 10.02.2.

9.3. Service must, however, continue to ensure the contract is regularly monitored and key performance targets are met.

10. Comments of the Assistant Director of Corporate Governance and legal implications

10.1 The Assistant Director of Corporate Governance notes the contents of the report.

10.2 This is a key decision and the Service have confirmed this is on the Forward Plan.

10.3 The Assistant Director of Corporate Governance confirms there are no legal reasons preventing Cabinet from approving the recommendations in the report.

11. Equalities and Community Cohesion Comments

11.1. 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.

11.2. These contracts have been developed to address health inequalities as identified through the Joint Strategic Needs Assessment. A full Equality Impact Assessment was conducted as part of the tendering process. All providers collect data to monitor their fulfilment of equalities duties.

12. Use of Appendices

None

13. Local Government (Access to Information) Act 1985

N/A

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Report for: Cabinet 15th November 2016

Title: Sale of land and retail unit at Kerswell Close

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

Lead Officer: Jon McGrath, Assistant Director Corporate Property and Major Projects

Ward(s) affected: St.Anns and Seven Sisters

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

1. Describe the issue under consideration

- 1.1 The land at Kerswell Close is currently a grassed communal area and car-parking area with a retail unit located on it and adjacent to St. Ann's Road and is currently HRA land. The land offers the opportunity to provide a new development of affordable housing in the Borough. There is strong demand for intermediate housing in the area and this site provides an opportunity for 36 affordable home ownership units to be built.
- 1.2 Pocket Living is proposing to create the development on the site subject to planning. Pocket Living LLP was awarded £21.7m equity funding for 10 years by the Mayor of London as part of his Housing Covenant commitment to help thousands of low income working people into home ownership. This funding is expected to see around 400 Pocket Living LLP homes developed in the first two years alone, committing to the GLA that profits will be reinvested alongside the Mayor's capital over the life of the programme
- 1.3 The report sets out the proposal to provide a long lease to Pocket Living of the site in order to develop the 36 housing units subject to planning.

2. Cabinet Member Introduction

- 2.1 The sale of the land at Kerswell Close provides an opportunity for Pocket Living to provide a high percentage of affordable housing in the Borough. There is an increasing demand for intermediate housing and this site is well located to provide 36 affordable home ownership units.

3. Recommendations

3.1 The Cabinet is asked to agree:

- a) To declare surplus to requirements the land at Kerswell Close (and edged red on the attached plan in Appendix A).
- b) To authorise the disposal of the land on a long lease and based on the heads of terms set out in Appendix B of the land to Pocket Living LLP for the sum of £1,000,000. This will be subject to providing 36 units of intermediate housing which is also subject to planning.
- c) To delegate the authority to agree the final price and heads of terms to the Director Regeneration Planning and Development after consultation with the Cabinet Member for Housing Regeneration and Planning and S151 officer.
- d) To note that the retail unit on the site will be disposed of with a loss of £8,000 pa and that budgets be aligned to reflect this.

4. Reasons for decision

- 4.1 Pocket Living specialises in affordable housing developments and is in a position to deliver a scheme that will maximise the number of units on the site. This supports the Council's Corporate Plan and housing priorities for the Borough.

5. Alternative options considered

- 5.1 The Council could retain the land. However this would limit the opportunity for development and it is unlikely that the number of affordable units would be delivered on the site as proposed by Pocket Living.
- 5.2 The Council could dispose to a Registered Provider. However a number of other potential Council development sites will shortly be considered for disposal via this route and Pocket Living will provide a diversity of affordable tenure within this portfolio with their affordable sale product.

6. Background information

- 6.1 The land forms a communal grassed area on the corner of Kerswell Close and St. Ann's Road. The land includes a retail unit which currently trades as an Oriental Food store (formerly public toilets). There is a path through the land which will need to be reflected in the planning proposals.
- 6.2 Disposing of the land will enable the development proposed by Pocket Living to take place and therefore support the Regeneration of Tottenham in line with the Council's aspirations. There are few opportunities available in the Borough to provide such a number of affordable units and will make

good use of the funding available to Pocket Living from the Mayor of London's capital budget.

