

NOTICE OF MEETING

HOUSING AND REGENERATION SCRUTINY PANEL

**Tuesday, 7th November, 2017, 6.30 pm - Civic Centre, High Road,
Wood Green, N22 8LE**

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

Co-optees/Non Voting Members:

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 - 2 OCTOBER 2017 (PAGES 1 - 10)

To approve the minutes of the Housing and Regeneration Scrutiny Panel meeting held on 2 October 2017.

7. BUDGET MONITORING (PAGES 11 - 20)

This report is for information and relates to the quarter one budget monitoring position as reported to Cabinet on 12 September 2017.

8. TEMPORARY ACCOMMODATION REDUCTION PLAN (PAGES 21 - 24)

This report sets out the Council's developing plans to reduce the costs of temporary accommodation, bringing the budget into line with the Medium Term Financial Strategy.

9. HARINGEY DEVELOPMENT VEHICLE - VERBAL UPDATE

To receive a verbal update from Dan Hawthorn, Director of Housing and Growth.

10. WORK PROGRAMME UPDATE (PAGES 25 - 34)

This report gives details of the proposed scrutiny programme, including planned project work, for the remainder of the municipal year.

11. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 3 above.

12. DATES OF FUTURE MEETINGS

To note the dates of future Panel meetings:

- 19 December 2017
- 13 March 2018

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Bernie Ryan
Assistant Director – Corporate Governance and Monitoring Officer
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Monday, 30 October 2017

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MINUTES OF THE MEETING OF THE HOUSING AND REGENERATION SCRUTINY PANEL HELD ON MONDAY, 2ND OCTOBER, 2017, 6.30 - 9.35 pm

PRESENT:

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

ALSO PRESENT:

Councillors: Peray Ahmet, Mark Blake, Vincent Carroll, Kirsten Hearn, Noah Tucker and Elin Weston

15. 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'.

16. APOLOGIES FOR ABSENCE

None.

17. URGENT BUSINESS

None.

18. DECLARATIONS OF INTEREST

None.

19. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

The Chair informed the Panel that Paul Burnham, from Haringey Defend Council Housing, had made a request to speak in relation to agenda item 8, Haringey Development Vehicle – Verbal Update. It was noted that this request would be taken as part of agenda item 8.

20. MINUTES - 7 MARCH 2017

AGREED: That the minutes of the meeting held on 7 March 2017 be approved as a correct record.

21. MINUTES - 22 JUNE 2017

AGREED: That the minutes of the meeting held on 22 June 2017 be approved as a correct record.

22. HARINGEY DEVELOPMENT VEHICLE - VERBAL UPDATE

The Chair welcomed Cllr Elin Weston, Cabinet Member for Children and Families, Lyn Garner, Strategic Director of Regeneration, Planning and Development, and Richard Grice, Interim Director of Transformation and Resources, to the meeting. It was explained that the Leader of the Council, on 31 August 2017, had made a decision to nominate these individuals to represent the Council on the Haringey Development Vehicle Board.

It was also noted that Cllr Weston, Ms Garner and Mr Grice had participated in shadow HDV board meetings during the summer of 2017. The Chair stated that, despite ongoing scrutiny of the HDV, the Panel had not been made aware of the shadow board.

In response to questions, Ms Garner explained arrangements for the shadow board had been outlined in a report to Cabinet, in February 2017, to approve the selection of Lendlease as preferred bidder. Ms Garner went on to highlight section 6.44 of the Cabinet report, outlined below:

“It is intended that shadow board arrangements will be put in place with the preferred bidder ahead of financial close to enable the board to form, establish itself and begin to function in an informal way (though the board cannot take any formal decisions until the HDV is formally incorporated).”

The Panel was informed that during the summer the shadow HDV board had met informally on three occasions: 22 June; 2 August; and 30 August. However, due to a legal challenge, it was explained that the Council and Lendlease had agreed to suspend these meetings. The Panel was also informed of a HDV Shadow Board Dinner, held on 24 April.

It was noted that the shadow board meetings had been informal and did not have the power to make any decisions or give directions to staff, nor to otherwise exercise any of the functions defined for the HDV Board in the legal agreements. Following a discussion about the role of the HDV Board and the importance of its effective functioning, Cllr Weston and Ms Garner both explained that it had been worth investing time in the preparatory stages in order to build the relationships on which the formal functioning would depend.

