

NOTICE OF MEETING

HOUSING AND REGENERATION SCRUTINY PANEL

**Monday, 2nd October, 2017, 6.30 pm - Civic Centre, High Road,
Wood Green, N22 8LE**

Members: Councillors Emine Ibrahim (Chair), John Bevan, Zena Brabazon,
Gail Engert, Martin Newton and Ann Waters

Quorum: 3

1. FILMING AT MEETINGS

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2. APOLOGIES FOR ABSENCE

3. URGENT BUSINESS

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

4. DECLARATIONS OF INTEREST

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

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

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

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

5. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

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

6. MINUTES - 7 MARCH 2017 (PAGES 1 - 8)

To approve the minutes of the Housing and Regeneration Scrutiny Panel meeting held on 7 March 2017.

7. MINUTES - 22 JUNE 2017 (PAGES 9 - 18)

To approve the minutes of the Housing and Regeneration Scrutiny Panel meeting held on 22 June 2017.

8. HARINGEY DEVELOPMENT VEHICLE - VERBAL UPDATE

Verbal update.

9. MOVING TOWARDS GOOD GROWTH IN HARINGEY (PAGES 19 - 38)

Report attached.

10. PROPERTY LICENSING - UPDATE (PAGES 39 - 52)

Report attached.

11. VIABILITY ASSESSMENTS - SCRUTINY PROJECT UPDATE (PAGES 53 - 62)

Report attached.

12. WORK PROGRAMME UPDATE (PAGES 63 - 80)

Report attached.

13. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 3 above.

14. DATES OF FUTURE MEETINGS

To note the dates of future Panel meetings:

- 7 November 2017
- 19 December 2017
- 13 March 2018

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Friday, 22 September 2017

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MINUTES OF THE MEETING OF THE HOUSING AND REGENERATION SCRUTINY PANEL HELD ON TUESDAY, 7TH MARCH, 2017, 7.30 - 9.35 pm

PRESENT:

Councillors: Emine Ibrahim (Chair), John Bevan, Gail Engert, Tim Gallagher, Martin Newton, Zena Brabazon and Stuart McNamara

ALSO PRESENT:

Councillor: Alan Strickland, Cabinet Member for Housing, Regeneration & Planning

28. FILMING AT MEETINGS

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

29. APOLOGIES FOR ABSENCE

It was noted that apologies for lateness had been received from Cllr Stuart McNamara.

30. URGENT BUSINESS

None

31. DECLARATIONS OF INTEREST

None

32. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

None

33. MINUTES

It was noted that the minutes of the meeting held on 6 February 2017 would be reported to the next meeting.

34. COMMUNITY INFRASTRUCTURE LEVY - GOVERNANCE ARRANGEMENTS

Emma Williamson, Assistant Director for Planning, introduced the report as set out.

Ms Williams commented that during 2015/16 the Housing and Regeneration Scrutiny Panel had conducted a review of the Haringey Community Infrastructure Levy (CIL). It was noted that the report provided an update on the actions that had been agreed by Cabinet in May 2016 in response to the Panel's recommendations.

In accordance with recommendation 1, and as set out in Appendix 1 to the report, Ms Williams explained that work had commenced on reviewing the Haringey CIL charging schedule. The Panel was informed that a report to Cabinet, in January 2017, had presented viability evidence that supported only an increase in CIL rates in certain parts of the borough, namely, Seven Sisters, St Ann's, West Green, Bruce Grove, Tottenham Green, and Tottenham Hale wards.

During discussion a range of issues were considered in relation to land values and sale prices. The Panel queried why the CIL rate was lower in north Tottenham when compared to the south of Tottenham and asked for further information on the methodology used by BNP Paribas to identify what Community Infrastructure Levy rates would be viable in Haringey.

The Panel was advised that consultation on the Preliminary Draft Charging Schedule would take place from 10 March to 21 April 2017. The Panel was informed that the findings, including comments on a revised Regulation 123 List (the list of infrastructure types the Council intended to spend its CIL on) and the Council's proposed governance arrangements, would be presented to Cabinet during autumn 2017. The process for Public Examination of the Draft Charging Schedule was also considered.

In response to questions, the Panel was informed that all Councillors would receive an email concerning the format of various consultation activities that were planned, set out in Appendix 1 to the report.

AGREED:

- (a) That the progress made in achieving the recommendations from the Community Infrastructure Levy Scrutiny Project, agreed by Cabinet on 17 May 2016, be noted.
- (b) That further information on the methodology used by BNP Paribas, to identify what Community Infrastructure Levy rates would be viable in Haringey, be circulated to Panel Members by the Assistant Director for Planning.

35. COUNCIL LED DEVELOPMENT

Dan Hawthorn, Director for Housing and Growth, introduced the report and explained that Appendix 1 provided an update on each of the Panel's recommendations, from 2014/15, on council-led development.

In terms of recommendation 1, the Panel was informed that phase 1 of the Council's infill development programme of 31 affordable dwellings would be completed by June 2017. The following points were noted in relation to phase 2:

- A competition between Haringey's Preferred Partner Registered Providers occurred in September/October 2016 to enable funding and development of this portfolio of 20 small sites on a 150 year leasehold basis.

- The successful Registered Provider (Sanctuary) would provide a mix of tenures including a minimum of 50% affordable housing and 100% nominations (including re-lets) to the borough for the rented tenure.
- Cabinet approval was obtained in January 2017 and start on site was targeted for 2017/18 where feasible.

During the discussion a number of issues were highlighted in relation to the use of right-to-buy receipts. In addition, the following points were considered:

- Questions relating to the Cabinet Member signing, from 23 January 2017, concerning the sale of Land to Sanctuary Housing Association to enable phase 2 of the Infill development programme.
- Issues in relation to maintenance/estate management standards.
- Findings from the Elphicke-House Report concerning the role of Councils in housing delivery, including financial modelling issues.
- The impact of the 1% reduction in social housing rents following changes made by the government on how rents were calculated including implications for the Housing Revenue Account.

In terms of recommendation 4, the following points were noted:

- The importance of conducting comprehensive options appraisals for key development sites. It was noted that finance options were fundamental to this part of the process.
- The fact that identifying and pursuing external funding and grant opportunities was an explicit role within the new Strategic Housing function.

In response to questions, the Panel was informed that officers from Housing Strategy and Commissioning and the Tottenham Team met regularly with the GLA to discuss details of new and existing funding streams available, both to the borough and developers operating within Haringey. The Panel was informed that the team was in the process of meeting with all major Registered Partners to discuss how they might make the most of recently announced GLA affordable housing funding.

In terms of recommendation 5, the Panel was informed that the Cabinet Member for Housing, Regeneration and Planning had recently met with the Housing Minister and had raised issues concerning restrictions on spending right-to-buy receipts and borrowing cap implications. It was noted that these issues would be raised in any response to the Housing White Paper and that Haringey was supporting joint lobbying by London Councils and the GLA to relax Housing Revenue Account rules.

In response to questions, Mr Hawthorn explained debt matters were generally dealt with as part of the Council's long term business plan for the Housing Revenue Account, which was being refreshed. It was noted that a long term Housing Revenue Account Business Plan would be provided within 2017/18 and that this would take into

account financial implications of High Road West and the Haringey Development Vehicle. The Panel discussed the Housing Revenue Account, including the capital programme, income and maintenance obligations, and requested further information on balances, borrowing headroom and the underspend.

AGREED: That the update on council-led development be noted.

36. SUPPORTING ENGAGEMENT AND INVOLVEMENT IN THE LOCAL PLANNING SYSTEM - VERBAL UPDATE

Emma Williamson, Assistant Director for Planning, provided a verbal update on work that was taking place to support engagement and involvement in the local planning system.

During the discussion a number of issues were considered, including:

- The Council's Statement of Community Involvement (SCI), adopted in 2017. The Panel was informed that the SCI set out how the Planning Service would involve local residents, local businesses and other key organisations and stakeholders in the plan-making process and in the determination of planning applications
- The aims and objectives of recent Planning Community Conferences. The Panel was informed that such events enabled local residents to meet Members of the Planning Service and to ask questions about Development Management, Building Control and Planning Policy. It was noted that these events provided opportunities for local community groups to provide feedback on their priorities and to discuss their involvement in the planning process.
- Guidance and training provided to residents in relation to making verbal representations at meetings of the Planning Sub-Committee.
- The need, especially in view of reductions in council funding, to find more cost effective ways of engaging the community while ensuring fair, inclusive and thorough consultation.
- The work that was taking place to update information online, especially in relation to planning applications, planning enforcement, the local plan, design and conservation and the community infrastructure levy.
- The importance of communicating in plain English.
- Ways to minimise the impact of construction logistics, such as noise and dust, by using tools such as construction management plans and environmental law.

In response to questions, the roles and responsibilities of planning, housing and enforcement were considered in relation to Article 4 Directions and HMOs. The Panel agreed it was important to provide clear information in order to explain who was responsible for "what, when, and how". In terms of enforcement, the Panel agreed that this was a key area of responsibility, not only for the council, but for the many local, regional and national partners it worked with. It was noted that coordinated

working practices with a clearly defined framework, setting out clear responsibilities, was central to this. In conclusion, it was noted that updates on additional, mandatory and selective licensing would be considered by the Panel during autumn 2017 while an update on strategic enforcement would be considered by the Overview and Scrutiny Committee during 2017/18.

AGREED: That the update on supporting engagement and involvement in the local planning system be noted.

37. CABINET MEMBER QUESTIONS - CABINET MEMBER FOR HOUSING, REGENERATION AND PLANNING

The Panel received an update on the work of the Cabinet Member for Housing, Regeneration and Planning, Councillor Alan Strickland.

During discussion concerns were raised about the use of right-to-buy receipts. Due to restrictions, placed upon the use of these receipts, the Panel was informed that the Council was handing a large amount of right-to-buy money back to Government. In response to questions, the Panel was informed of a number of schemes that had recently used right-to-buy receipts, including the Sanctuary Scheme.

The policies used by other local authorities to buy back former council houses were considered. In response to questions, the Panel was informed that these placed covenants on right-to-buy sales to ensure local authorities had the option to buy them back if they came up for sale and before going onto the open market. The Panel was informed that Haringey had a similar policy in place. It was noted that this policy gave the Council first refusal to purchase homes previously sold under right-to-buy that came to market within 10 years of the original sale.

Councillor Strickland informed the Panel that he had recently met the Housing Minister and had raised issues concerning restrictions on spending right-to-buy receipts. In addition, ahead of the Spring Budget, the Panel was informed that Cllr Strickland had signed an open letter to the Housing Minister concerning London's housing crisis. The Panel was asked to note that this letter, published on 7 March 2017, included the following references to right-to-buy receipts:

- The letter asked the government to relax restrictions on the use of right-to-buy receipts, including extending the period within which they could be spent and increasing the proportion of the cost of a new home they could fund.
- The belief that there should be flexibility to spend funds across borough boundaries in order to facilitate enhanced collaboration to deliver greater quantities of affordable housing across London.

Various issues were considered in relation to the use of right-to-buy receipts by housing associations. The Panel also agreed that Cabinet should explore all options for using Haringey's right-to-buy receipts in conjunction with the Haringey Development Vehicle.

Following the publication of the Government's Housing White Paper (February, 2017), the Panel raised concerns that more homes could be eligible for sale under right-to-buy. In response to questions about arm's-length companies, the Panel was informed that there was no legislation planned that would force a council joint venture, such as the Haringey Development Vehicle, into offering right-to-buy.

During the discussion that followed a wide range of topics were considered, including:

- Consultation in relation to sites included within Category 1 areas of the Haringey Development Vehicle.
- The process for approving business plans for the Haringey Development Vehicle, including the transfer of land to the vehicle and the process for re-housing tenants.
- The work of Corporate Committee in relation to tenancy fraud, right-to-buy fraud and benefit fraud.
- Various issues in relation to temporary and emergency accommodation.

