

# **MINUTES OF THE MEETING OF THE CABINET HELD ON TUESDAY, 11TH APRIL, 2017, 6.30pm**

## **PRESENT:**

**Councillors: Peray Ahmet, Eugene Ayisi, Ali Demirci, Alan Strickland and Bernice Vanier**

**Also Present - Councillors: Engert, Newton and Carter**

## **230. FILMING AT MEETINGS**

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

## **231. APOLOGIES**

Apologies for absence were received from the Leader of the Council, Councillor Kober, Councillor Goldberg, Councillor Weston and Councillor Arthur.

In the absence of the Leader, the Deputy Leader chaired the meeting.

## **232. URGENT BUSINESS**

There were no items of urgent business to consider.

## **233. DECLARATIONS OF INTEREST**

There were no declarations of interest put forward.

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

There were no representations to consider.

## **235. MINUTES**

The minutes of the Cabinet meeting held on the 14<sup>th</sup> of March 2017 were agreed as an accurate record of the meeting.

## **236. DEPUTATIONS/PETITIONS/QUESTIONS**

There were no deputations, petitions or questions to consider.

## **237. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE**

There were no Scrutiny matters to consider.

## **238. HIGHGATE NEIGHBOURHOOD PLAN**

The Cabinet Member for Housing, Regeneration and Planning introduced the report which set out the neighbourhood planning process to-date; summarised the findings of the Examiner's Report; and set out the next steps of the Neighbourhood Plan process.

The Cabinet Member for Housing, Regeneration and Planning advised that the Highgate Neighbourhood Forum had been working closely with the Council's planning team over several years to develop the Neighbourhood Plan which was now in the final stages of completion and approval.

The Cabinet Member for Housing, Regeneration and Planning thanked residents for their participation in compiling and developing the Neighbourhood Plan which included extra protection for green open spaces and strengthened the planning approach, in relation, to the development of basements which had been a cause of concern for residents.

In line with statutory responsibilities, the Council would be required to hold a referendum on the Neighbourhood Plan within 84 days, commencing from the publication of the Cabinet minutes, and this would likely be held on the 29<sup>th</sup> of June.

In order for the Neighbourhood Plan to be adopted, it would require 50 % of residents living in the Highgate area, voting to support the plan.

### **RESOLVED**

1. To agree the Examiner's recommendations to make modifications to the Plan as set out in the Examiner's Report (Appendix A);
2. To agree the recommendations in the Council's decision statement (Appendix B);
3. To agree, that the Plan, as modified in the 'Referendum version' of the Highgate Neighbourhood Plan (Appendix C), proceeds to referendum;
4. That the Director of Regeneration, Planning and Development/Assistant Director of Planning, in consultation as appropriate with Cabinet Member for Housing, Regeneration and Planning, be authorised to make appropriate changes to the 'Referendum version' of the Neighbourhood Plan (including the neighbourhood area map at Appendix E) prior to the notification of the Referendum (to undertake factual updates as required or amend annotation and referencing in the Plan and minor changes to the neighbourhood area map).

5. That the Interim Chief Executive be appointed to the post of Chief Counting Officer, pursuant to Regulation 10 of the Neighbourhood Planning (Referendums) Regulations 2012.
6. That in the event that the Plan passes the referendum (i.e. more than 50% of votes cast support the Plan), delegated authority be given to Cabinet Member for Housing, Regeneration and Planning to 'make' the Plan (i.e. adopt).

### **Reasons for Decision**

The Council has a duty to support and facilitate the neighbourhood planning process in Haringey as required by the Town and Country Planning Act 1990 (as amended) ('the Act'). The local authority is required to take decisions at key stages in the process within time limits that apply, as set out in the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended) ('the Regulations').

Officers are satisfied that the Plan, as modified in light of the Examiner's recommendations, meets the basic conditions (see paragraph 6.7) and that all other statutory requirements have been met.

### **Alternative options considered**

As set out above the Council is required to support the neighbourhood planning process and make certain decisions within prescribed time periods, including the decision on whether to put a neighbourhood plan to referendum following receipt of the Examiner's Report.

Officers are satisfied with the recommendations put forward in the Examiner's Report and have no justified reason to disagree. As such, no alternative options have been considered.