The Panel was informed that council officers and members nominated to the HDV Board would owe general fiduciary duties to the Board, when sitting on the Board. The Panel was informed that it was normal for such obligations to be imposed on the members, via the Members' Agreement, to act in the best interest of the LLP and not to act in conflict with its interests. However, the Panel was asked to note that these principles did not apply to the shadow HDV board as these would only apply upon the establishment of the LLP and creation of the HDV Board.

In response to questions about the 3 July 2017 Cabinet meeting, concerning the approval of the legal documentation to establish the joint venture, the HDV Board and its first set of business plans, Cllr Weston advised she had been acting in her capacity

as member of the local authority. The Panel was also asked to note that Cllr Weston had taken advice from the Monitoring Officer, before the Cabinet meeting, who advised attendance at shadow board meetings did not amount to either a disclosable pecuniary interest nor prejudicial interest requiring disclosure.

During the discussion, the process for approving a revised Estate Renewal Rehousing and Payments Policy was considered. It was noted that the policy would set out rehousing commitments for secure and assured tenants, and for leaseholders required to move due to regeneration. The Panel was informed that the policy would be considered by Cabinet in October 2017 and that it would take precedence over the HDV legal agreements i.e. the Right to Return was paramount over a single move.

Paul Burnham, from Haringey Defend Council Housing, asked a number of questions in relation to RSL tenants in the Northumberland Park regeneration area. Mr Burnham stated there was no mention of RSL tenants in the HDV legal documents and asked what the arrangements were for their rehousing. In order to provide clarity, Ms Garner agreed to provide the Panel with a written response on these issues. **ACTION**

The Panel raised a number of issues concerning service charges and asked whether these would be affordable to returning social housing tenants or whether any increases would effectively render the promise to return as meaningless. In order to provide clarity, Ms Garner agreed to provide the Panel with a written response on these issues. **ACTION**

In addition, the Panel asked to receive further information on the following:

- An update on how and when minutes from shadow board meetings would be published. **ACTION**
- Further information in relation to the preparatory work that had been undertaken, in relation to branding, to ensure the HDV could go live in a timely fashion. Details and dates were requested in relation to the pitches and what had been paid for, when, and by who. **ACTION**
- Further information concerning the transfer of land to Duke's Aldridge Academy formerly Northumberland Park Community School. **ACTION**
- Once updated, the Panel asked to receive a copy of the revised Members' Agreement. **ACTION**

Ms Garner agreed to provide the Panel with a written response on each of these issues. **ACTION**

AGREED:

- (a) That the update concerning the Haringey Development Vehicle be noted.
- (b) That the Strategic Director of Regeneration, Planning and Development be asked to provide the Panel with a written response to the issues highlighted above.

Clerk's Note - The response from the Strategic Director of Regeneration, Planning and Development is attached as an annex to the minutes

23. MOVING TOWARDS GOOD GROWTH IN HARINGEY

Helen Fisher, Director of Regeneration, introduced the report as set out, concerning emerging ideas and ideas about good and inclusive growth.

The Panel was informed that these ideas and concepts had gained increased prevalence over recent years, with growing evidence that the proceeds of national and regional growth had predominately benefited a small section of the population. It was noted that researchers and practitioners had 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 was left behind.

In response to questions about defining inclusive growth, Ms Fisher explained that the most prominent definition of inclusive growth had been established by the Royal Society of Arts. It was noted that their Inclusive Growth Commission (2017) had 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.

Ms Fisher went on to explain that prominent research and evidence from early practitioners had outlined a number of changes that were needed to ensure growth was inclusive. These included:

- The fact that outright economic growth was no longer enough. With income inequality and rising costs of living it was recognised that there must be a focus on the quality of growth.
- Economic and technological changes required more holistic, place-based leadership involving public and private sector leaders and the communities they served.
- A recognition that investing in education, training and health and wellbeing for the whole population generates greater and more sustainable economic growth while ensuring now one was left behind.

In response to questions, the Panel was informed that the ideas underpinning inclusive growth had influenced the Mayor of London and GLA’s adoption of three “Good Growth” principles: Empowering People; Making Better Places; and Growing Prosperity. Ms Fisher explained that these themes would underpin the next London Plan and the GLA’s overall approach to regeneration, as set out in sections 6.21 –

6.27 of the report. It was noted that Haringey had committed to playing its part in meeting London's challenges through the significant regeneration programmes underway across the borough.