The Panel considered the roles and responsibilities of various stakeholders in relation to Northumberland Park School. Various issues were then discussed in relation to school and academy funding, Haringey's capital strategy, and options relating to the design and location of the school in relation to the master plan for Northumberland Park.

In response to questions about the Council entering into a 99 year lease with Tottenham Hotspur Football Club for the provision of outside broadcasting facilities during event periods on areas of the Northumberland Park School, the Panel was informed:

- That the ability to provide exclusive, secure space for outside broadcast facilities on event days was a fundamental requirement for a football club to be able to compete in major sports competitions such as the Premier League, Champions League and to host NFL games.
- That the agreement was based on the current location of the school.
- That there was no requirement to relocate the school in order to accommodate the outside broadcasting facilities.
- That further information on the lease was set out in the agenda for the Cabinet Member signing of 7 November 2016.

In response to concerns raised about the condition of properties on the Turner Avenue Estate, the Panel was informed that the site was included within Category 2 of the Haringey Development Vehicle. In addition, officers advised that Homes for Haringey had set aside a budget for 2017/18 which included money for external repair work.

AGREED: That the update from the Cabinet Member for Housing, Regeneration and Planning be noted.

38. WORK PROGRAMME UPDATE

Christian Scade, Principal Scrutiny Officer, provided an update on the proposed work programme for the remainder of the 2016/17 municipal year.

During discussion, the Panel was informed that evidence gathering for further scrutiny of the HDV would take place during March and April. It was noted that the terms of reference, outlined below, had been agreed, on 2nd March, by the Overview and Scrutiny Committee:

- To establish and provide recommendations on the feasibility of the proposed joint venture model of council tenants being re-housed on rent matching that of an equivalent council property and on the same terms, either on the estate or elsewhere in the borough, according to their choice;
- To establish and provide evidence and recommendations on whether the HDV can deliver a tenancy and evictions policy which protects vulnerable tenants in the same way as council tenancies do;
- To establish and provide recommendations on whether overcrowded tenants can be offered a replacement property of a size that meets their needs;
- To further establish and provide recommendations on whether the financial arrangements of the proposed HDV adequately protect the Council's interest;
- To consider the impact of the HDV on the Council's Commercial Portfolio, including the impact on current businesses and those who work in them;
- To consider the impact of the HDV on Metropolitan Open Land;
- To consider the equalities impact of the HDV;
- To further establish the risks of the venture and make recommendations on whether these risks can be adequately mitigated.

It was noted evidence gathering would be completed before the end of the municipal year to ensure the final report could be considered at the first Overview and Scrutiny Committee meeting of 2017/18.

In addition, it was suggested that the scrutiny work programme for 2017/18 should include consideration of housing for older people, not just an update on the Supported Housing Review / Housing Support Transformation Programme.

AGREED: That, subject to the additions and comments above, the areas of inquiry outlined in Appendix A of the Work Programme Update be approved and recommended for endorsement by the Overview and Scrutiny Committee.

39. NEW ITEMS OF URGENT BUSINESS

None

40. DATES OF FUTURE MEETINGS

It was noted that the schedule of meetings for 2017/18 would be agreed by Full Council on 20 March 2017.

CHAIR: Councillor Emine Ibrahim

Signed by Chair

Date

MINUTES OF THE MEETING OF THE HOUSING AND REGENERATION SCRUTINY PANEL HELD ON THURSDAY, 22ND JUNE, 2017, 6.30 - 8.45 pm

Present: Councillors: Emine Ibrahim (Chair), Zena Brabazon, Gail Engert, Martin Newton and Ann Waters

Also Present: Councillors: Vincent Carroll, Clive Carter, and Alan Strickland

1. FILMING AT MEETINGS

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

2. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Cllr John Bevan and Cllr Jennifer Mann.

3. URGENT BUSINESS

In response to the Grenfell Tower tragedy the Chair informed the Panel that an urgent item on fire safety would be considered.

4. DECLARATIONS OF INTEREST

None.

5. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

None.

6. MINUTES - 6 FEBRUARY 2017

AGREED: That the minutes of the meeting held on 6 February 2017 be approved as a correct record.

7. MINUTES - 7 MARCH 2017

It was noted that the minutes of the meeting held on 7 March 2017 would be reported to the next meeting.

8. TERMS OF REFERENCE AND MEMBERSHIP

Christian Scade, Principal Scrutiny Officer, introduced the report as set out.

AGREED:

- (a) That the terms of reference and protocol for Overview and Scrutiny be noted; and
- (b) That the policy areas, remits and memberships for each Scrutiny Panel for 2017/18 be noted.

9. AMENDMENT TO THE ORDER OF BUSINESS

AGREED: That a New Item of Urgent Business, concerning Fire Safety, be taken before agenda item 9, Homelessness – Supply and Demand Update.

Clerks note – the minutes follow the order of the meeting.

10. NEW ITEM OF URGENT BUSINESS - FIRE SAFETY

Following recent events in Kensington, the Chair advised that thoughts and sympathies were with all those who had lost their lives or been affected by the terrible Grenfell Tower tragedy.

It was acknowledged that it was not yet known what had caused the fire or why it had spread in the way that it had. However, the tragedy had understandably raised a number of questions and concerns about fire safety.

In terms of tower block fire safety in Haringey, the Panel was informed that:

- 54 blocks over 6 storeys high were managed by Homes for Haringey.
- None of the blocks managed by Homes for Haringey had the Reynobond aluminium system that had been used on Grenfell Tower.
- All exterior cladding on properties managed by Homes for Haringey had met the specifications for this type of work and complied with building regulations.
- All Homes for Haringey managed tower blocks had valid Fire Risk Assessments with established processes for ongoing monitoring including regular checks with the communal areas and regular servicing of fire-fighting equipment.
- Homes for Haringey employed two full time, appropriately qualified, fire risk assessors.
- Homes for Haringey staff had visited every high rise block and inspected communal areas and access routes to ensure they were clear.

In response to questions, the Panel was informed that the procedures used by Homes for Haringey were in line with the London Fire Brigade's audit tool for fire safety.

As an additional measure of re-assurance the Panel was informed fire risk assessors would, during the following week, visit every high rise block in order to review fire risk assessments and speak to residents.

In terms of non-council owned tower blocks, officers explained work was under way to ensure the Council had a record of all high rise blocks in the borough, and to understand any challenges faced.

A number of questions were raised in relation to Rivers Apartments, a new 22 storey tower situated in Tottenham. In response, officers provided an update from Newlon Housing Trust, who owned the property, with the following points being noted:

- Rivers Apartments completed in the spring of 2015 and had been clad with Reynobond PE. It was confirmed this was the same as the cladding used on Grenfell Tower.
- London Fire Brigade had carried out an extensive safety audit on 22 June 2017 and had made some minor recommendations for the building.
- Newlon Housing Trust had started work on the recommendations and had requested some additional technical clarifications. However, subject to meeting these recommendations, the Fire Brigade had confirmed they were satisfied Rivers Apartments should be considered a low fire risk building.

The Panel was informed Rivers Apartments was a modern building with many active fire safety systems including a sprinkler system, wet riser, a firefighter's lift and smoke evacuation valves.

With regard to the status of the cladding the Panel was informed that the Building Research Establishment (BRE) had been asked to review its design and specification. It was noted that Newlon Housing Trust was waiting for these technical and independent recommendations before determining whether or not the cladding should be removed and if so what the appropriate replacement should be.

In view of the concerns that had been raised the Panel strongly suggested, as a precautionary measure, that the cladding on Rivers Apartments should be replaced. The Panel also agreed that the Cabinet Member for Housing, Regeneration and Planning should provide an update, as soon as possible, to all councillors to confirm what action would be taken.

The Chair concluded by providing an update on scrutiny work that would be undertaken during the summer. The Panel was informed the Overview and Scrutiny Committee would lead this by receiving updates on inspections already underway and by reviewing wider responsibilities of the council and Homes for Haringey. Subject to final scoping, this would include consideration of issues relating to: planning policy; building regulations; the resources available to support adequate inspection; questions arising from construction materials; and the council's response, as landlord and regulator; following initial findings from the national Grenfell inquiry.

To avoid possible duplication, the Panel suggested the Overview and Scrutiny Committee should liaise with the Homes from Haringey Residents' Panel before the scope of the project was confirmed.

AGREED: That the update on tower block fire safety be noted.

11. HOMELESSNESS - SUPPLY AND DEMAND UPDATE

Denise Gandy, Director of Housing Demand, Homes for Haringey, and Alan Benson, Housing Strategy and Commissioning Manager, Haringey Council, provided an update on supply and demand issues in relation to homelessness.

Ms Gandy commenced her presentation by providing information on current performance and the future trajectory. In terms of households in temporary accommodation, the Panel was informed that after 3 years of rapid growth 2016/17 had seen a turnaround, with a net loss of 30 over the course of the year. The Panel considered comparative data for 2016/17 that showed Haringey had beaten the overall London rise of 4.3%.

The following points were noted:

- Since the Homes for Haringey restructure in October 2017, the number of households in temporary accommodation had fallen.
- 60-70% of post-restructure TA applications had been decided within 33 days, compared to 20-40% before the restructure.
- Faster decision making had reduced the number of cases placed in interim temporary accommodation while decisions were made.
- The prevention work carried out by Homes for Haringey had been effective. The Panel was informed that over the last five years only 10% of cases recorded as a prevention went on to "fail" with the household returning to apply for temporary accommodation.
- A simple trajectory for 2017/18 had forecast that there would be 2,994 households in temporary accommodation by April 2018.

In response to questions, the Panel was informed the cost of temporary accommodation had increased significantly in recent years and that this was likely to continue unless the supply mix changed.

Ms Gandy advised that prevention alone would not reduce numbers sufficiently, neither would social lets. For example, if inflow stopped entirely the numbers in temporary accommodation would only drop to about 2,450. In response, the Panel went on to consider the following:

- In terms of Haringey's Allocations Policy and Lettings Plan, it was noted there was competing demand for a reducing number of lets. It was projected that there would be 490 lets in 2017/18 (164 to households in temporary accommodation).
- Issues in relation to decant decisions were considered and it was noted decanted stock was used as temporary accommodation but there had been huge pressures

in certain years. Moving forward, the Panel suggested that the term re-housing, rather than decanting, should be used in official documents and publications.

- The use of Haringey's own one bed stock as temporary accommodation.

In terms of the Temporary Accommodation Placement Policy the Panel was informed that there was a limited number of out of London placements. It was noted that:

- This was an area of significant legal challenge.
- As you moved further away there was more to consider. For example, right to family life with both parents.
- Only 20% were eligible to move under the Policy.
- The most common reason to remain in London was employment.

In terms of Welfare Reform, the Panel received an update on the following issues: the continued impact of the benefit cap; Universal Credit and the Local Housing Allowance cap across the social sector.

In response to questions, the Panel received an update on the Flexible Homeless Support Grant. The following points were highlighted:

- The support grant replaced the £40 TA Management fee from 1 April 2017.
- The new funding was to allow local authorities greater flexibility in the use of funding.
- 2 year settlement:
 - o 2017/18 - £7,386,509 plus £1,244,342 (1 year only)
 - o 2018/19 - £8,603,852
- It was based on a formula that took into account homeless pressures but also protected local authorities with high temporary accommodation use.
- It was ring fenced for work to prevent or deal with homelessness.

The Panel also considered the implications of the Homelessness Reduction Act in terms of temporary accommodation and supply. It was noted this would amend Part 7 of the Housing Act 1996, rather than replace it.

Ms Gandy concluded the item by outlining actions that would be taken in relation to prevention, the best use of stock and supply. These are summarised below:

- Prevention
 - o Additional Prevention Fund funding
 - o Use of Discretionary Housing payment
 - o Preparation for the Homelessness Reduction Act

Best use of stock

- Use of decanted properties as temporary accommodation
 - Under occupation incentives reviewed
 - More activity on addressing fraud – occupancy initiatives
 - Further work on the Housing Allocations Policy
- Supply
- Additional shared facility hostel units – conversations
 - Exploring best options for property acquisition
 - Increasing Assured Shorthold Tenancy supply

AGREED: That the homelessness supply and demand update be noted.