## **239. AUTHORITY MONITORING REPORT (AMR) 2015/16**

The Cabinet Member for Housing, Regeneration and Planning introduced the Annual Monitoring report for 2015/16 which assessed the effectiveness of the Council's planning policies and was used to inform future revisions to policies or their implementation.

The Cabinet Member for Housing, Regeneration and Planning reported that the number of affordable housing units completed for 2015/16 had been low and this was in common with other London boroughs. However, over the four year administration, 2014-18, the Council was expected to reach a target of 39% of affordable housing units completed. This would be just 1% below the required 40% target which placed the Council in the top quartile for delivery of affordable housing.

The Cabinet Member for Housing, Regeneration and Planning referred to the national targets set for Councils to process: major planning applications, minor planning applications, household level applications, which had been significantly exceeded by the Planning Service.

The Cabinet Member for Housing, Regeneration and Planning also advised that he was discussing with the Assistant Director for Planning, the provision of more 'live' up to date information on planning performance to Cabinet as this information related to a much earlier period of 2015/16.

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

- The performance for provision of affordable homes, over individual years varied, but there were major site developments in the pipeline with 3767 housing units that have planning permission not yet completed and 970 of these homes, on sites, currently under construction. Also there were sites that included affordable housing and were dependent on Cabinet's consideration of the HDV in July. Therefore by the end of the 2018, the Council was expected to reach 1% below the required 40 % target of new homes.
- The Assistant Director for Planning agreed to check if the employment figures include Peacock industrial estate and to provide a separate response to Councillor Engert.
- Updated conservation area character appraisals for conservation areas in the borough, were in the process of being completed. Cabinet would consider the first set of conservation area appraisals, for the North Tottenham area, at their May meeting. Further work was also continuing to bring forward character appraisals for conservation areas in the west of the borough.
- There had been a lot of work on individual listed buildings with the conservation officer meeting with owners and focused on bringing forward actions on required improvements. An example of the work at 7 Bruce Grove was provided.
- The slight drop in recycling rates was not attributed to the change to fortnightly refuse collections, agreed in 2012, as recycling figures had increased by 10% during this period. The Cabinet Member for Environment advised that this decrease was connected with contamination which had been identified as an issue by the service and was being addressed. The borough also had one of the highest rates for recycling in north London.

## **RESOLVED**

1. To note the findings of the Authority's Monitoring Report (AMR) for the monitoring period 2015/16.
2. To approve the Authority's Monitoring Report (AMR) 2015/16 for publication on the Council's website.

## **Reasons for decision**

The publication of the Authority Monitoring Report is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended) ("the Act"). Approval of the AMR

2015/16 for publication will ensure that the Council meets its statutory obligations for planning performance monitoring.

### **Alternative options considered**

The Act 2011 requires local planning authorities to produce monitoring reports. The Council considers that Haringey's existing procedure of annual monitoring is an effective way for presenting the effectiveness of planning policies, within existing resources. As such, no other options were considered.

## **240. HOUSING ALLOCATIONS SCHEME**

The Cabinet Member for Housing, Regeneration and Planning, introduced the report which set out a number of proposed changes to the existing Allocations policy following public consultation.

It was a statutory requirement to publish how households will be prioritised for permanent accommodation and this policy was one of a number of policies arising from the new housing strategy to deliver new affordable housing ,to manage demand for social housing, allocate the limited supply of housing to those most in need and in housing crisis.

The Cabinet Member for Housing, Regeneration and Planning stressed that the income thresholds referred to in the report were based on calculations on affordability and there were exemptions for people with disabilities, serious medical conditions or severe mental health need.

The Cabinet Member for Housing, Regeneration and Planning referred to the introduction of the savings threshold which given the low incomes households applying for housing, would exclude very few people.

The Cabinet Member for Housing, Regeneration and Planning advised that there were better incentives included for households that currently under occupy to downsize , with movement now allowed to Band A instead of Band C . This change could potentially increase the supply of larger properties and allow smaller households to move sooner to a smaller property. The policy also provided more equality on re-allocations were there was a decanting process involved.