- 6.3 Pocket Living LLP is a housing developer who specialise in building affordable housing. They have completed developments in Hackney, Hammersmith & Fulham, Westminster, Hounslow, Ealing and Camden. Pocket Living LLP's model is based on provision of housing to a growing number of people who are falling into the widening gap between social housing (ineligible) and home ownership (unaffordable). Consequently, Pocket Living LLP seek to develop "pocket" homes for this "intermediate market", as these buyers earn too much to qualify for social housing but also cannot afford to buy on the open market.
- 6.4 The Pocket Living LLP model is to principally develop one bed flats which are sold outright to buyers, priced at least 20% lower than the local market value. The units are built to a smaller size (typically 38m²) than standard 1 bed flats, however this is reflected in the sale value to maximise affordability for first time buyers. The flats are also well designed to maximise a sense of space. Pocket Living LLP buyers will own 100% of the equity and the value of their home. To be eligible, buyers must earn less than the maximum household earnings limit (currently in the region of £71,000 per annum although Pocket owners average £39,000 per annum) set each year by the Mayor of London.
- 6.5 A restrictive covenant protects Pocket's affordability for the local market audience from the first sale onwards. Should a Pocket owner wish to sell their home after the initial 12 month no-sale period, they have to sell to someone who fits the same income and living criteria and it is this which keeps their property at a discount to the market in perpetuity. So unlike shared equity, Pocket homes will stay in the affordable market permanently.
- 6.6 Pocket homes are designed to fit with moderate incomes. They are located near public transport and have ample cycle storage. They are very well insulated, and are built to Code Level 4 guidelines, often with shared heating and hot water systems and PV panels.
- 6.7 There are over 2,300 residents in Haringey earning under £60,000 p.a. who have signed up for one bed properties through the First Steps website. Haringey has a growing young audience (20-39) and the West Green ward has seen the largest increase in the 25-29 age group. Half of Haringey's residents declare themselves to be single and a third of them are one person households. An increase in house prices in the borough of 29% in the year to Jan 2015 has driven the majority of these households into rental accommodation with Haringey having one of the highest proportion of renters in the capital and home ownership sitting at 38.9% compared to 48.3% for London as a whole.
- 6.8 A valuation has been undertaken by Lambert Smith Hampton on behalf of the Council supporting the purchase price of £1,000,000. The report is

based on the Pocket Living proposal. The deal therefore offers best consideration to the Council for the sale of the site to Pocket Living.

Cabinet agreed to sell the Keston Centre site in September 2015 to Pocket Living for a mixed residential scheme of around 100 units including 67 affordable. Pocket Living are also negotiating the purchase of the current Downhills Park Depot site which is located in Keston Road.

- 6.9 The current 21 car parking spaces are permit- controlled as part of an estate-wide scheme operated by the Council. A parking survey will be commissioned to identify capacity on the remainder of the estate and adjacent street areas. Once outline design proposals are sufficiently advanced, residents will be consulted by the Council with regard to the potential loss of permit-controlled car parking provision – this consultation will occur prior to detailed design development as part of the Council’s S105 obligation. The disposal to Pocketliving is subject to planning consent being achieved - a parking survey is a key document within the planning submission and will be fully considered as part of the planning process.

7. Contribution to strategic outcomes

- 7.1 The disposal will support the Council’s strategic housing objectives by
- Contributing to a step change in the number of new homes built by increasing the supply of affordable homes on this site.
 - Providing new affordable home ownership in the East of the Borough where the current tenure balance is predominantly rented
 - Using the Councils land assets to enable the development to increase housing supply and maximise the delivery of affordable homes for local people

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

Finance and Procurement

- 8.1 The £1m capital receipt from the disposal of this site will be used to finance the Council’s capital programme.
- 8.2 The price agreed is broadly consistent with the valuation for the land by Lambeth Smith and Hampton on the basis of market value for the long leasehold interest site based on the Pocket scheme described above and is in excess of the alternative market value valuations with 40% or 35% affordable housing.
- 8.3 £8,000 per annum of income from the retail unit on this site is currently received by the Council’s Housing Revenue Account. This will cease

following the sale and this will be taken into account during budget planning.

8.4 There are no procurement requirements in the sale of this site.

9. Legal

9.1 Under Section 32 of the Housing Act 1985, the Council has the power to dispose of land held for housing purposes providing it first obtains the consent of the Secretary of State. The application to the Secretary for State will be made prior to exchange of contracts with Pocket Living and such application will include a copy of the agreed contract upon which seek consent is sought.

9.2 There is a retail unit on the site which is likely to be subject to a business tenancy. If the business tenancy has security of tenure under the 1954 Landlord and Tenant Act, then a court application will be required to end the tenancy. If the tenancy does not have the security under the 1954 Act, then terminating the tenancy will be straight forward. Legal advice must be obtained as to the best way to terminate this tenancy.

10. Equality

The Council has a public sector equality duty under the Equality 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

10.1 The sharp rise in house prices in Haringey has excluded many younger people (age 20-39) with moderate household incomes (£30,000 - £50,000) from being able to afford home ownership. The decision to sell land at Kerswell Close is to facilitate the development of 36 intermediate affordable housing units, with this target audience in mind. Our analysis shows that there are significant numbers of Haringey residents who are currently renting in and around the West Green ward that fall into this target audience and local demand for this type of intermediate affordable housing is high.

- 10.2 The land at Kerswell Close currently hosts a car park, a grassed communal area and a shop selling oriental produce, as well as a public pathway. The Council will consider how the proposed development affects these existing facilities for residents and different user groups during the planning scrutiny process. This will include the identification of alternative sites and facilities if appropriate.
- 10.3 Residents living adjacent and near to the Kerswell Close site will be proactively consulted and engaged with during the planning application process. The developer will be expected to ensure that any construction work minimises disruption for the local community as part of any future planning conditions.