During discussion, it was noted that inclusive growth had emerged as a key theme over recent years and had been adopted and championed by international organisations. Case studies from across the world were also considered, including lessons learnt from:

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

The Panel agreed that proactively empowering and investing in communities and people was key in helping to ensure the benefits of growth were translated into meaningful outcomes for all.

In conclusion, it was highlighted that Haringey was home to some of London's most significant regeneration initiatives, often located in areas where the population was affected by high deprivation. Building on work Haringey had already done, the Panel agreed the Council needed to include proactive policy and project work to ensure all residents were able to participate in shaping the future of their area and to benefit from the investment in their communities.

The Chair thanked officers for their comprehensive report and suggested its contents be used when scrutinising other issues, including in-depth project work, set out in the Panel's work programme report (agenda item 12).

AGREED: That the update concerning emerging ideas about good and inclusive growth be noted.

24. PROPERTY LICENSING - UPDATE

The Chair welcomed Cllr Peray Ahmet, Cabinet Member for the Environment, and Alison Crowe, Programme Manager, to the meeting and Cllr Ahmet introduced the report.

The Panel was informed the report provided information on the progress that had been made to date in respect of extending the Additional Licensing scheme and introducing a Selective Licensing scheme for single dwelling houses.

In response to questions, the Panel was advised that in order to bring forward either an additional or selective licensing scheme the Council needed to satisfy legislative criteria. It was noted that this was particularly important when presenting a case for selective licensing, as set out in section 6.2 of the report.

The Panel was asked to note that both schemes needed to be supported by a robust evidence base and that a full public consultation exercise was required before a scheme could be introduced.

In response to questions, Ms Crowe explained various data sets (from within the Council and the Metropolitan Police) had been brought together and analysed, as set out in section 6.3 of the report.

In terms of consultation, the following points were noted:

- Public consultation would take place between November 2017 – February 2018.
- The consultation would go beyond borough boundaries.
- Information would be provided to explain why the Council was proposing a licensing scheme and why alternative remedies were insufficient.
- Information would be provided to demonstrate how the schemes would tackle specific problems and how they would relate to other measures.

In response to questions, Ms Crowe explained the consultation was likely to attract a negative response from landlords and the Council needed to look at what support could be provided to support landlords.

The Panel was informed that work was ongoing to analyse data and to meet requirements set out by the Department for Communities and Local Government (DCLG). It was noted that officers had met with colleagues from DCLG to discuss initial proposals for licensing across Haringey and to seek further guidance on how best to present the evidence base. It was noted that feedback from the DCLG had included:

- The need for selective licensing to address problems in individual streets/areas.
- Ward based schemes offered a blanket approach and it was unlikely problems relating to the private sector dwellings existed across the ward.
- Clarity was needed in terms of the problems that were trying to be addressed and the desired outcomes.

From the analysis to date, the following points were noted:

- There were pockets of problematic single family private sector dwellings in the borough.
- HMOs were problematic and required blanket regulation.
- Using various data sets, officers had estimated an increase in the private sector stock (overall) to 35,000. It was noted HMOs could be as high as 50% of this total.

- Previous national studies, and findings from Haringey, highlighted many HMOs: Operated under the radar, unregulated; Increased the risk of fire; Were owned by absent or rogue landlords; Were unsafe and often occupied by vulnerable tenants.
- An additional licensing scheme could cover up to 50% of the borough's private sector stock.
- Evidence suggested that a selective licensing scheme was needed in some areas, as outlined in section 6.3 of the report.

In conclusion, the Panel was informed that a borough wide scheme would go some way to improving the lives of residents and would increase the Council's powers to act. In addition, the Panel was informed that it was likely officers would recommend a selective licensing scheme that would fall within the 20% threshold. It was noted that desired outcomes from the selective licensing scheme would include: improved housing conditions and ASB, crime and environmental crime associated with private sector dwellings. The Panel was informed that a report on these issues would be presented to Cabinet in November 2017.

AGREED: That the update on property licensing be noted.

25. VIABILITY ASSESSMENTS - SCRUTINY PROJECT UPDATE

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

Ms Williamson commented that during 2015/16 the Housing and Regeneration Scrutiny Panel had conducted a review of the viability assessment process in Haringey. It was noted that the Panel had made a number of recommendations and that the Council's response to the report had been considered by Regulatory Committee on 17 January 2017 and agreed by Cabinet on 25 January 2017.