### **RESOLVED**

1. To note and consider the feedback from and the response to the consultation conducted on Haringey's revised Housing Allocations Scheme as set out in Appendix 1.
2. To consider the contents of the final version of the Equalities Impact Assessment, attached as Appendix 2.
3. To approve the following amendments to the Housing Allocations Scheme as set out in Appendix 3, and the timetable and implementation for:

- The introduction of income thresholds to join the Council's Housing Register as set out in paragraphs 6.18- 6.26
  - The introduction of a savings threshold to join the Council's Housing Register as set out in paragraphs 6.27- 6.30.
  - Changing the banding for under-occupying households as set out in paragraphs 6.32- 6.36.
  - Changing the "application" date for applications for Council tenants whose homes are being demolished as part of a regenerations scheme as set out in paragraphs 6.37- 6.41.
  - Changes to be made in preparation for the 'Use of Permanent Housing as Temporary Accommodation' report, and the introduction of the Annual Lettings Plan as set out in paragraphs 6.42 to 6.46.
4. To approve the arrangements for the authorisation of the revision of the Annual Lettings Plan 2017/18 and future plans as set out in paragraph 6.47; i.e. that that future Annual Lettings Plans are approved by the Director of Regeneration, Planning and Development in consultation with the Cabinet Member for Housing, Regeneration and Planning.
  5. To approve the revised Allocations Scheme as set out at Appendix 4.

### **Reason for decision**

Recommendation 3.3 was proposed to address the shortage of housing by focusing resources on those who are least able to find alternative accommodation in the private sector.

### **Alternative options considered**

Other options considered were to continue with the Housing Allocations Policy 2015. This option would fail to address the continued reduction in social housing lettings and the impacts this is having both on families on the waiting list in greatest need and the costs of temporary accommodation to the Council.

## **241. USE OF PERMANENT COUNCIL HOUSING STOCK AS TEMPORARY ACCOMMODATION**

The Cabinet Member for Housing, Regeneration and Planning introduced the report which sought approval to the use of a small proportion of the Council's permanent one bedroom stock as temporary accommodation on a flexible basis to respond to budgetary and temporary accommodation placement issues. Cabinet noted that there was less of demand for 1 bedroom properties and making this stock available for 2 bedrooms homeless families provide options to keep families local in the borough and to support networks.

## **RESOLVED**

1. To approve the letting of vacant permanent Council housing stock to provide TA for homeless households, as set out in the report at paragraphs 6.5-6.8
2. To note that the rents for these properties will be set in accordance with the 'Rents and Charges in Temporary Accommodation' paper (subject to the approval of this paper at the Cabinet Member Signing on 3<sup>rd</sup> April 2017) as noted in 6.24.

### **Reason for decision**

Recommendation 3.1 was proposed in order to:

- a) Provide an increased supply of TA units, which can be let to households who would otherwise probably have to been housed in expensive private sector TA outside the borough.
- b) Enable more households in TA to remain closer to their existing communities

### **Alternative options considered**

Other options considered included:

The continuation of the current policy of normally using the vacant properties (outside of estate renewal areas) for permanent re-housing.

As set out in the report below, currently around half of all 2 bedroom homeless households are placed in expensive out of borough accommodation. This position is not sustainable financially, and the Council seeks to minimise the placement of households away from support networks. Not implementing the proposed policy would forego the opportunity to locate a significant number of two bedroom households within the borough.

## **242. REPORT REQUESTING PERMISSION TO COMPULSORY PURCHASE A LONG TERM EMPTY HOUSE AT 48 FALMER ROAD, LONDON N15**

The Cabinet Member for Environment introduced the report which sought approval to take forward a compulsory purchase order [CPO] of 48 Falmer Road N15, a house which had been empty for 4 years, was in a state of disrepair and had been squatted. All efforts to persuade the owner to bring the house back into use had failed.

Given the previous discussion on significant housing need in the borough, it was important seek confirmation from the Secretary of State to complete the CPO and if given the Council would be allowed to sell the property and ensure that it was brought back into housing use.