11. Use of Appendices

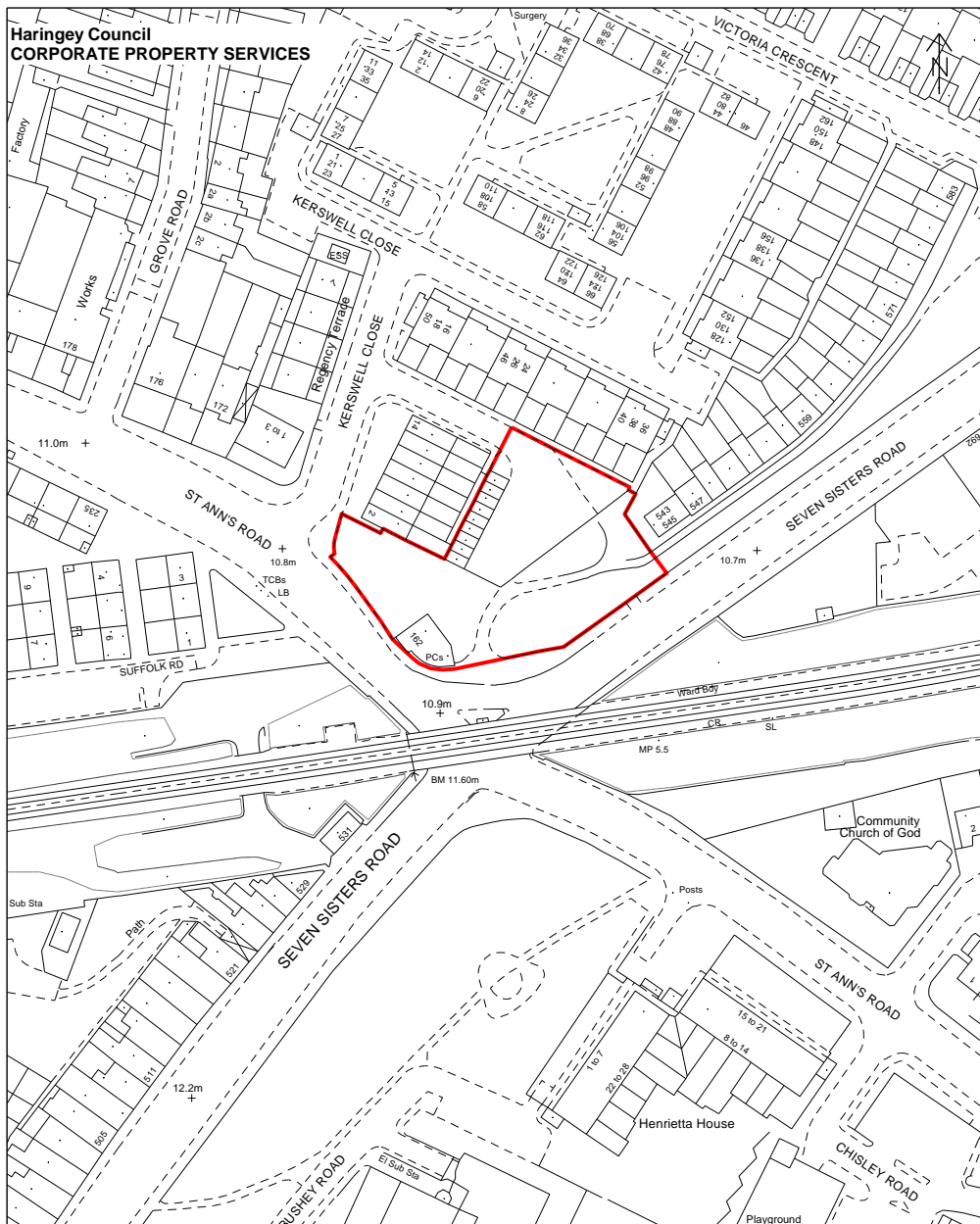
Appendix A – Site Plan

Appendix B – Heads of Terms - [Contains exempt information, as defined under paragraph, 3 Part 1, schedule 12A of the Local Government Act 1972. Information relating to the financial or business affairs of any particular person (including the authority holding that information).]

12. Local Government (Access to Information) Act 1985

9.1 No background papers.

Appendix A- Site Plan



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**Land at Kerswell Close
(junction with Seven Sisters Road)
Tottenham
LONDON
N15 5HT**

Red verging - Extent of site

Deed packet no. : Freehold 6193

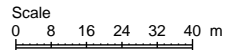
Title no. : Freehold EGL163230

Site area in hectares : 0.2360 ha

CPM no. Commercial file ref.

Overlay : HSS - misc.