In response to questions, Ms Williamson stated the majority of the Panel's recommendations had been agreed and went on to provide an update in terms of the progress that had been made in implementing them. As part of this, the Panel was asked to note the recommendations and subsequent action taken, set out in Appendix 1 to the report.

During the discussion it was noted that the Panel's recommendations had been put forward to improve the consistency and transparency of the viability assessment process. Ms Williamson explained that the development of a London Wide Viability Protocol would also improve the consistency of the process across London.

The Panel thanked officers for their work in helping to ensure the Planning Service was doing all it could to ensure processes used in Haringey were as rigorous as possible.

AGREED: That the actions being taken, as a result of the Panel's recommendations relating to the viability assessment process in Haringey, be noted.

26. WORK PROGRAMME UPDATE

Christian Scade, Principal Scrutiny Officer, provided an update on the proposed work programme for the remainder of the 2017/18 municipal year.

During the discussion, it was agreed an update on temporary accommodation should be considered by the Panel in November 2017. In addition, the Panel queried why the Community Infrastructure Levy rate was lower in north Tottenham compared to the south of Tottenham and suggested further scrutiny was required during 2017/18.

AGREED:

- (a) 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.
- (b) That the scoping document for the Social Housing Scrutiny Project, outlined in Appendix B of the Work Programme Update be approved and recommended for endorsement by the Overview and Scrutiny Committee.

27. NEW ITEMS OF URGENT BUSINESS

None.

28. DATES OF FUTURE MEETINGS

The Chair referred Members present to item 14 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

SCRUTINY RESPONSES -final

- (1) During the discussion, the process for approving a revised Estate Renewal Rehousing and Payments Policy was considered. It was noted that the policy would set out rehousing commitments for secure and assured tenants, and for leaseholders required to move due to regeneration. The Panel was informed that the policy would be considered by Cabinet in October 2017 and that it would take precedence over the HDV legal agreements i.e. the Right to Return was paramount over a single move.

Schemes led by the Haringey Development Vehicle are fully covered by this policy. This question only arises because the draft revised Estate Renewal Rehousing and Payments Policy, placing priority on the right of return, was published towards the very end of the HDV business plan preparation process. The Right of Return is an absolute right for every tenant as set out in the ERRPP, and as agreed at Cabinet on 20 July 2017 wording in the Land Assembly Agreement is being reviewed to ensure there is no ambiguity on this point. You can view the revised ERRPP Cabinet report on the council's website here: <https://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=8290&Ver=4>

- (2) Paul Burnham, from Haringey Defend Council Housing, asked a number of questions in relation to RSL tenants in the Northumberland Park regeneration area. Mr Burnham stated there was no mention of RSL tenants in the HDV legal documents and asked what the arrangements were for their rehousing. In order to provide clarity, Ms Garner agreed to provide the Panel with a written response on these issues.

The Estate Renewal Rehousing and Payments Policy enables the Council to extend the commitments made to Council tenants to Housing Association tenants "where the Council has a strategic interest" in the scheme. This has been included in the policy specifically to capture schemes like Northumberland Park, where the Council is promoting the regeneration scheme. As above, this would not have been in the HDV business plans because the draft revised Estate Renewal Rehousing and Payments Policy was only published towards the very end of the HDV business plan preparation process. Arrangements for meeting any additional costs of rehousing residents that need to be rehoused under the policy will need to be part of the business plan for each regeneration scheme. With particular regard to any scheme at Northumberland Park, there are currently no firm plans at all and so it would be premature to assume that RSL tenants will be included until further work and engagement has been carried out.

- (3) The Panel raised a number of issues concerning service charges and asked whether these would be affordable to returning social housing tenants or whether any increases would effectively render the promise to return as meaningless. In order to provide clarity, Ms Garner agreed to provide the Panel with a written response on these issues.

Service charges will be levied on a non-profit basis and therefore will be directly related to the level of service provided. Enhanced management and design of the scheme will help to minimise service charges but with the enhancement in the level of service compared to that currently provided, there may be an increase. This level of service charges will be benchmarked to make sure that it is fair and affordable as well as considering other mechanisms to minimise costs, particularly for those living in affordable homes. Management of homes is an issue addressed through the Section 105 consultation and so further detail will be developed as residents provide feedback.

- (4) An update on when and how minutes from the shadow board meetings will be published.

The minutes from the Board meetings are currently in the process of being approved by Board members. The minutes will be published on the Council website.