## **RESOLVED**

1. To authorise the submission of 48 Falmer Road N15 to the Secretary of State for Communities and Local Government for a confirmed Order, under Compulsory Purchase powers;
2. To authorise the Assistant Director of Corporate Governance to:  
Make and seal the Order for submission to the Secretary of State for consideration and approval (including the service of any requisition notices necessary to establish interests in the property) and to carry out the statutory notification required;
  - Confirm the Compulsory Purchase Order in the event of the Secretary of State returning the Order authorising the Council to do so;
  - Prepare for, and represent the Council at, any public inquiry held following submission of the Order to the Secretary of State;
  - Upon confirmation of the Compulsory Purchase Order proceed with acquisition of the property;
  - In the event that any of the owner(s) undertakes in the form of a legally enforceable cross undertaking to bring the relevant property back into residential occupation and use within a reasonable timescale, to authorise the Assistant Director of Corporate Governance in consultation with the Chief Operating Officer to enter in to and enforce such an undertaking instead of proceeding with the CPO for the property in question; and
  - Act in relation to any other procedural matters that may arise in the normal course of the CPO process.
3. To approve (subject to the confirmation of the CPO by the Secretary of State) the disposal of the property to a Registered Provider where possible, or to an individual or private developer, with covenants to bring the property back into use as soon as practicable.
4. To authorise the costs of the CPO to be met from the capital programme; and
5. To approve the recycling of the receipt from the disposal back to the capital programme budget for the continued private sector housing CPO programme.

## **Reasons for decision**

There is no alternative left but to CPO this property as all attempts to persuade the owner to bring the house back into use himself have failed.

## **Alternative options considered**

The owner has been sent 5 letters in total including two letters offering help and advice on how to sell or renovate the house including the offer of a Council grant to

help pay for renovations works, as well as an introduction to a company who could loan the owners their contribution towards the empty property grant. Three additional letters were also sent specifically mentioning the Councils powers to pursue a compulsory purchase order for this property due to the lack of engagement and failure by the owner, to undertake the necessary repairs to bring property back into use.

Proceeding with the CPO is the last resort as all efforts have failed and the owner has ceased his communication with the Council.

#### **243. MUSWELL HILL PRIMARY SCHOOL - CONDITION WORKS PROJECT**

The Cabinet Member for Corporate Resources introduced the report which sought approval to an award of contract for construction works to be undertaken on the Muswell Hill Primary school building as allowed under CSO9.07.1.d.

##### **RESOLVED**

1. To approve the award of a contract to Kind Diamond Build Consortium for construction works on the Muswell Hill Primary School in the contract sum of £696,103.45.
2. To approve the issuance of a Letter of Intent not exceeding £100,000 to allow the contractor to mobilise their resources whilst formal contracts are prepared and executed, ensuring the required start on site date can be met.

##### **Reasons for decision**

To award a contract which will enable the timely mobilisation and construction works to Muswell Hill Primary School which aims to address identified building condition issues.

##### **Alternative options considered**

A do nothing option was not considered appropriate. The construction works are required to address a number of identified issues within the existing buildings which will have a negative impact on educational provision, should they not be addressed.

Four contractors were invited to tender and therefore considered to undertake the required construction works. The tenderers proposals were evaluated using a 60% quality and 40% price weighting and on this basis the recommended contractor is deemed to be the most economically advantageous tender representing the best value option to deliver the required works.

#### **244. APPOINTMENT OF A SUBSTITUTE CABINET MEMBER FOR THE JOINT ICT MEETING**

The Cabinet Member for Corporate Resources introduced the report which sought approval to the appointment of a substitute Cabinet Member to the Shared ICT and Digital Service Joint Committee.

## **RESOLVED**

To appoint the Cabinet Member for Customer Services and Culture as a substitute member of the Shared ICT and Digital Service Joint Committee for the remainder of the 2016/17 municipal year.

### **Reasons for decision**

To allow a substitute member to attend a meeting of the Shared ICT and Digital Service Joint Committee where an appointed member is unavailable or unable to attend.

### **Alternative options considered**

Not appointing a substitute member was the only other option but this would not allow the Council to provide equal democratic oversight of key decisions affecting the joint service should an appointed member not be able to attend a meeting .

## **245. MINUTES OF OTHER BODIES**

### **RESOLVED**

To note the Cabinet Member Signing minutes of the 14<sup>th</sup> March 2017.

## **246. SIGNIFICANT AND DELEGATED ACTIONS**

### **RESOLVED**

To note the delegated and significant decisions taken by Directors in March.

## **247. NEW ITEMS OF URGENT BUSINESS**

None

## **248. EXCLUSION OF THE PRESS AND PUBLIC**

### **RESOLVED**

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

## **249. MUSWELL HILL PRIMARY SCHOOL - CONDITION WORKS PROJECT**

As per item 243.

## **250. NEW ITEMS OF EXEMPT URGENT BUSINESS**

None

CHAIR:

Signed by Chair .....

Date .....