Plan produced by Janice Dabinett on 07/03/2014



Scale 1:1250

BVES Drawing no. A4 2773

MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON FRIDAY, 7TH OCTOBER, 2016, 9.00 - 9.15 am

PRESENT:

Councillors: Elin Weston (Chair)

1. FILMING AT MEETINGS

The Cabinet Member referred those present to Agenda Item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.

2. URGENT BUSINESS

None.

3. FUNDING EARLY EDUCATION IN HARINGEY: PERMISSION TO CONSULT ON EARLY YEARS FUNDING PROPOSALS

The Cabinet Member considered a report that requested permission to launch a consultation with stakeholders and affected groups on options for the application of the Dedicated Schools Grant Early Years Block Funding in Haringey from 2017-18, arising from proposals put out by the Department for Education.

Noting that the proposals contained in the consultation document had been drawn up in response to a challenging Government-led timetable, and in the absence of a definitive position from the Department for Education, the Cabinet Member stressed that she was keen the consultation be as full and thorough as possible to ensure a range of interested parties have opportunities to give their views. These views would be taken into account by the Cabinet when considering options in early 2017.

RESOLVED

That permission be granted for the launch of a consultation on proposals to:

- i) Introduce the universal base rate proposed in Appendix 1 for providers of the three and four year old free entitlement from April 2017. Appendix 1 sets out how that rate has been calculated,
- ii) Set from 1st April 2017, a deprivation supplement at £0.40p per hour, per child.
- iii) Introduce from September 2017 a single discretionary supplement of £0.12p per hour, per child, targeted towards supporting providers in the delivery of the additional 15 hours,

iv) Introduce from April 2017, a taper down from the current local authority funding rate of £6 per hour for providers of the 2 year old free entitlement, to the funding rate received by the local authority from the DfE as follows:

2017/18	£6.00
2018/19	£6.00
2019/20	£5.83
2020/21	£5.66

That agreement be given to a process of engagement, to be run as part of the consultation process, as set out in Appendix 2 of the report, to gather views of residents, staff and governors on the following options:

- To replace the current, Council-determined single fee structure, applied across all eight maintained childcare settings with a new structure where fees differ from setting to setting.
- To remove the Council's involvement in the delivery of school-based provision, allowing the schools to set their own fees.
- To increase fees in the directly managed child care settings to mitigate the loss of subsidy funding.

4. NEW ITEMS OF URGENT BUSINESS

None.

CHAIR: Councillor Elin Weston

Signed by Chair

Date

MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON FRIDAY, 14TH OCTOBER, 2016, 11:00

PRESENT:

Councillor Peray Ahmet, Cabinet Member for Environment (Chair)

5. FILMING AT MEETINGS

The Cabinet Member referred those present to Agenda Item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.

6. DECLARATION OF INTERESTS

No Declarations of Interest were received.

7. URGENT BUSINESS

None

8. INTRODUCING A FIXED PENALTY NOTICE FOR FLYTIPPING

The Cabinet Member considered a report which sought approval for the exercise of new powers under Section 33 of the Environmental Protection Act 1990; to set the value of a Fixed Penalty Notice for flytipping offences at the statutory maximum of £400, with no early payment option. The Cabinet Member noted that the current value of a Fixed Penalty Notice was set at £80 for an individual and £100 for a business, this was not felt to be a sufficient deterrent to prevent fly tipping.

RESOLVED

- I. To approve the introduction of a Fixed Penalty for flytipping offences pursuant to section 33ZA of the Environmental Protection Act 1990 at the statutory maximum of £400 with no early payment option.

Reason for Decision

Adopting the maximum penalty provides a clear message that LBH does not tolerate flytipping.

It would be consistent with the existing approach undertaken by LBH around maximising the risk to offenders, thereby prioritising prevention and deterrence.

It is in line with the decision taken by London Councils' Transport & Environment Committee (TEC) to recommend all London boroughs set the penalty at the maximum level; if other boroughs follow suit, there will be advantages of adopting a standard penalty in terms of it being straightforward for residents and businesses alike to understand what the flytipping penalties are across London, and assist with any pan-London communication messaging.

In terms of the rationale for the level of the penalty, in 2014/15 22 prosecutions were brought by LBH for flytipping offences, which is less than one percent of the total enforcement actions taken. A total of 18 of the 22 prosecutions resulted in a fine.

Only one of the 18 fines was issued at a mid-range level (£1,000 to £5,000), four were lower and ranged between £500 and £1,000. A total of 13 were in the low range, with nine cases receiving a fine between £200 and £500 and four cases below £200. The upper fine amount that can be levied for flytipping has, since 12 March 2015, been unlimited, but no fines were issued above the mid-range (£1,000 to £5000). These amounts awarded are relatively low compared to the cost of disposing of waste. For example, the removal of a skip-load of waste costs a minimum of £230 and can cost more than £500.

Alongside the above, there were just under 800 FPNs issued in 14/15, for waste-related offences. These penalties range from between £80 for residents and £300 for businesses, depending on the exact offence.