12. CABINET MEMBER FOR HOUSING, REGENERATION AND PLANNING - QUESTIONS

The Chair welcomed Councillor Alan Strickland, Cabinet Member for Housing, Regeneration and Planning, to the meeting.

In view of the Panel's terms of reference, Councillor Strickland provided an update on his responsibilities. The following points were then discussed:

- How Cranwood could be the HDV's first development and an opportunity to deliver on the Council's ambitions to create sustainable, balanced communities. The Cabinet Member informed the Panel that overall the council's housing strategy committed to 40% of new homes being affordable. However, it was confirmed that the design masterplan for Cranwood included an enhanced level of affordable housing compared to emerging policy (50% by habitable room) of which at least 60% would be for low cost affordable rent.
- Issues concerning the level of consultation that had taken place between the Council and the Board of Homes for Haringey in relation to the HDV and its impact on the Housing Revenue Account (HRA).
- The Panel was informed that senior Council officers had held discussions with Homes for Haringey's Managing Director and Executive Leadership team, and had participated in a dedicated meeting with the Board. These had covered the potential impacts and opportunities arising from the HDV in the short term, medium and long term. Assuming the Council approved the establishment of the HDV, and agreed to proceed with development on sites managed by Homes for Haringey, it was noted that discussions would continue both within Homes for Haringey and between Homes for Haringey and the Council.
- It was noted the management of the Housing Revenue Account was the responsibility of the Council, and not Homes for Haringey. It was also acknowledged that income from commercial properties on Council estates went to the HRA and not to Homes for Haringey.

- The equalities impact of the HDV. The Panel was informed that recommendations to Cabinet in July 2017 – to establish the HDV, and to agree the first set of business plans – would be accompanied by full Equality Impact Assessments.
- The fact that the HDV would operate in line with the Council's Housing Strategy and other housing policies. The Panel was informed that new mixed-use, mixed-tenure developments would be based on standards of quality, access and experiences that were blind to tenure. It was noted that individual proposals would be considered – both by the HDV Board and the Council's planning function – as they came forward, and tested against these principles while being balanced with other factors such as efficiency of maintenance regimes and affordability of mandatory service charges which could make separate building cores for different tenures the most effective way to ensure affordability and good housing management.

In addition to the HDV, the Panel discussed the innovative work that was taking place in Brent to provide temporary accommodation. It was explained that Brent Council had put together a significant fund, made up of right-to-buy receipts and borrowing from the Public Works Loan Board. It was noted the fund was being used to purchase street properties for use as temporary accommodation and was planned to facilitate the purchase of 300-400 properties, many ex Council right-to-buy properties, so some purchases would also be on Council estates.

In view of the innovative work taking place in Brent, the Panel asked whether it would be possible to implement a similar scheme in Haringey. In response, Alan Benson, Head of Housing Strategy and Commissioning, explained that Brent had acquired properties through a wholly owned company. The Panel was informed Haringey did have a programme that was being run by Homes for Haringey. It was noted this would be scaled up, but not to the size of the Brent programme, following legal advice from a QC. However, the Panel was assured that other models were being pursued in order to deliver a viable local solution.

AGREED: That the update from the Cabinet Member for Housing, Regeneration and Planning be noted.

13. SCRUTINY WORK PROGRAMME DEVELOPMENT 2017/18

Christian Scade, Principal Scrutiny Officer, introduced the report as set out.

It was agreed that the issues below, set out in section 4.6 of the report, should be included in the Panel's work programme for 2017/18:

- Selective Licensing Update (October 2017)
- An update on the financial performance / budget monitoring of services related to Priorities 4 and 5 of Haringey's Corporate Plan (November 2017)
- Budget Scrutiny – MTFs and HRA (December 2017)

- Consideration of performance against housing supply commitments within the Council's policy framework (Details TBC)
- The work of the Decision Panel (Details TBC)
- Older People Housing (Details TBC)
- Supported Housing Review Update (Details TBC)

In addition, and following a discussion, it was agreed that the following areas should be scrutinised:

- HDV updates to be considered at each Panel meeting.
- What does Good Growth, as a concept, mean for Haringey, especially in terms of people, place and prosperity (October 2017)
- The impact of tall buildings and high density development on residents way of life, including public health (Scrutiny in a Day – towards the end of 2017 / early 2018)

In terms of in-depth scrutiny work, the Panel agreed to scope a project that would focus on the conditions and attitudes towards social housing in Haringey. It was agreed consideration should be given to new and older housing across the borough. It was proposed that the review be scoped before the end of August, with evidence gathering concluded before Christmas.

Following updates from Alan Benson, Housing Strategy and Commissioning Manager, Emma Williamson, Assistant Director for Planning, Peter O'Brien, Area Regeneration Manager, and Denise Gandy, Director of Housing Demand, Homes for Haringey, the Panel suggested that the following issues should also be considered, subject to further discussion between the Chair and officers outside of the meeting:

- Estate Renewal Schemes
- Homelessness and Rough Sleeping
- Preparation for the Homelessness Reduction Act
- Intermediate Housing Policy
- Private Rented Strategy

AGREED:

- (a) That the work completed by the Panel during 2016/17, attached at Appendix A, be noted.
- (b) That the verbal updates from officers on work relevant to the Panel's terms of reference be noted.

(c) That, subject to the additions and comments above, the areas of inquiry outlined in section 4.6 of the report be approved and recommended for endorsement by the Overview and Scrutiny Committee.

14. DATES OF FUTURE MEETINGS

The Chair referred Members present to item 13 as shown on the agenda in respect of future meeting dates, and Members noted the information contained therein'.

CHAIR: Councillor Emine Ibrahim

Signed by Chair

Date

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Report for: Housing and Regeneration Scrutiny Panel – 2 October 2017

Item number: 9

Title: Moving towards Good Growth in Haringey

Report

authorised by: Helen Fisher, Director of Regeneration

Lead Officer: Sussie Anie, Senior Programme Support Officer x2488

Ward(s) affected: N/A

Report for Key/

Non Key Decision: Non-key

1 Describe the issue under consideration

- 1.1 The Housing and Regeneration Scrutiny Panel have asked for an overview of emerging research and examples of how regeneration and growth benefits can be passed on to all residents. These ideas and concepts have gained increased prevalence over the past few years, with growing evidence that the proceeds of national and regional growth have predominantly benefitted a small section of the population. Researchers and practitioners have recently begun to coalesce around the umbrella term 'Inclusive Growth' to describe policies and programmes with the central objective of generating shared prosperity where no one is left behind.
- 1.2 In the context of a rising local population, national pressures on public service funding, and the impact of technological change on the wider economy, the Council has committed to supporting all Haringey residents to prosper and thrive. We are attracting new investment into the borough to enable businesses to grow, to create more jobs and build more homes. Our Corporate and London Plans commit us to 20,000 new jobs and 19,000 new homes. The Council's priority is ensuring that extensive ongoing regeneration within the borough is inclusive, widening access to opportunities both in the borough and in London for all residents.
- 1.3 Regeneration and economic development presents an opportunity to ensure local people are at the centre of Haringey's growth. Our programmes aim to provide new affordable housing, quality employment opportunities and great places where people and businesses can thrive. These will help to address inequalities that have become more entrenched over recent years, notably between the East and West of the Borough, and to ensure residents enjoy a good standard of living. Research into inclusive growth models provides a framework for developing the Council's policy priorities and approach to delivering growth that benefits all residents.
- 1.4 Further devolution to cities such as London offers a range of policy levers and opportunities for guiding growth to meet local priorities. Delivering growth that is inclusive will require shared goals and ambitions in active, whole system

partnerships spanning the public sector, business, the VCS and local communities. This is a major shift from the previous national and international approaches which prioritised economic growth first and redistribution later.

- 1.5 This report presents an overview of the emerging thought around the significance and policy implications of Inclusive Growth, and relates this to regional developments and work currently underway to ensure regeneration in London is inclusive through the Mayor's 'Good Growth' agenda. It draws on the findings of think tanks, international institutions and practitioners in other cities about how to generate and sustain inclusive growth.

2 Cabinet Member Introduction

N/A

3 Recommendations

- 3.1 It is recommended that members take note of the contents of this paper. This paper outlines how other city areas are embedding inclusive growth principles in local social and economic policy, as a means of tackling persistent local inequalities and creating growth that leads to greater shared prosperity. The paper's overview of 'good growth' outlines how these principles have been adapted by the Mayor of London and GLA, informing the regional regeneration frameworks and priorities that Haringey will be asked to contribute to through local regeneration and growth programmes. As such this paper may serve as a reference document for future developments.

4 Reasons for decision

N/A

5 Alternative options considered

N/A

6 Background information

- 6.1 This section sets out a review of how a variety of different organisations (think tanks, international bodies, the Mayor of London) have sought to promote a variety of new growth models over the last few years.

A. Defining Inclusive Growth

- 6.2 Inclusive Growth has emerged as an increasingly resonant concept for growth initiatives across international and local contexts. International institutions and think tanks from across the political spectrum now recognise that tackling social and economic inequality is essential to strengthening economic growth, innovation and prosperity for all, both globally and in local places.

- 6.3 For example, the World Bank defines inclusiveness in terms of equity, equality of opportunity, and protection in market and employment transitions and holds it to be essential for successful growth.
- 6.4 Similarly, the OECD defines inclusive growth as creating opportunity for all and crucially, delivering outcomes, monetary and non-monetary across society. The OECD has championed Inclusive Growth as a priority since 2015, recognising the tendency for economic gains to be concentrated in some sections of society.
- 6.5 A growing literature expands on these themes and begins to translate them into policy recommendations. Prominent and influential analyses are the RSA Inclusive Growth Commission, IPPR research under the Commission for Economic Justice and research published by the Brookings Institute. Key findings from these analyses are summarised below, followed by a reflection on cross-cutting themes.

RSA – Inclusive Growth

- 6.6 The RSA Inclusive Growth Commission launched in 2016 and its findings were published in spring 2017. Their research cites as a fundamental shortcoming the fact that historically, growth has been modelled on prioritising the delivering economic growth, with inadequate focus on ensuring benefits generated are accessible to all.
- 6.7 The RSA emphasises that in order for growth to be inclusive, it must be recognised that there is a need to invest in social infrastructure early. This represents a major shift from a ‘grow now, redistribute later’ approach to one in which investment in social infrastructure is an integral driver of growth throughout, with deliberate and strategic interventions to prevent benefits of growth becoming centralised and inaccessible for large sections of the community.
- 6.8 RSA findings also emphasise the need for whole system change that establishes a shared agenda across a range of organisations including local government, private sector leaders and voluntary organisations.
- 6.9 The RSA defines Inclusive Growth through five principles:
- Creating a shared binding mission – championing good growth in a joined up, consistent manner from the national to local context.
 - Measuring the human experience of growth, not just its rate – recognising holistic and human gains as the ultimate goal of growth, rather than growth in itself.
 - Seeing growth as the whole social system, not just a machine
 - Being an agile investor at scale – strategic intervention and investment/public innovation e.g. preventative measures.
 - Entrepreneurial, whole-place leadership

IPPR - Commission for Economic Justice

- 6.10 Launched in 2016, the IPPR Commission for Economic Justice is a two-year programme of research, inspired by recognition that current economic arrangements are not experienced or perceived as equitable by the majority of British citizens.
- 6.11 IPPR research has evidenced a need to expand the scope of growth to focus on distributing positive outcomes across society.
- 6.12 The Commission on Economic Justice aims to rethink economic policy for post-Brexit Britain, seeking a new economics that generates sustainable growth and shared prosperity.
- 6.13 An interim report reflects on widening inequality and envisions an inclusive economy that, through a fair distribution of economic rewards, empowers all to achieve their potential.
- 6.14 IPPR focuses distinctly on notions of a 'good economy', concerned with improving real living standards and building the common good.