Given the relative infrequency of prosecution, the lower levels of fines that have been issued, and combined with the levels of the FPNs that have previously been available, on average it is cheaper to offend than to responsibly dispose of waste.

Whilst LBH is working with the magistrates to communicate to it the severity of the issue in terms of scale and impact on the local community, with the aim of increasing the deterrent factor, the use of the flytipping FPN will provide an alternative option to prosecuting fly-tippers, in particular for smaller or 'low level' fly-tipping. However, it continues to be possible to prosecute fly-tippers and it is at the Council's discretion what enforcement tool is used. LBH would still, as per existing procedure, seek to prosecute for more serious offences.

In this context, setting the flytipping FPN amount at the maximum will provide a penalty that is more in line with the lower prosecution fines, which are below £500, therefore making it a suitable alternative enforcement tool. It would also provide a penalty that is more in keeping with the cost of disposal e.g. hiring a skip or disposing of waste commercially.

It would also avoid a situation where it is 'cheaper' to risk flytipping in Haringey than another borough. We are aware that a number of our neighbouring boroughs have adopted (eg. Waltham Forest) or are planning to adopt the penalty at the maximum level.

An equality impact assessment had been produced and was attached to report. All enforcement action taken would be proportionate to the offence and each situation would be treated on an individual basis.

Alternative options considered

Alternative options consisted of setting the level of penalty at a lower level and/or providing an early payment discount, as allowed for under the EPA 1990 (not less than £120 if the penalty is paid within 10 days).

A lower level of penalty, and provision for an early payment discount could encourage payment, rather than potentially facing prosecution for non-payment.

However, either (and both) of these measures would dilute the seriousness with which the council wishes to treat flytipping as an offence, and the deterrent effect being sought. Linked to this, offering an early payment could have encouraged the perception that the use of the power was done to generate income, rather than the provision of cleaner and safer streets.

9. NEW ITEMS OF URGENT BUSINESS

N/A

CHAIR:

Signed by Chair

Date

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MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON MONDAY, 31ST OCTOBER, 2016, 15:30

PRESENT:

Councillor Peray Ahmet (Chair)

ALSO PRESENT:

Councillor Clive Carter

10. FILMING AT MEETINGS

The Cabinet Member referred those present to agenda Item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.

11. URGENT BUSINESS

None

12. DECLARATIONS OF INTEREST

No Declarations of Interest were received.

13. KINGDOM SECURITY SERVICES

Cabinet Member approval was sought to engage the services of Kingdom Security Limited to provide a dedicated litter enforcement team, on an initial trial basis lasting nine months, to commence in December 2016.

Cllr Carter commented that engaging Kingdom Security Ltd seemed a sensitive issue, in light of a recent newspaper article and the experiences of some other local authorities who had employed Kingdom. As a result, Cllr Carter advised that he approved of adopting a trial period. In response to a request to ensure that the body cameras used by Kingdom enforcement staff were switched on at all times, officers acknowledged that this would be the case and advised that the purpose of the body cameras was to ensure that there was a record of interactions with members of the public. The Chair advised that body cameras were also used by Civil Enforcement Officers.

Cllr Carter requested clarification on how the process would be monitored and how the trial period would be assessed. The Head of Community Safety and Enforcement advised that he was responsible for monitoring and evaluating the trial period and that the litter enforcement team would report directly to him. The Head of Community Safety and Enforcement also advised that he would be responsible for monitoring the

performance of the team and handling any complaints that came through. The Head of Community Safety and Enforcement would review footage from the body cameras in the event that a complaint was received and would therefore, be able to ensure that the body cameras were switched on. The Kingdom enforcement team would be co-located with the Enforcement team and Council staff would have daily interactions with the team, management would ultimately be responsible for tasking Kingdom staff to areas around the borough.

Cllr Carter enquired what the procedure would be for an appeal to one of the Fixed Penalty Notices (FPN) issued. Littering and fly-tipping are criminal offences. An FPN would be offered as an alternative to prosecution in a court. There is no right to appeal an FPN; however, informal representations can be made. The Head of Community Safety and Enforcement advised that Kingdom officers would deal with any representations made about FPNs that they issued and would adopt the same approach as Haringey Council enforcement officers. In the event that a resident disputed committing the offence, they should refuse to pay the fine and present their case to court.

The council would closely monitor the number of FPNs that were cancelled following representations as this would be an indicator of whether FPNs were being issued correctly and appropriately. Any complaints about the behaviour of the enforcement officers would be dealt with through the Council's existing complaints process. A Haringey Council manager would respond to the complaint with input from Kingdom officers. Complaints would be monitored closely as indication of the quality of the service being provided.

Cllr Carter asked officers to give an example of how the process of issuing an FPN worked and sought clarification on the recovery rate involved. The Head of Community Safety and Enforcement advised that as soon as the officer approached an individual the body camera would be switched on, the officer would then identify himself to the person in question and explain that it was a criminal offence to drop litter or to engage in flytipping. The officer would attempt to secure the details of the person involved and a Fixed Penalty Notice would then be issued. The Chair advised that Kingdom operated in Enfield and had done so for a number of years and also operated in a number of other local authorities including Merton. In addition, officers in Haringey had significant experience carrying out enforcement activity and would be monitoring performance closely during the trial period.

Cllr Carter sought further reassurance that Kingdom enforcement officers wouldn't just be going after easy targets. The Chair responded that this was pilot programme and that it would be properly evaluated. The Chair also advised that significant work had been undertaken to get to the present stage, largely in response to similar concerns expressed by senior officers and the Cabinet Member. In addition, it was noted that various engagement activities had been carried out with community groups in the development of this proposal and that operational issues had been worked through. Cllr Carter advised that he sought to have his concerns placed on record and would come back to review the process at the conclusion of the trial period. The Chair

commented that she would be holding regular meetings with the management team to monitor and evaluate the pilot scheme and requested that Members feed through any concerns that arose with the scheme through to herself and the AD for Commercial and Operations. A review would take place prior to the conclusion of the pilot scheme to look at how the pilot scheme was working and how enforcement was undertaken as a whole going forward.

In response to a concerns regarding targets and financial incentives to Kingdom for issuing FPN's, The Head of Community Safety and Enforcement advised that the team would be tasked with operating in hotspot areas for dumping and litter and stated that there were no targets or financial incentives for issuing FPN's. The Chair reiterated that as a pilot, Members and residents should put forward any concerns or issues that they had and that these would be considered as part of the evaluation process.

RESOLVED

- I. That CSO 9.01 is waived in accordance with CSO 10.01.1(a) on the basis set out in CSO 10.01.2(d)(ii);
- II. That a contract with an estimated value of £120,000 is awarded to Kingdom Security Limited ("Kingdom") to provide a litter enforcement team for a nine month trial period, commencing in December 2016, including a provision whereby Kingdom have the function of giving, and for it and its employees to be authorised to give fixed penalty notices ("FPN"s) for littering. The arrangement with Kingdom is designed to be cost neutral and possibly income generating.
- III. That Kingdom be thereby given the function pursuant to s88(10)(b) of the Environmental Protection Act 1990 ("the Act") of giving FPNs under s88(1) of the Act, and authorised to do so.
- IV. That Kingdom be thereby given the function pursuant to s59(11) of the Clean Neighbourhoods and Environment Act 2005 ("CNEA") of giving FPNs under s59(2) of CNEA, and authorised to do so.

Reasons for decision

The latest residents' survey shows that litter and dog mess are the main concerns for residents when considering environmental issues.

The Tidy Britain Group has confirmed that enforcement has an important role to play in reducing litter and altering behaviour.

Kingdom will provide a uniformed warden service providing a visible deterrent against littering and an enforcement function through the issuing of Fixed Penalty Notices (FPNs) for contravention of the Environment Protection Act 1990 and the Fouling of Land by Dogs (London Borough of Haringey) Order 2013.

The wardens will offer a highly visible uniformed presence on the street, providing additional reassurance to the public and can assist the police, retail security staff and the public with curtailing and reducing low level crime. A dedicated enforcement team will enable the council's officers to focus on strategic enforcement and together they will deliver the following outcomes:

- A more efficient and effective service by adopting a targeted intelligence led approach;
- cleaner streets;
- less fly tipping and dumped trade waste;
- less litter on our streets and front gardens;
- an increase in the perception of the risk of being caught, resulting in changing behaviours;
- improved enforcement levels; and
- improved public confidence, increasing resident and trader satisfaction and greater civic pride.

It will significantly increase the amount of FPNs issued in the borough providing a real noticeable deterrent. In 15/16 we issued 586 litter related FPNs, Kingdom estimate that they would issue 3440 annually.

A high profile litter enforcement team will play a key role, alongside education, in behaviour change - raising the profile of littering as an anti-social behaviour and increasing the perception of risk to those who drop litter. This will be particularly key in the context of the reductions in the street cleansing service in the past 2-3 years as a result of successive phases of savings. Intelligence on poor street cleansing performance within specific categories of roads will be used to target the litter enforcement resource to deliver improvements in cleanliness.

This proposal will align with the Team Noel park project. That project aims to take an innovative approach to delivering neighbourhood improvements, led and sustained by the community. The aim is to transform the relationship between the community and Council so that residents assume an element of responsibility toward their neighbourhood rather than seeing it as solely the Council's responsibility. The proposed launch of the new team in July will coincide with a number of activities within Noel Park which will include a resident led poster campaign against fly tipping and a number of community initiatives based around a waste amnesty day.

The launch of the pilot will be accompanied by a communications campaign which highlights how the vast majority of people are proud of where they live, hence will no longer tolerate the tiny minority of people who fly-tip or litter. The message will be carried forward in posters, a press release, on social media and in positioning pieces. It will be backed up with ongoing communications which shows what the council is doing on enforcement and how the community can help, for example by reporting problems and sharing intelligence.