Brookings Institute

- 6.15 The Brookings Institute takes a 'whole life-cycle approach' to ensuring growth is inclusive, underlining a need to empower all sections of society through specific social infrastructure.
- 6.16 Recommended interventions include early years support, drawing on evidence-based child development and pre-school programmes. Childhood, adolescence and family-based interventions should be delivered alongside education, skills and lifelong adult learning, with investment to support labour market inclusion.
- 6.17 These recommendations are proactive and prevention-oriented, rather than 'reactive', designed to equip and empower all to benefit from growth and lead good and resilient lives.
- 6.18 Brookings Institute research also celebrates the potential for community organisations and resident-led initiatives to unlock greater value and opportunities for people as agents and drivers of growth, rather than responding to change in a passive manner.
- 6.19 The Brookings Institute's three keys for Inclusive Growth in metropolitan areas are:
- Helping people adapt their skills to the changing demands of the economy
 - Improving connectivity and access to better opportunities
 - Helping businesses launch, scale, and innovate, promoting greater economic dynamism and productivity

Cross-cutting themes

6.20 Common themes from the growing literature are:

- There is a need for change: recognition that economic growth alone is currently ineffective in delivering benefits across society, with income deprivation, rising living costs, and the concentration of wealth and opportunities amongst limited segments of society indicating barriers can prevent many from benefitting from growth.
- Now is the time for change: recognition that the current political and economic climate presents a critical juncture with new levers and technological tools to support the creation and delivery of an ambitious new approach to delivering meaningful growth for all.
- Policy for change: policy recommendations focus on building social and community infrastructure that nurtures and empowers excluded groups in a proactive way, investing in education, training, health and wellbeing support to complement economic growth and ensure no one is left behind.

B. Good Growth and the local context

London Context

6.21 In his consultation on an updated London Plan “A City for all Londoners” the Mayor of London outlined the concept of “Good Growth” to guide placemaking initiatives.

6.22 Good Growth draws on the ambition and proactive vision of Inclusive Growth, and defines inclusiveness (development that delivers improved outcomes and opportunities for all) as central to positive and ultimately good growth, in recognition of the harm inequality causes to community cohesion and wellbeing.

6.23 In line with prioritising the improvement of Air Quality, the development of a more mixed and sustainable energy offer and delivery of affordable housing, the Mayor’s Good Growth agenda aspires to create open, accessible and thriving places.

6.24 The GLA’s “Good Growth” integrates socio-economic improvements with environmental sustainability and the creation of positive, pleasant spaces, with aspirations to shift to a zero-carbon economy by 2050, provide better quality housing and design; better access to London’s green space and more.

6.25 The Mayor has identified six pillars for Good Growth:

1. Building a more inclusive city – an inviting place to live, work and visit – supporting health and wellbeing for all Londoners.
2. A balanced mix of young and old, of people from different cultures and backgrounds, of housing tenures and workplaces.

3. Development that enriches a city's public and civic spaces along with the streets and routes that connect them.
4. Partnership between the public and private sector – where a long term approach to investment is undertaken to yield the wider benefits of change.
5. Ensures that London remains resilient to our changing climate and is green and healthy; with clean air, easy access to green space and more efficient buildings supplied by cleaner energy.
6. Enables everyone to fulfil their potential, by providing inclusive access to transport and other public services, by ensuring that communities see the benefits of growth, and by enabling broader public participation in how the city changes.

6.26 Ultimately, in line with research on Inclusive Growth, the Mayor identifies as a primary principle for Good Growth the empowerment of people, and calls for regeneration and growth projects to deliver tangible improvements to people's quality of life.

6.27 The Good Growth Fund carries the ambition and creativity of the Inclusive Growth movement with an open-ended call for local authorities and developers to explore innovative ways of delivering positive and meaningful outcomes for all.

Haringey context

6.28 Growth will remain a key priority for Haringey over the coming decades; our Corporate and the London Plans commit us to delivering 20,000 new jobs and 19,000 new homes. Local people are at the centre of this growth. Its aim is to provide new affordable housing, high quality employment opportunities and great places where people and businesses can thrive.

6.29 Growth will be vital for securing revenue streams to fund improved services against a backdrop of cuts. Income from council tax and business rates will come from more houses and more jobs, and a flourishing local economy will benefit all.

6.30 In the (2014) Tottenham Strategic Regeneration Framework (SRF), the council expressed a commitment to ensuring every resident is able to take advantage of the opportunities growth will bring, and empowered to access opportunities equivalent to the best in London. However, to ensure regeneration addresses inequality and deprivation across the borough, growth must include work that proactively fosters inclusiveness.

6.31 In the context of Tottenham regeneration, the People Priority is an example of a proactive approach to empowering and investing in people and communities to ensure residents are well-positioned to experience real positive change from ongoing regeneration. This group brings together regeneration with childcare, schools, adult education, skills, public health, housing and economic development to examine how public services and their partners can work together in Tottenham to deliver the socio- economic outcomes outlined in the

Tottenham SRF. This is an example of the whole system working that is required to deliver inclusive growth in the long term.

- 6.32 Tottenham regeneration is an ambitious programme of growth and transformation, attracting investment, nurturing small and medium businesses, building on the cultural wealth and rich heritage to bridge the gap in opportunities accessible by Tottenham residents compared to residents in the rest of Haringey. A key plank of this has been developing world-class economic and training opportunities for residents in Tottenham, particularly in the transition of young people from Haringey's good and outstanding secondary schools into skilled and high quality employment. For example, Haringey has attracted ADA, the National College of Digital Skills, to provide world-class post-16 STEM education and training in the growing economic hub at Tottenham Hale.
- 6.33 The Transformation Challenge Award (TCA) saw the delivery of a range of community led projects to nurture and enhance aspirations, opportunities and wellbeing, the Opportunity Investment Fund (OIF) which supports businesses to expand.
- 6.34 The Tottenham Charter (launched in June 2017) is a significant example about how we might facilitate and champion inclusive growth. It provides a platform for partners and businesses to express their ambitious determination to invest in socio-economic infrastructure by 'pledging' to offer, beyond S106 commitments, opportunities and support for residents and community organisations to grow and benefit from investment. As of mid-September, pledges have involved partners offering work experience placements, mentoring, sponsorship for school events and more to support young people in Tottenham.
- 6.35 The Council's experience of delivering ongoing regeneration in Tottenham is being incorporated into our vision for Wood Green. In Wood Green, the Council is developing engagement-led regeneration plans, which will deliver growth in housing and jobs through addressing the community's priorities. The inclusive vision is outlined in the Area Action Plan and the proposed development of a Strategic Regeneration Framework. This includes a focus on celebrating the area's diversity and heritage, building on existing strengths, and ensuring that residents and businesses already established in the area can benefit from the future projects and proposals.
- 6.36 Key aspects to ensuring that the growth in Wood Green is inclusive and open to all is the commitments to protecting existing residents, businesses and cultural spaces. Residents of Sky City and Page High will be provided housing in Wood Green on equivalent terms, and artists impacted by the rising costs of rent are already being safeguarded, with 40 artists from Chocolate Factory being relocated to a council owned building with affordable rent.
- 6.37 Work will build on this over the coming years as the People Priority grows to embed this inclusive approach across regeneration.

Concluding remarks

- 6.38 Inclusive growth has emerged as a key theme over recent years and has been adopted and championed by international organisations. It is increasingly clear

that proactively empowering and investing in communities and people can help to ensure the benefits of growth translate into meaningful outcomes for all.

- 6.39 Haringey is home to some of London's most significant regeneration initiatives, often located in areas where the population is currently affected by high deprivation. Building on the work Haringey has already done, the Council will need to include proactive policy and project work to ensure that residents are able to participate in shaping the future of their area and to benefit from the investment in their communities.

7 Contribution to strategic outcomes

- 7.1 The nature of the issues considered in this report cut across all of the five priorities within the borough's current corporate plan (2015-18). In addition, the literature review is relevant to the Haringey Economic Development and Growth Strategy.

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

Finance and Procurement

- 8.1 It is recommended that members take note of the contents of this paper. This paper outlines how other city areas are embedding inclusive growth principles in local social and economic policy, as a means of tackling persistent local inequalities and creating growth that leads to greater shared prosperity.
- 8.2 At this stage, there are no financial implications.

Legal

- 8.3 The Assistant Director for Corporate Governance has been consulted on the content of this report and there are no legal implications.

Equality

- 8.4 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - 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.
- 8.5 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

8.6 This report does not make any policy decisions or recommendations, and therefore has no direct impact on any of the protected characteristics. It informs the Panel of emerging ideas and concepts about ensuring economic growth benefits all residents, often referred to as inclusive growth. It informs the Panel about how these concepts are being adapted for regional policy frameworks, which Haringey will need to align with in its contributions to London's challenges.

8.7 The Panel is asked to consider how inclusive growth and good growth principles might further support the Council and its partners in ensuring that services and regeneration programmes tackle persistent inequalities and enable residents to access high quality economic opportunities. The principles and intentions of inclusive growth mean that any policy decisions or recommendations based on this report should be targeted at reducing inequality and supporting Haringey's disadvantaged communities to access higher quality economic opportunities.

9 Use of Appendices

N/A

10 Local Government (Access to Information) Act 1985

a. Links to resources cited in this report:

- RSA Inclusive Growth: <https://www.thersa.org/action-and-research/rsa-projects/public-services-and-communities-folder/inclusive-growth-commission>
- IPPR Commission on Economic Justice: <https://www.ippr.org/cej>
- Brookings Institute Inclusive Growth: <https://www.brookings.edu/opinions/from-economic-analysis-to-inclusive-growth/>
- City for All Londoners, Mayor of London: https://www.london.gov.uk/sites/default/files/city_for_all_londoners_nov_2016.pdf
- Good Growth Fund: Mayor of London: https://www.london.gov.uk/sites/default/files/good_growth_fund_prospectus.pdf
- Growing London, Mayor's Design Advisory Group: http://www.newlondonarchitecture.org/docs/mdag_agenda_growing_london.pdf

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What does 'Good Growth' mean for Haringey?

Key concepts and policy
implications

Why Inclusive Growth?



- The Housing and Regeneration Scrutiny Panel has asked for an overview of emerging ideas about ‘inclusive growth’.
- Inclusive Growth is an emerging framework for supporting local areas to spread the proceeds of growth to all residents- providing shared prosperity and tackling persistent inequalities.
- A range of think tanks, regional governments and academics have developed proposals around this theme.
- This session summarises two:
 - RSA ‘Inclusive Growth’ commission
 - GLA ‘Good Growth’
- It invites the Panel to consider their relevance for Haringey.

Why now?



- We are attracting substantial new investment into the borough. Our Corporate and London Plans commit us to 20,000 new jobs and 19,000 new homes.
- Growth will:
 - help to provide increased council tax and business rate revenues, to fund council services.
 - make an important contribution to London-wide challenges, including the need for more housing.
- Local people are at the centre of Haringey’s growth. Growth must benefit everyone - providing new affordable housing, quality employment opportunities and great places where people and businesses can thrive.

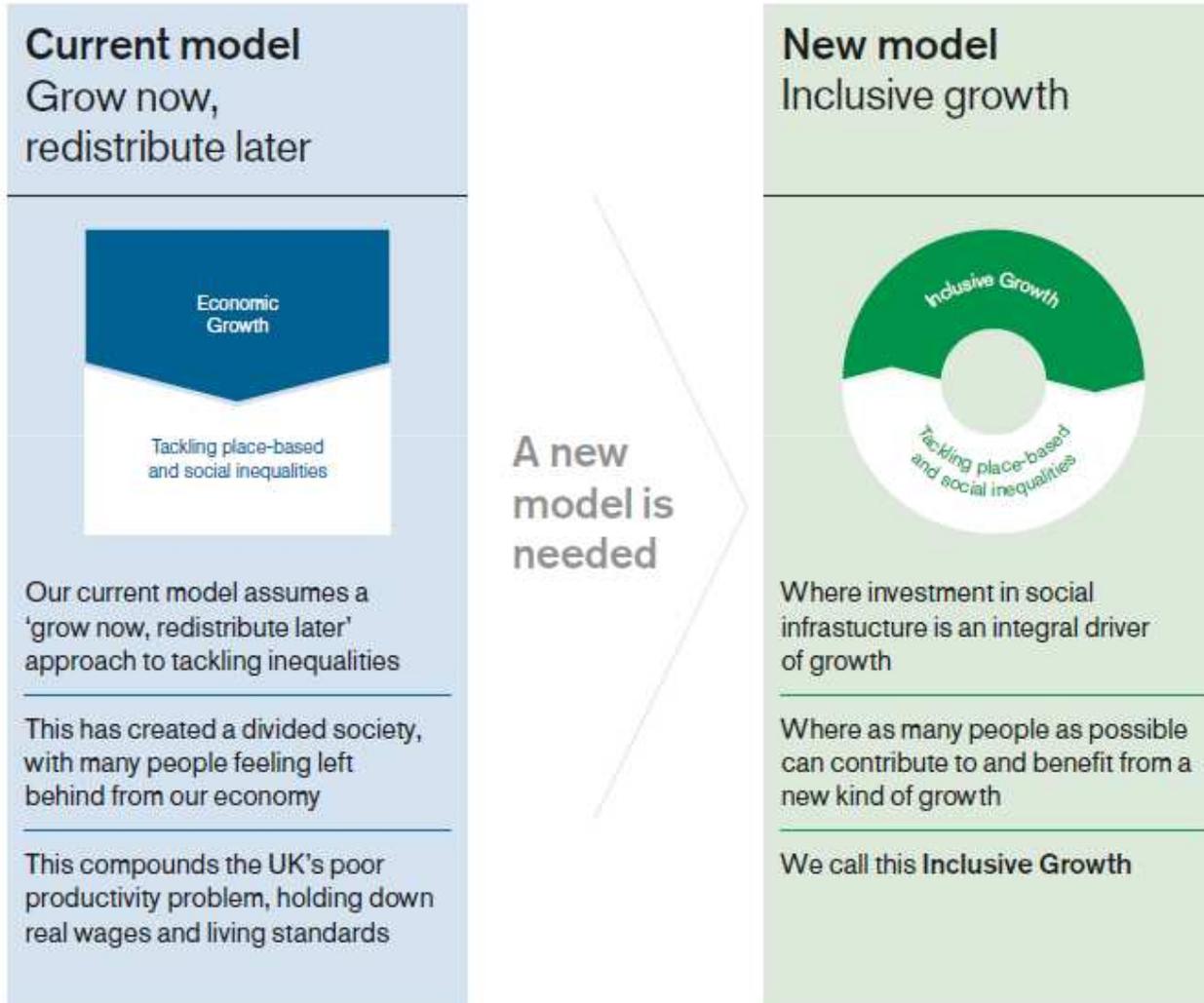
RSA - Inclusive Growth



The most prominent definition of inclusive growth has been established by the RSA (Royal Society of Arts). Their Inclusive Growth Commission (2017) cited some key principles for delivering inclusive growth:

- Develop a shared vision for the place, owned by leaders in government, business, the VCS and local communities
- Establish a whole system endeavour, integrating social and economic policy and infrastructure investment around measurable outcomes for individuals
- Develop a whole life-cycle approach, recognising that individuals require different types of support at different stages of life

RSA- Inclusive Growth



Defining Inclusive Growth

Prominent research into inclusive growth and evidence from early practitioners outlines three major changes that places can make to ensure economic growth is inclusive:

- Outright economic growth is no longer enough: income inequality and rising costs of living means there must be a focus on *quality* of growth (distribution of growth, productivity and quality of jobs)
- Economic and technological changes requires more holistic, place-based leadership involving public and private sector leaders and the communities they serve
- Recognition that investing in education, training, and health and wellbeing for the whole population generates greater and more sustainable economic growth while ensuring no one is left behind.

Inclusive Growth in practice



- Louisville, USA: America's 'Compassionate City'
- New York City, USA: Career Pathways Framework
- Rotterdam, Netherlands: National Programme
Rotterdam South
- Bristol, UK: Bristol City Office

Mayor of London's 'Good Growth'



The ideas underpinning inclusive growth have influenced the Mayor of London and GLA's adoption of three 'Good Growth' principles:

- 1) Empowering People
- 2) Making Better Places
- 3) Growing Prosperity

These themes will underpin the next London Plan and the GLA's overall approach to regeneration. Haringey has committed to playing its part in meeting London's challenges through the significant regeneration programmes underway in the borough.

Questions for the Panel



- How relevant are these inclusive/ good growth concepts for Haringey?
- How can these ideas and principles practically inform policy and practice in the Borough?
- Delivering inclusive growth in Haringey requires the combined efforts of the Council and its partners, both in the borough and externally. How can we build the shared vision and delivery approach required for inclusive growth with services and stakeholders?

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Report for: Housing and Scrutiny Panel – 2nd October 2017

Item number: 10

Title: Property Licensing - Update

Report authorised by: Stephen McDonnell – Interim Director Commercial and Operations.

Lead Officer: Alison Crowe, ext 6934. Alison.Crowe@haringey.gov.uk

Ward(s) affected: N/A

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

1. Describe the issue under consideration

- 1.1. The purpose of this report is to inform Members of the Housing and Regeneration Scrutiny Panel of progress made to date in respect of extending the current Additional Licensing scheme and introducing a Selective Licensing scheme for single dwelling houses.

2. Cabinet Member Introduction

N/A

3. Recommendations

- 3.1. Members of the Housing and Regeneration Scrutiny Panel are recommended to:
- i. Note the report; and
 - ii. receive a presentation at the meeting of 2nd October 2017.

4. Reasons for decision

- 4.1. To update Members on progress made to date.

5. Alternative options considered

N/A

6. Background information

6.1. Background

6.1.2. Under the Housing Act 2004, there are three forms of licensing relating to private sector housing available to local authorities. Mandatory and additional licensing regulate houses in multiple occupation (HMOs) and selective licensing relates to all other eligible private sector dwellings.

6.1.3. All licensing schemes are intended to address the impact of poor quality housing, rogue landlords and anti-social tenants. In an area subject to licensing all private landlords must obtain a licence and if they fail to do so, or fail to achieve acceptable management standards, the authority can take enforcement action. Schemes run for a maximum period of five years and a fee is payable for each license.

6.2. The Process

6.2.1. In order to bring forward either an additional or selective licensing scheme the local authority must satisfy the legislative criteria. This is particularly important when presenting a case for selective licensing as the authority must prove that there is either:

- A significant and persistent problem caused by anti-social behaviour. (***you must show a direct link with private sector housing***)
- Low demand housing
- Some or all of the private sector landlords are failing to take appropriate action to combat the problem

6.2.2. In April 2015 the conditions were extended to include **one or more** of the following:

- Poor property conditions (*need to show that the current powers available are not sufficient*)
- High levels of migration (*Guidance suggests an increase of 15% within 12 months*)
- High levels of deprivation
- High levels of crime.
- Area must have a high proportion of private sector dwellings – *nationally the private rented sector makes up 19%*

6.2.3. Any licensing scheme must be linked to a wider strategic plan to improve the area and the housing options within the borough.

- 6.2.4. Any proposal for a scheme covering more than 20% of the geographic area or affecting more than 20% of private rented properties is subject to approval by the Secretary of State.
- 6.2.5. The process for introducing additional licensing is less onerous and consent from the Secretary of State is not required – an authority can, having met certain conditions, introduce a borough wide additional scheme for the majority of HMOs.
- 6.2.6. Both schemes need to be supported by a robust evidence base and a full public consultation exercise is required before a scheme can be introduced.
- 6.3. Progress to date
- 6.3.1. In order to establish whether Haringey meets the statutory conditions, various data sets (from within the Council and the Metropolitan Police) were brought together and analysed.
- 6.3.2. From the work we have carried out to date, officers estimate that Haringey has approximately 35,500 private sector dwellings - a noticeable increase since the 2011 Census of 32,000. Officers also believe that up to 50% of the private sector in Haringey is made up of HMO type properties.
- 6.3.3. Many HMOs operate under the radar and consist of some of the poorest housing conditions in the borough. Traditionally HMOs present a higher level of risk to the occupants, due to the size, layout of the building and more intensive use of electrical and cooking appliances; increasing the risk of fire. Our current licensing scheme has uncovered poorly managed buildings, absent landlords and appalling housing conditions. They are often occupied by some of our most deprived and vulnerable residents. A borough wide additional licensing scheme would increase our powers and go some way to improving the lives of the residents.
- 6.3.4. Presenting a case to support the introduction of a Selective Licensing Scheme is more complex. A Selective Licensing scheme would cover single family dwellings; these type of dwellings usually present a lower risk than HMOs and are less problematic.
- 6.3.5. Officers recently met with colleagues from the Department for Communities and Local Government (DCLG) to discuss our initial proposals for licensing and to seek further guidance on how best to present an evidence base. DCLG reiterated their guidance above and further confirmed:
- Where possible, analysis of evidence to support a **selective licensing** scheme should be by road/street level, rather than ward based level – their preference is to see a scheme that addresses problems in *selective* areas, for example, one or two roads in multiple wards.

- That the local authority should identify the problems it is trying to address and how the introduction of a selective licensing scheme will deliver the desired outcomes.

6.3.6. Work is ongoing to refine the data and meet the requirements of DCLG. From our analysis to date, our findings suggest that there are pockets of problematic single family private sector dwellings in the borough. It is likely therefore that officers will recommend a Selective Licensing scheme that falls within the 20% threshold.

6.3.7. By way of further update, Members of the Panel will receive a presentation at the meeting of 2nd October 2017

7. Contribution to strategic outcomes

7.1. Extending our Additional Licensing scheme to cover the remaining HMOs in the Borough and introducing Selective licensing to part of the borough will compliment and work alongside the Council's other strategies and priorities. Licensing will support the following Corporate Plan objectives:

- Priority 3 - A clean and safe borough where people are proud to live.
- Priority 4 - Sustainable Housing, Growth and Employment.
- Priority 5 - Create homes and communities where people choose to live and are able to thrive

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

Finance and Procurement

N/A

Legal

N/A

Equality

N/A

9. Use of Appendices

N/A

10. Local Government (Access to Information) Act 1985

The Housing Act 2004
DCLG Guidance on Selective Licensing

Property Licensing – Private Sector Housing

Housing and Regeneration Scrutiny
Panel

2nd October 2017

Background – Additional and Selective Licensing



- Borough wide Additional (HMO) and a phased approach to Selective Licensing (single family dwellings)
- Legislative criteria must be satisfied and a robust evidence base produced.
- Changes to the legislation in April 2015 (*Government unhappy with the roll out of borough wide selective licensing schemes*)
 - Conditions for applying extended
 - Area must have a high proportion of private sector dwellings
 - Any selective licensing scheme covering over 20% (*of total private sector dwellings or geographical area*) needs Secretary of State approval. No such requirement for Additional.

Starting point – both schemes

- Data sets to build the evidence base brought together, including: Census information; crime and ASB records; complaints made to the Housing Improvement Team and data held about property conditions – 3 years.