Alternative options considered

We have explored the option of providing the service in-house but this could not be achieved within the current staffing structure. We do not have the officers nor the management structure and experience to deliver the littering “swot team” that Kingdom can provide. Not only will current resources not allow us to offer the service, we are seeking to make savings as part of the MTFs from that service.

We researched enforcement models at the London Boroughs of Enfield, Hackney and Newham. The London Borough of Enfield uses Kingdom. The previous Cabinet member for Communities and Environment met with officers from Enfield. Enfield, similar to a number of other local authorities, has recognised the benefits of utilising a private contractor:

- Contributes to clean streets which is a key council and resident priority.
- Contributes to improvement of street scene.
- Uniformed visible presence.
- Reassurance and deterrent.
- Cost neutral service.
- Reduction in Council administrative support needed.

14. EXCLUSION OF THE PRESS AND PUBLIC

That the press and public be excluded from the remainder of the meeting as the items below contain exempt information, as defined under Paragraph 3, Part 1, Schedule 12A of the Local Government Act 1972.

15. KINGDOM SECURITY SERVICES

Noted the information contained within the Exempt Part B of report.

16. NEW ITEMS OF URGENT BUSINESS

N/A

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

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MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON TUESDAY, 1ST NOVEMBER, 2016, 11:00

PRESENT:

Councillor Alan Strickland, Cabinet Member for Housing, Regeneration and Planning.

1. FILMING AT MEETINGS

The Cabinet Member referred those present to agenda Item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.

2. URGENT BUSINESS

None

3. DECLARATIONS OF INTEREST

No Declarations of Interest were received.

4. AGREEMENT TO CONSULT ON UPDATED VALIDATION REQUIREMENTS FOR PLANNING APPLICATIONS

Cabinet Member approval was sought to agree a consultation on a checklist of local information requirements to be submitted with planning applications. The list set out the requirements for supporting information that should be submitted with different types of applications and must be updated every 2 years.

RESOLVED

- I. That the validation list be updated, as set out in appendix 1 of the report, to bring it in line with current Local and London Plan Policies.
- II. That that consultation should take place from 21 November 2016 -16 January 2017.
- III. That following the consultation, the comments will be summarised and analysed. Officers to consider all comments and where relevant and appropriate, make amendments to the validation checklist to reflect these comments. A summary of responses and any changes will be presented to the Cabinet Member for final sign off.

Reasons for decision

Updating the validation list is essential to ensure that all the necessary information is submitted with planning applications so that the LPA can consider applications in an efficient and consistent way while ensuring policy compliant developments.

Alternative options considered

No other options were considered because there is an obligation to have up to date validation list.

5. DRAFT CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS FOR NORTH TOTTENHAM, SCOTLAND GREEN, BRUCE GROVE, TOTTENHAM GREEN, SEVEN SISTERS/PAGE GREEN AND SOUTH TOTTENHAM

Cabinet Member approval was sought for a six week public consultation around six draft conservation area appraisal and management plan documents. The documents relate to the six conservation areas that make up the Tottenham High Road Historic Corridor – North Tottenham, Scotland Green, Bruce Grove, Tottenham Green, Seven Sisters/Page Green and South Tottenham.

Following the conclusion of the consultation period, the final amended documents would be referred back to Cabinet for adoption by the Council in early 2017.

RESOLVED

- I. To approve the Conservation Area Appraisal and Management Plan documents, attached at Appendices 2 – 7 of the report, for a six-week public consultation.

Reasons for decision

The Council has a statutory duty to ensure that conservation areas are preserved or enhanced and publish policies for the implementation of the same.

The current appraisal for the area has not been updated since 2009. Up-to-date Appraisal and Management Plan Documents will provide a sound basis for development management decisions which is defensible on appeal. The documents will also serve as a useful guide for property owners and those putting forward heritage projects and development proposals as to how best to preserve and enhance the area's character.

The Conservation Areas fall within the area covered by the emerging Tottenham Area Action Plan which is likely to impact upon the conservation areas. It is therefore important that the Council publishes these appraisals along with the management plans in order to support the Council's local plan policies and ensure that the significance of the area is preserved and enhanced.

The appraisals include recommendations for revisions to the Conservation Area boundaries. It is important that the Council publish these recommendations with a

view to revising the boundaries after consultation. There is a statutory duty to review conservation area designations from time to time (Planning, (Listed Buildings and Conservation Areas) Act 1990, 69) and the Council must ensure that designated conservation areas are of sufficient special architectural or historic interest, in line with the National Planning Policy Framework (paragraph 127) and Historic England guidelines.

Alternative options considered

The existing conservation area appraisal for the Tottenham High Road Historic Corridor was updated in 2009. However, continuing to use this document is not considered advisable. The area has undergone significant change since the document was written and it is therefore inaccurate. The emerging Tottenham Area Action Plan (Policy AAP5: Conservation and Heritage) indicates the need for review of such documents.