Ward level analysis

- All data sets cleansed and duplicates removed. (*town centre related ASB/crime removed*)
- Data from the 2011 Census used - 32,000 private sector (*uplifted with growth projections*)

The Findings

- The index scores for each indicator have been equally weighted and averaged to give a mean score for the ward, this has been used to determine the overall ranking.
- An index score of 100 indicates that the ward has an average rate when compared to the borough average. An index score above 100 demonstrates a higher than average rate, with an index score below 100 indicating a lower rate (*e.g. an index score of 200 would show that the ward has a rate twice as high as the borough average*).
- Also listed in the table for each ward are: the estimated ratio of PRS for each ward, percentage of Haringey area (*Hectares*), PRS count (2011 census) and the borough % of census PRS count.
- Top scoring wards: Northumberland Park, Tottenham Green, Noel Park and Bruce Grove

Summary Index Table (Red text indicates above London/National average, where available)



Ward	IMD Rank	NINO	Crime	LFB Incidents	Police CAD ASB	Cat 1&2 Index	Complaint HIT	Enviro Crime	Noise Index	Pest Index	% Ratio of PRS	Mean Index	% of Haringey Area (Hectares)	PRS count (2011 Census)	Borough % of Census PRS count
Northumberland Park	175	137	149	193	157	314	183	83	100	229	24%	172	6.4%	1,435	4%
Tottenham Green	145	153	177	139	171	358	127	138	129	129	28%	167	4.6%	1,779	6%
Noel Park	127	162	222	95	175	136	110	174	141	82	27%	142	4.2%	1,620	5%
Bruce Grove	134	144	100	107	103	178	170	116	90	82	30%	122	3.1%	1,758	5%
St Ann's	108	183	90	99	91	206	116	119	84	93	33%	119	3.7%	1,938	6%
Haringay	97	167	103	92	120	95	105	123	124	44	42%	107	5.3%	2,493	8%
Woodside	102	143	97	76	80	118	115	145	98	83	34%	106	5.0%	2,021	6%
White Hart Lane	153	83	100	74	98	136	93	87	96	129	17%	105	5.7%	888	3%
West Green	121	122	107	103	119	0	90	102	72	211	26%	105	4.7%	1,441	4%
Tottenham Hale	138	136	120	88	108	0	97	78	107	128	24%	100	6.5%	1,416	4%
Seven Sisters	109	124	92	122	102	49	94	84	102	118	31%	99	4.4%	1,838	6%
Bounds Green	96	96	85	92	100	0	75	106	85	75	30%	81	4.7%	1,895	6%
Hornsey	91	27	77	145	90	0	68	89	139	64	26%	79	3.6%	1,585	5%
Stroud Green	70	55	63	98	74	85	32	86	84	114	30%	76	3.7%	1,661	5%
Crouch End	47	39	70	87	72	0	91	88	103	38	35%	63	4.9%	2,169	7%
Highgate	51	45	62	83	42	31	87	71	101	56	35%	63	8.4%	1,966	6%
Muswell Hill	45	29	71	81	82	0	26	74	105	67	28%	58	5.6%	1,372	4%
Fortis Green	47	41	60	75	69	81	26	66	58	39	31%	56	6.7%	1,703	5%
Alexandra	44	16	56	50	47	0	141	35	72	64	22%	53	8.8%	1,117	3%

Additional Licensing – Borough wide

- Using various data sets - Officers estimate an increase in the private sector stock (overall) to 35,500 – HMOs could be as high as 50% of the total.
- Location of HMO's plotted on a map – borough wide coverage.
- Previous studies and the government recognise that many HMOs:
 - Operate under the radar, unregulated;
 - Increase the risk of fire – intensive use of electrical and cooking appliances.
 - Are owned by absent or rogue landlords.
 - Are unsafe – lack planning permission and building control.
 - Have appalling housing conditions.
 - Often occupied by the most vulnerable tenants.
- Findings from our local schemes support the above.
- A borough wide scheme would go some way to improving the lives of the residents and increase our powers to act.

HMOs – Borough wide

HMO profile: All types



Selective licensing scheme.

- Key to selective licensing scheme – a robust evidence base.
- Feedback from DCLG
 - Selective licensing should address problems in individual streets/areas.
 - Ward based schemes offer a blanket approach – unlikely that problems relating to private sector dwellings exist across the ward.
 - Clarity needed in terms of problems you are trying to address and desired outcomes.

Selective licensing scheme

- Work ongoing to analyse data at a lower level.
- Desired outcomes : Improved housing conditions and ASB, crime and Environmental crime associated with private sector dwellings.
- Focus on areas with equal to or higher than the London Average for private sector dwellings – 26% (significantly higher than the national average of 19%) and higher concentration of problems.
- To date, evidence suggest that any selective licensing scheme will include small pockets in the majority of wards.
- Report presented to Cabinet 17th October 2017.

Public Consultation

- Run for 10 weeks (November to February - 12 weeks)
- Go beyond borough boundaries.
- Why we are proposing a licensing scheme and why alternative remedies are insufficient.
- Demonstrate how it will tackle specific problems and how we are dovetailing with other measures.
- Describe the outcomes we are hoping to achieve.
- Fee structure
- Draft conditions
- Challenge: Likely to attract a higher negative response from landlords.

Conclusion

- HMOs are more problematic and require blanket regulation.
- Additional licensing scheme could cover up to 50% of the borough's private sector stock.
- Evidence suggest that a selective licensing scheme is needed in some areas.
- Recommend – Borough wide additional and 20% selective licensing scheme.

Report for: Housing and Regeneration Scrutiny Panel – 2nd October 2017

Item number: 11

Title: Viability Assessments – Scrutiny Project Update

Report

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

Lead Officer: Emma Williamson, Assistant Director – Planning

Ward(s) affected: ALL

Report for Key/

Non Key Decision: NA

1. Describe the issue under consideration

1.1 Under the agreed terms of reference, scrutiny panels can assist the Council and the Cabinet in its budgetary and policy framework through conducting in-depth analysis of local policy issues and can make recommendations for service development or improvement. The panels may:

- Review the performance of the Council in relation to its policy objectives, performance targets and/or particular service areas;
- Conduct research to assist in specific investigations. This may involve surveys, focus groups, public meetings and/or site visits;
- Make reports and recommendations, on issues affecting the authority's area, to Full Council, its Committees or Sub-Committees, the Executive, or to other appropriate external bodies.

1.2 In this context, the Housing & Regeneration Scrutiny Panel (HRSP) conducted a review of the viability assessment process in Haringey. The agreed aim of the work was as follows:

'To assess the Councils policy and practice in relation to the application of policy and guidance in respect of viability assessments and to make recommendations to ensure confidence and transparency to the process – and application of the process in order to assist the Council (including Planning Committee) in the consideration of planning applications where viability is a material planning consideration.'

1.3 The panel held a day-long scrutiny event in April 2016 and a follow-up event in May 2016 which was attended by officers, viability experts, developers, housing associations and relevant officers from other councils.

1.4 The panel made a number of recommendations (these are set out in **appendix 1** below). The Council's response to the report was reported to Regulatory

Committee on 17th January 2017 and agreed by Cabinet on 25th January 2017. This report provides an update in terms of the progress that has been made in implementing the recommendations as agreed by officers.

2. Cabinet Member Introduction

- 2.1 I welcome the work of the Scrutiny panel in helping to make sure that the Planning Service is doing all it can to deliver the maximum reasonable amount of affordable housing and to ensure that the processes used in Haringey are as rigorous as those used in other London Boroughs. In most instances Haringey had already implemented best practice and the majority of the panel's recommendations were agreed. Officers have made progress on implementing the recommendations.

3. Recommendations

- 3.1 That the Panel note and endorse the actions being taken forward as a result of the panel's recommendations, which were agreed by Regulatory Committee, and are set out in **appendix 1**.

4. Reasons for decision

- 4.1 The evidence supporting the recommendation is outlined in the main body of the report (**Appendix 1**).

5. Alternative options considered

- 5.1 The reasons for actions taken following the panel's recommendations are outlined in appendix 1. Not implementing the recommendations has been considered however this would not assist in achieving strategic outcomes.

6. Background information

- 6.1 Since the HRSP embarked on this project there have been a number of changes in the context within which viability assessments are dealt with in the planning process. Most notably, The Mayor of London's Supplementary Planning Guidance: Homes for Londoners has been published (August 2017) (SPG). In it the Mayor sets out that he expects developers' viability information to be made public (including Council and third party assessments) as is generally the case with all other planning documents. He states that applicants should still have the opportunity to argue that limited elements should be confidential, but the onus is on the applicant to make this case.
- 6.2 The Mayor's approach is similar to that now taken by the Council, as set out in the Council's Local List of Planning Application Validation Requirements. This sets out a default position that the full viability assessment will be published when the affordable housing level has been agreed with officers prior to the committee report being published (applicants will need to provide reasons for any information to be redacted at this stage). Up until that point a redacted version must be published as a minimum. The Local List was subject to public and stakeholder consultation and the approach set out did not attract

objections. Indeed, the approach set out in the Council's Local List and the Mayor's SPG is becoming the norm across London and applicants and developers are becoming less adverse to the approach.

- 6.3 The full suite of HRSP recommendations and subsequent actions are set out in **Appendix 1**.

7. Contribution to strategic outcomes

- 7.1 The work will contribute to Priority 4 of the Corporate Plan to promote sustainable housing, growth and employment.

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

Finance and Procurement

- 8.1 The accuracy of viability assessments impacts on the number of affordable homes on developments in the borough. Affordable housing has a positive financial impact for the Council who may be able to use the newly developed affordable homes to discharge their duty to house a homeless family or otherwise house families or individuals in need of affordable housing.

The cost of implementing all recommendations will be met from existing budgets.

Legal

- 8.2 The update to the recommendations is noted. And as indicated in the report the Mayor's SPG has now been published. In addition, Government guidance on viability in the National Planning Policy Framework and Planning Practice Guidance remain a material consideration for planning applications.

Equality

- 8.3 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- 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.

The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

The Scrutiny Review recommendations are aimed at improving the consistency and transparency over the viability assessment process in Haringey. The development of a London Wide Viability Protocol should also improve the consistency of the process across London boroughs. Sharp rises in both rental and house prices in Haringey are excluding many younger people and those with moderate household incomes from being able to afford home ownership. The intention of the recommendations currently being implemented, and the Mayor of London's latest SPG, is to increase the amount of affordable housing developed, with the intention of retaining and creating mixed, balanced communities. This should benefit those individuals and families who are currently unable to afford home ownership and high rental prices in the current market.

Increasing the supply of affordable housing through local planning policies and Section 106 is therefore a key strategic priority and contributes to equality of opportunity in accessing stable and secure housing.

9. Use of Appendices

Appendix 1 – Scrutiny Panel recommendations and Planning Service response.

10. Local Government (Access to Information) Act 1985

Background Documents

Affordable Housing and Viability – Supplementary Planning Guidance 2017
<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/affordable-housing-and>

Appendix 1

Recommendation from Scrutiny Review	Planning Service Response	Update
<p>1. <u>Viability Assessment Process</u></p> <p>It is recommended that a new Supplementary Planning Document (SPD) is developed or that the existing SPD for Planning Obligations is updated to reflect the principles and practice recommended within the London Wide Viability Protocol.</p> <p>In addition, new viability assessment guidance that is developed and published should reflect the following:</p> <p>(i) Outline viability assessments should be developed in consultation with developers in pre-application process, but a date to for determination can only be agreed once a full and final viability assessment has been received by the Local Planning Authority (LPA).</p> <p>(ii) That there should be explicit published guidance as to the expected methodology, inputs and supporting evidence that should be used in providing viability assessments – in particular:</p> <p>(a) The LPA should emphasise to prospective developers that it will not accept ‘market value’ approach to land values within such calculations</p> <p>(b) That guidance should indicate that any profit levels on the development should be calculated on the gross development value, and between a range of 10-20%;</p>	<p>Agreed. A new SPD is currently under preparation.</p> <p>This is already the case.</p> <p>This is already set out in the current Planning Obligations SPD</p> <p>Cannot be agreed. Profit levels should reflect the current state of the market and applicants should justify their proposed profit level taking account of the current state</p>	<p>The S106 SPD is scheduled for Cabinet on 17th October 2017. This was delayed to take account of the Mayor’s Housing SPG.</p> <p>This is carried forward in the new draft SPD</p>

<p>(iii) That a statutory declaration should be provided signed by an accountable person/s, who would confirm the accuracy of information in the viability assessment and that this is consistent with the information that an applicant is using to inform their own commercial decisions and the information relied on as the basis of the release of development finance</p>	<p>Cannot be agreed. There is no legal basis for this.</p>	
<p><u>2. Review mechanisms</u></p> <p>(i) Recognising the time limited nature of viability assessments and the time lag from determination to commencement of development taking place on site, review mechanisms should be standard for all planning applications which are not policy compliant, to ensure the maximum public benefit is secured over the period of the development.</p> <p>(ii) To allow for a more realistic assessment of viability it recommended that an 'advance stage review mechanism' takes place at the point at which 66% sales have been completed and that there will be substantive sales and construction cost evidence to support the reassessment.</p>	<p>Partially agreed. Currently major applications usually have a review mechanism such that if applications are not implemented within 18 months the viability will need to be rerun prior to implementation. It is intended to stipulate this within the new Planning Obligations SPD.</p> <p>Not agreed but an alternative is proposed: As above a reassessment should be conditioned where development does not commence within 18 months of grant. On large phased major development schemes a review mechanism should also be employed prior to commencement of a particular phase or phases, with any uplift to be delivered in the latter phases of the scheme. Where major development is not proposed to be phased, the s106 should include a 'clawback' based on sales value uplift only – with the sales value in sqft agreed between the Council and developer either at grant and/or upon reassessment prior to commencement, with an 80:20 profit share. The sales values to be assessed after the sale of the final unit.</p>	<p>This 18 months review is included in all major application decision notices.</p>
<p><u>3. Transparency</u></p> <p>(i) It is recommended that to improve transparency, promote scrutiny and public confidence in the viability assessment process, it</p>	<p>Partially agreed. The Local validation requirements that is currently being consulted on sets out that the Council's default position is that viability assessments</p>	<p>The Local List of Validation Requirements now sets out a default position that the full viability assessment will be published when the</p>

<p>is recommended that all viability assessments are made public in their entirety and without redaction.</p> <p>(ii) It is also recommended that a summary of the viability assessment is published alongside the application at validation.</p> <p>(iii) In the interests of transparency and openness and to remove any notions of conflict of interest, it is recommended the costs of independent viability experts appointed by the Council to appraise any submitted viability assessment are charged and paid for directly by the Council. Reimbursement should then be sought from the developer who is legally liable for such costs.</p> <p>(iv) That the housing and regenerations scrutiny panel is formally consulted on the emerging new SPD.</p>	<p>should be published in full prior to the determination of the planning application, after negotiations have been concluded, in line with recent Information Commissioner decisions. In some cases it may be appropriate for some information to be redacted however the onus is on the applicant to make this case on a case by case basis.</p> <p>This is already the case.</p> <p>Partially agreed. The contracts are between the Council and the viability consultant in any case and as such it is not agreed that there is a conflict of interest. Despite this the Council is working with the procurement team to put this system in process.</p>	<p>affordable housing level has been agreed with officers prior to the committee report being published (applicants will need to provide reasons for any information to be redacted at this stage). Up until that point a redacted version must be published as a minimum.</p> <p>The Planning Service is procuring specialist viability consultancy services which will be paid for by the Council, the costs will then be recouped from individual applicants. The tender for this contract will be put out in October 2017.</p>
<p>4. <u>Training, skills and expertise</u></p> <p>(i) The panel recommend that to further develop the in-house capacity and expertise of the Local Planning Authority to assess, commission and scrutinise viability assessments /appraisals:</p> <p>(ii) that additional dedicated training on viability assessments is provided to existing Planning Officers;</p> <p>(ii) that the Local Planning Authority explore ways (possibly in cooperation with neighbouring</p>	<p>Agreed. Training to be carried out for all Planning Officers in April 2017.</p> <p>Not Agreed. The GLA are setting up a viability unit that will be used instead.</p>	<p>The training has been put-back to autumn 2017.</p>

<p>Planning Authorities) to recruit and retain a specialist quantity surveyor (this would not preclude the need to commission specialist viability consultants).</p> <p>(iv) To support scrutiny and assessment of viability assessments and viability appraisals, the panel recommend that dedicated training is provided to members of the Planning Committee on viability assessments which should include:</p> <p>(a) expectations of the London Wide Viability Protocol;</p> <p>(b) emerging changes to the viability landscape (e.g. Mayor of London Housing SPG, London Housing Commission)</p> <p>(c) recent legal cases and legal precedent;</p> <p>(d) once updated, viability requirements as set out in the new / updated local SPD on viability/ planning obligations for Haringey LPA.</p> <p>(v) Given the significance of viability assessments in securing affordable homes and other public gains and the need to extend community confidence in this process, it is recommended that such training is also extended to all members of the council.</p>	<p>Agreed. Training has previously been provided and a further dedicated session will take place in 2017/18 following a review of the member training programme.</p> <p>Agreed.</p>	<p>The Planning Service has arranged training by a leading viability assessor to be delivered 30th October 2017.</p>
<p>5. <u>Policy, lobbying and support</u></p> <p>(i) That the Council write to the Mayor of London to encourage the adoption of a London Wide Viability Protocol, and make representations to London Councils to do the same.</p> <p>(ii) Given the contested nature of review mechanisms (that is if they apply solely to phased developments as per the Governments Planning Practice Guidance) the council should lobby</p>	<p>Agreed however it is noted that this has been superseded by the Mayor's own viability SPG that is expected to be issued for consultation shortly.</p> <p>Agreed. Although it is noted that the Mayor's SPG is expected to cover this in any case.</p>	<p>The Planning Service reviewed the consultation on the Mayor's SPD, which has now been published. The Planning Service support the content of the SPG.</p>

DCLG for greater clarity in guidance (or make representation to London Councils, or Mayor of London to lobby on its behalf).		
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Report for: Housing and Regeneration Scrutiny Panel – 2 October 2017

Item number: 12

Title: Work Programme Update

Report

authorised by : Bernie Ryan, Assistant Director of Corporate Governance

Lead Officer: Christian Scade, Principal Scrutiny Officer, 0208 489 2933,
christian.scade@haringey.gov.uk

Ward(s) affected: All

Report for Key/

Non Key Decision: N/A

1. Describe the issue under consideration

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

2. Cabinet Member Introduction

N/A

3. Recommendations

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

(b) That the Panel considers the (draft) scoping document for the Social Housing Scrutiny Project, attached at **Appendix B**, and considers whether any amendments are required

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

4. Reasons for decision

4.1 The work programme for Overview and Scrutiny was agreed by the Overview and Scrutiny Committee at its meeting on 17 July 2017. Arrangements for implementing the work programme have progressed and the latest plans for the Housing and Regeneration Scrutiny Panel are outlined in **Appendix A**.

5. Alternative options considered

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

6. Background information

- 6.1 The careful selection and prioritisation of work is essential if the scrutiny function is to be successful, add value and retain credibility. At its first meeting of the municipal year, on 13 June 2017, the Overview and Scrutiny Committee agreed a process for developing the 2017/18 scrutiny work programme.
- 6.2 Following this meeting, a number of activities took place, including various agenda planning meetings, where suggestions, including a number from members of the public, were discussed. From these discussions issues were prioritised and an indicative work programme agreed by the Overview and Scrutiny Committee in late July.
- 6.3 Whilst Scrutiny Panels are non-decision making bodies, i.e. work programmes must be approved by the Overview and Scrutiny Committee, this item gives the Panel an opportunity to oversee and monitor its work programme and to suggest amendments.
- 6.4 In addition, following discussion by the Panel on 22 June, it was agreed an in-depth piece of work should be undertaken focusing on the conditions and attitudes towards social housing in Haringey. The timescale for this review is outlined below with a full scoping document attached at **Appendix B**.

Activity	Dates
Review set up by Panel / OSC	Jul 2017
Scoping	Aug / Sept 2017
Scoping Document submitted to OSC	16 Oct 2017
Evidence Gathering	Oct 2017 – Jan 2018
Analyse findings / develop recommendations	Late Jan / early Feb 2018
Draft report signed off - with comments from legal / finance	23 Feb 2018
Draft report considered by the Panel	13 Mar 2018
OSC to discuss / agree final report	26 Mar 2018
Cabinet Response	Jun 2018

Forward Plan

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

Recommendations, Actions and Responses

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

Contribution to strategic outcomes

- 6.9 The individual issues included within the Housing and Regeneration Scrutiny Panel work programme were identified following consideration, by relevant Members and officers, of the priorities within the Corporate Plan. Their selection was based on their potential to contribute to strategic outcomes, specifically in relation to Priority 4 – “Drive growth and employment from which everyone can benefit” – and to Priority 5 – “*Create homes and communities where people choose to live and are able to thrive*”

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

Finance and Procurement

- 7.1 There are no financial implications arising from the recommendations set out in this report. Should any of the work undertaken by Overview and Scrutiny generate recommendations with financial implications then these will be highlighted at that time.

Legal

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

Equality

- 7.6 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;

- 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.
- 7.7 The three parts of the duty applies to the following protected characteristics: age; disability; gender reassignment; pregnancy/maternity; race; religion/faith; sex and sexual orientation. In addition, marriage and civil partnership status applies to the first part of the duty.
- 7.8 The Panel should ensure that it addresses these duties by considering them during final scoping, evidence gathering and final reporting. This should include considering and clearly stating: How policy issues impact on different groups within the community, particularly those that share the nine protected characteristics; Whether the impact on particular groups is fair and proportionate; Whether there is equality of access to service and fair representation of all groups within Haringey; Whether any positive opportunities to advance equality of opportunity and/or good relations between people, are being realised.
- 7.9 The Panel should ensure that equalities comments are based on evidence, when possible. Wherever possible this should include demographic and service level data and evidence of residents/service-users views gathered through consultation

8. Use of Appendices

Appendix A – Work Programme

Appendix B – Social Housing Scrutiny Project Scoping Document

9. Local Government (Access to Information) Act 1985

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

Housing and Regeneration Scrutiny Panel – Work Programme 2017/18

Date	Agenda Item	Details / Desired Outcome	Lead Officer / Witnesses
22 June 2017	Terms of Reference and Membership	To note the terms of reference and membership for the Panel.	Christian Scade, Principal Scrutiny Officer
	Homelessness Supply and Demand	Presentation Homelessness Supply and Demand.	Denise Gandy, HFH Alan Benson, Housing Strategy and Commissioning Manager
	Cabinet Member Q&A	An opportunity to question Councillor Alan Strickland, Cabinet Member for Housing, Regeneration and Planning, on his portfolio.	Cllr Strickland, Cabinet Member for Housing, Regeneration and Planning
	Scrutiny Work Programme Development 2017/18	This report sets out how the foundations will be laid for targeted, inclusive and timely work on issues of local importance where scrutiny can add value.	Christian Scade, Principal Scrutiny Officer
	Urgent Item on Fire Safety	In response to the Glenfell Tower tragedy the Chair informed the Panel that an urgent item on fire safety would be considered.	Cllr Strickland, Cabinet Member for Housing, Regeneration and Planning
2 October 2017	HDV Update	Verbal update – this will be the first item on the agenda	Cllr Weston, Lyn Garner and Richard Grice.
	Property Licensing Update	This request was made following a verbal update to the Panel in February 2017 .	Alison Crowe, Programme Manager Cllr Ahmet, Cabinet Member for Environment

Appendix A

Date	Agenda Item	Details / Desired Outcome	Lead Officer / Witnesses
	What does “Good Growth” mean for Haringey?	What does “Good Growth”, as a concept, mean for Haringey, especially in terms of people, place and prosperity.	Peter O’Brien, Area Regeneration Manger
	Viability Assessments – Scrutiny Project Update	Monitoring of previous scrutiny recommendations following the Cabinet Response in January 2017 with a covering report to set the scene	Emma Williamson, AD Planning Dean Hermitage, Head of Dev. Manage. and Enf. Planning
	Scrutiny Project Work – Scoping Documents	To discuss and (formally) agree the scope/ terms of reference for project work below – see “project work”.	Christian Scade, Principal Scrutiny Officer
	Scrutiny Work Programme	Update – standing item.	Christian Scade, Principal Scrutiny Officer
7 November 2017	Budget Monitoring	An update on the financial performance / budget monitoring of services related to Priorities 4 and 5 of Haringey’s Corporate Plan.	Lyn Garner, Director of Regeneration, Planning & Dev Rita Bacheta, Senior Business Partner
	HDV Update	Standing item for 2017/18.	Dan Hawthorn, Director of Housing and Growth
	Scrutiny Work Programme	To consider and, where appropriate, update the Panel’s work programme for 2017/18	Christian Scade, Principal Scrutiny Officer
19 December 2017	Budget Scrutiny	To include scrutiny of the MTFs and HRA	Cllr Strickland, Cabinet Member for Housing, Regeneration and Planning.