The document includes recommendations for alterations to the boundaries of the conservation area. The option of leaving the boundaries as they currently are is considered but this course is not recommended. Some areas have been altered to such an extent that they have entirely lost their special character. The National Planning Policy Framework (Paragraph 127) states that “When considering the designation of conservation areas, local planning authorities should ensure that the area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”. In cases where there is no discernible special character, the designation is unhelpful.

6. NEW ITEMS OF URGENT BUSINESS

N/A

CHAIR:

Signed by Chair

Date

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Report for: Cabinet 15 November 2016

Item number: 18

Title: Delegated Decisions and Significant Actions

Report authorised by : Nick Walkley, Chief Executive

Bernie Ryan AD Corporate Governance

Lead Officer: Ayshe Simsek

Ward(s) affected: Non applicable

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

1. Describe the issue under consideration

To inform the Cabinet of delegated decisions and significant actions taken by Directors.

The report details by number and type decisions taken by Directors under delegated powers. Significant actions (decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

2. Cabinet Member Introduction

Not applicable

3. Recommendations

That the report be noted.

4. Reasons for decision

Part Three, Section E of the Constitution – Responsibility for Functions, Scheme of Delegations to Officers - contains an obligation on officers to keep Members properly informed of activity arising within the scope of these delegations, and to ensure a proper record of such activity is kept and available to Members and the public in accordance with legislation. Therefore, each Director must ensure that there is a system in place within his/her business unit which records any decisions made under delegated powers.

Paragraph 3.03 of the scheme requires that Regular reports (monthly or as near as possible) shall be presented to the Cabinet Meeting, in the case of executive functions, and to the responsible Member body, in the case of non executive functions, recording the number and type of all decisions taken under officers' delegated powers. Decisions of particular significance shall be reported individually.

Paragraph 3.04 of the scheme goes on to state that a decision of “particular significance”, to be reported individually by officers, shall mean a matter not within the scope of a decision previously agreed at Member level which falls within one or both of the following:

- (a) It is a spending or saving of £100,000 or more, or
- (b) It is significant or sensitive for any other reason and the Director and Cabinet Member have agreed to report it.

5. Alternative options considered

Not applicable

6. Background information

To inform the Cabinet of delegated decisions and significant actions taken by Directors.

The report details by number and type decisions taken by Directors under delegated powers. Significant actions) decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

Officer Delegated decisions are published on the following web page <http://www.minutes.haringey.gov.uk/mgDelegatedDecisions.aspx?bcr=1>

7. Contribution to strategic outcomes

Apart from being a constitutional requirement, the recording and publishing of executive and non executive officer delegated decisions is in line with the Council’s transparency agenda.

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

Where appropriate these are contained in the individual delegations.

9. Use of Appendices

The appendices to the report set out by number and type decisions taken by Directors under delegated powers. Significant actions (Decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

10. Local Government (Access to Information) Act 1985

Background Papers

The following background papers were used in the preparation of this report;

Delegated Decisions and Significant Action Forms

Those marked with ♦ contain exempt information and are not available for public inspection.

The background papers are located at River Park House, 225 High Road, Wood Green, London N22 8HQ.

To inspect them or to discuss this report further, please contact Ayshe Simsek on 020 8489 2929.

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(Deputy Chief Executive)

Significant decisions - Delegated Action - For Reporting to Cabinet on 15 November 2016

◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	27 Sept 2016	Variation of contract for 0-5 public health services (Health Visiting and the Family Nurse Partnership)	The Director of Public Health gave approval to vary the 0 - 5 year old public health services (Health Visiting and the Family Nurse Partnership) contract awarded to the Whittington Health NHS Trust by Cabinet Member signing. The award was approved on 1 st October 2015, now with a total contract value decreased from the initial value of £7,221m approved on award, to a varied value of £6,802m, which allows for the implementation of a significant transformation programme to facilitate full implementation of the Healthy Child Programme and the Department of Health mandate.

Delegated Action

Type	Number
The Director of Public Health approved the contract for an Educational Visits Approvals System for an initial period of 1 year from September 2016 at a value of £6,650 Approved 9 Sept 2016	1
The Director of Public Health has approved the contract for the supply of Healthy Start Vitamins by NHS supply chain.subject for a period of 24 months, from 1 st April 2016- 31 st March 2018 with an option to extend for further 12 month period. The maximum value of the contract will be £21k including the proposed extension period. Approved 27 Sept 2016	2
The Director of Public Health approved a variation of contract to Fusion Lifestyles for the delivery of Active for Life and Health Walks programmes in Haringey for the duration of the contract ending 31 March 2018. The cost of this variation will be £95,000. Approved 3 Oct 2016	3

Director Signature  Date..... **07/11/2016**.....

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

Document is exempt

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