Appendix A

Date	Agenda Item	Details / Desired Outcome	Lead Officer / Witnesses
	Preparation for the Homelessness Reduction Act	This item was requested following the Homelessness Supply and Demand Updates considered by the Panel in June 2017.	Denise Gandy, HFH Alan Benson, Housing Strategy and Commissioning Manager
	HDV Update	Standing item for 2017/18	Dan Hawthorn, Director of Housing and Growth
	Scrutiny Work Programme	To consider and, where appropriate, update the Panel's work programme for 2017/18	Christian Scade, Principal Scrutiny Officer
13 March 2018	HDV Update	To include monitoring of previous recommendations – from the interim report on governance and stage 2.	Dan Hawthorn, Director of Housing and Growth
	Housing for Older People	To include an update on the Supported Housing Review although this item will also include other areas.	Alan Benson, Housing Strategy and Commissioning Manager
	Scrutiny Work Programme	To review work carried out during 2017/18 and to highlight issues to be rolled over to 2018/19.	Christian Scade, Principal Scrutiny Officer

FUTURE ITEMS – details and/or timings to be confirmed

- Rolled over from 2016/17

- Consideration of performance against housing supply commitments within the Council's policy framework. This was suggested by OSC as part of the Sale of Land at Kerswell Close Call-In – [minutes available here](#)
- The work of the Decision Panel

New Items put forward for consideration during 2017/18

- Estate Renewal Schemes
- Homelessness and Rough Sleeping – focusing in on the cost of emergency accommodation
- Intermediate Housing Policy
- Private Rented Strategy

PROJECT WORK

In-depth Scrutiny Work

- A project has been scoped focusing on the conditions and attitudes towards social housing in Haringey
- Consideration will be given to new and older housing across the borough
- A draft scoping document is attached at Appendix B

Scrutiny in a Day

- To consider the impact of tall buildings and high density development on residents' way of life, including public health.
- This Scrutiny in a Day will take place towards the end of 2017 / early 2018
- The membership for this review may include representatives from the Adults and Health Scrutiny Panel
- Work in this area still needs to be scoped

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Appendix B

Social Housing Scrutiny Project – Draft Scoping Template

DRAFT

Review Topic	Social Housing Scrutiny Project
Membership	Cllr Emine Ibrahim (Chair), Cllr John Bevan, Cllr Zena Brabazon, Cllr Gail Engert, Cllr Martin Newton, Cllr Ann Waters
Rationale	<p>The Panel believe delivering more social housing will help address the current housing crisis. With this in mind, a number of reasons have been cited for carrying out a high-level review of social housing, focusing on national, regional and local issues, including:</p> <div data-bbox="515 603 2063 1390" style="border: 1px solid black; padding: 10px;"> <p><i>“Our broken housing market is one of the greatest barriers to progress in Britain today.” (White Paper - “Fixing our broken housing market”: February 2017)</i></p> <p><i>“For years, residents on many council and housing association estates across the UK have seen their areas neglected by councils and treated as no-go zones by locals. In the media, the people living on these estates have been described as spongers and trouble makers.” (Dispossession: The Great Social Housing Swindle)</i></p> <p><i>“All too often social housing residents tell us that they feel like second-class citizens and that politicians simply don’t care about them.” (New Statesmen: August 2017)</i></p> <p><i>“The scale of the housing crisis is now so grave that only a paradigm shift can begin to address it.” (New Statesman: June 2017)</i></p> <p><i>“The challenge is clear enough: the long-term undersupply of new homes, particularly genuinely affordable homes, is leaving millions of working people facing soaring private rents, while high house prices bar more and more first time buyers from getting on the housing ladder. Meanwhile short term tenancies prevent families from putting down roots in their community, and inadequate funding means the housing safety is not always there to help people when they need it.” (Shelter: June 2017)</i></p> <p><i>“London’s housing market is not currently meeting Londoners’ needs.... more and more families are forced to live in</i></p> </div>

poor conditions, lack long term security and face a higher risk of homelessness. Tens of thousands of Londoners are stuck in temporary accommodation because of the acute shortage of social housing.” ([Shelter: February 2017](#))

“More than a million households living in private rented accommodation are at risk of becoming homeless by 2020 because of rising rents, benefit freezes and a lack of social housing, according to a devastating new report (by Shelter) into the UK’s escalating housing crisis. ([The Guardian: June 2017](#))

“(Many households will) “be victims both of high private rents and of government restrictions on benefit, both of which stem from the failures of housing policies for more than 30 years....(These) findings will place greater pressure on the government over housing policy following the Grenfell Tower fire disaster... ” ([The Guardian: June 2017](#))

“Rents are high because housing is scarce and property values high, and because millions excluded from both owning homes and living in social housing have nowhere to go but the private rental sector. Benefit is being restricted not only because of generalised austerity but also because the total housing benefit bill has been pushed up by the reduction of publicly-owned housing, thanks to the right-to-buy policy introduced under Margaret Thatcher and by restrictions on local authorities’ ability to replenish their stock.” ([The Guardian: June 2017](#))

“The result is that they have to pay market rates to private landlords, when they might have housed them in their own properties. The victims of this failure of policy are those least able to afford it.” ([The Guardian: June 2017](#))

“The role of government in housing is partly planning, to encourage new homes to be built in the places where they are needed, to use land well and create neighbourhoods rather than assemblages of units, to make garden cities rather than sprawl, and tall buildings that are landmarks rather than eyesores. It is also to build when private companies won’t. This is not a radical socialist agenda but established policy of different administrations, both in Britain and elsewhere, for more than a century.” ([The Guardian: June 2017](#))

“If something good is to come of the Grenfell Tower disaster, it will be the attention it brings to the current state of housing in Britain, in particular for people on low incomes.” ([The Guardian: June 2017](#))

“Social housing is a vital, much needed housing tenure and more must be done to ensure it is safely managed and

	<p>resourced. The residents’ voice is a critical part of that.” (John Gliesen, Chair of tenant engagement experts Tpas, Evening Standard, September 2017)</p> <p>“Involving residents in service design and the governance of the organisation has not only helped improve customer satisfaction, it’s also helped reduce costs. Residents are experts at identifying areas where landlords are over or under serving.” (Paul Hackett, Chief Executive of Housing Association Optivo, Evening Standard, September 2017)</p> <p>With the Mayor’s London Housing Strategy currently out for consultation, the timing of this review will allow scrutiny to contribute to regional policy development. This three-month consultation runs until 7th December 2017. In addition, there are a number of opportunities to influence national housing policy. Input, during 2017/18, also allows recommendations to be put forward which will contribute to the delivery of objectives set out in Haringey’s Housing Strategy (2017-22).</p>
<p>Terms of Reference (Purpose of the Review / Objectives)</p>	<ol style="list-style-type: none"> 1. To consider attitudes towards social housing, both in Haringey and further afield. 2. To review the supply and quality of social housing in Haringey with consideration given to both new and older housing across the borough. 3. To identify barriers in current regional and national housing policy to enable consideration of what Haringey’s lobbying priorities should be around social housing. 4. To identify key indicators that enable social interventions of estate regeneration to be measured, ensuring existing communities get the greatest possible benefit from changes to their neighbourhoods. 5. To identify opportunities for residents so they can contribute fully to the delivery of objectives outlined in the Council’s Housing Strategy (2017-22), including monitoring of progress.
	<p>In addition to contributing to Priority 5, including objectives set out in Haringey’s Housing Strategy, work in this area is</p>

<p>Links to the Corporate Plan</p>	<p>likely to contribute to various cross-cutting themes, including: “A Fair and Equal Borough”; “Working Together with our Communities” and “Working in Partnership”.</p>
<p>Evidence Sources / Witnesses</p>	<p>This is for further discussion with the Panel but will include: written submissions; desk top research; site visits; independent research articles/papers. Input will also be sought from: Council Officers; Homes for Haringey; professional experts; academics; external partners; local residents, the voluntary sector; local community groups; the Government; representatives from the GLA’s Housing Committee.</p>
<p>Approach</p>	<ul style="list-style-type: none"> - It is anticipated evidence will be gathered through a series of half-day sessions during September – January. - Informed participants will be invited to give evidence on a sequential basis throughout a morning, afternoon or evening. - This approach facilitates continuity to evidence gathering, and allows members to focus on the questions set for this review. The Panel may also want to meet with residents, and front line staff, away from the Civic Centre. - Evidence from each session will be summarised from which members will draw up conclusions and recommendations. - The draft/final report will then be considered in public by the Housing and Regeneration Scrutiny Panel and the Overview and Scrutiny Committee in March (dates below).
<p>Equalities Implications</p>	<p>The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to: (1) Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act; (2) Advance equality of opportunity between people who share those protected characteristics and people who do not; (3) Foster good relations between people who share those characteristics and people who do not.</p> <p>The three parts of the duty applies to the following protected characteristics: age; disability; gender reassignment; pregnancy/maternity; race; religion/faith; sex and sexual orientation. In addition, marriage and civil partnership status applies to the first part of the duty.</p> <p>The Panel should ensure that it addresses these duties by considering them during final scoping, evidence gathering and</p>

	<p>final reporting. This should include considering and clearly stating: How policy issues impact on different groups within the community, particularly those that share the nine protected characteristics; Whether the impact on particular groups is fair and proportionate; Whether there is equality of access to service and fair representation of all groups within Haringey; Whether any positive opportunities to advance equality of opportunity and/or good relations between people, are being realised.</p> <p>The Panel should ensure that equalities comments are based on evidence, when possible. Wherever possible this should include demographic and service level data and evidence of residents/service-users views gathered through consultation.</p>
<p>Timescale</p>	<ul style="list-style-type: none"> - Review set up by Panel / OSC in July 2017 - Scoping – August / September - Panel Members to watch <i>Dispossession: The Great Social Housing Swindle</i> – 20 September - Final scoping document submitted to OSC for final approval (16 October) - Evidence gathering October – January - Consultation on the Mayor’s draft Housing Strategy ends on 7 December 2017 - Analyse findings / develop recommendations late January / early February - Draft report signed off (with comments from legal / finance) by 23 February - Draft report considered by Housing & Regeneration Scrutiny Panel on 13 March - Final report published 16 March - OSC meets on 26 March to discuss / agree final report (before purdah) - Cabinet Response – with partner input – prepared for June 2018 Cabinet
<p>Reporting</p>	<p>The dates for reporting are outlined above. Dan Hawthorn, Director for Housing and Growth, will coordinate the Cabinet</p>

arrangements	Response (with input from partners as appropriate).
Publicity	Details TBC
Constraints / Barriers / Risks	The broad remit of the project is ambitious and there is a risk of the review over running. If work isn't completed before purdah / the local elections in May 2018 the Panel's membership may change.
Officer Support	Christian Scade, Principal Scrutiny Officer; Dan Hawthorn, Director for Housing and Growth; Alan Benson, Head of Housing Strategy & Commissioning; and Michael Westbrook, Housing Strategy & Commissioning Manager.

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