- (5) Further information in relation to the preparatory work that had been undertaken, in relation to branding, to ensure the HDV could go live in a timely fashion. Details and dates were requested in relation to the pitches and what had been paid for, when, and by who.

As part of the HDV communications strategy (as identified on the published council risk register), some preparatory work has been undertaken to explore the purpose, values and brand of the new organisation and Lendlease have appointed a branding agency to take this work forward in the future. It is common practice when setting up a new organisation for this kind of preparatory work to be done. Pitches took place on 11 May, 18 May and 07 June 2017. Whilst the council has taken a public decision to establish the HDV, the new organisation – including any name or brand – will of course not be fully developed or launched prior to the HDV being formally established, and would be a decision for the board of the new organisation.

- (6) Please provide further information concerning the transfer of land to Duke's Aldridge Academy, formerly Northumberland Park Community School

When a school becomes an academy under the Academies Act 2010, local authorities are required to reach an arrangement with the school concerned to grant the academy a long leasehold interest in the land occupied by the school using a "model lease". This is in accordance with the guidance issued by the Secretary of State: "Academy conversion: land transfer advice". In instances where arrangements cannot be reached the Secretary of State can compel local authorities to transfer the land under schedule 1 of the Academy Act 2010. In the case of Northumberland Park Community School (which became part Duke's Aldridge Academy), the school became an Academy on 01 September 2017, and a long lease for a term of 125 years was granted for the school site on 01 September 2017.

- (7) Once updated, the Panel asked to receive a copy of the revised Members' Agreement.

This will be included in the delegated decision report to approve the agreement to establish the HDV, which will be published in the normal fashion.

Report for: Housing and Regeneration Scrutiny Panel – 7 November 2017

Item number: 7

Title: Budget Monitoring – Quarter 1

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

Lead Officer: Rita Bacheta, Senior Business Partner

1. Describe the issue under consideration

The Housing and Regeneration Scrutiny Panel have requested an overview of the budget monitoring position for priorities 4 and 5.

2. Cabinet Member Introduction

N/A

3. Recommendations

That the Panel:

3.1. Note the contents of this report.

4. Reason for Decision

4.1. The report is for information only and relates to the quarter one budget monitoring position as reported to Cabinet on 12 September 2017.

5. Background Information

5.1. At Appendix 1 is a summary of the Quarter 1 budget monitoring for Priority 4 and 5.

5.2. As at 30st June 2017 (Quarter 1) of the financial year ending 2017/18, Priority 4 and 5 are projecting an overspend £0.959m. The HRA is projecting an overspend of £0.4m.

- 5.3. Table 1 below sets out financial performance at priority level. A detailed analysis at directorate level is attached at Appendix 1.

Table 1 – Revenue Budget Monitoring Forecast for Quarter 1 2017/18

Priority	Revised 2017/8 Budget	Quarter 1 Outturn Forecast	Quarter 1 Forecast to Budget Variance
	£'000	£'000	£'000
PR4 Growth & Employment	9,251	9,425	174
PR5 Homes & Communities	20,415	21,200	785
General Revenue Total	29,666	30,625	959
PR5 Homes & Communities (HRA)	-48	363	411
HRA Total	-48	363	411

6. Revenue Finance Overview

PRIORITY 4

Overspend £0.17m

- 6.1. An overspend of £0.25m is largely due to an unmet saving hence the extended employment of a team of commercial property valuers from March 2017 to March 2018. The majority of these posts will no longer be required once the HDV is established and some of the commercial properties have been transferred.
- 6.2. The overspend in this area is offset by £0.08m from an overachievement of planning income and additional contribution from NWLA to staff costs.

PRIORITY 5 (General Fund)

Overspend £0.80m

- 6.3. Housing and Growth's full year forecast is showing an overspend of £0.80m at the end of Q1.
- There is a projected £0.60m overspend in in-borough private sector leases,
 - £0.70m overspend in bed and breakfast accommodation and
 - £0.40m underspend in Supplier managed Private sector leases.
- 6.4. A key factor is the ability of the service area to meet the target/assumptions behind the MTFs especially the targets for out of London moves and new acquisitions.
- 6.5. The service has identified a number of actions to attempt to reduce the projected overspend by year end. Officers are currently in dialogue with providers to deliver further shared facility hostels in 2017/18. Officers are also in discussion with various landlords to ensure retaining existing and sourcing future leased accommodation. Also, there are initiatives in the pipeline to increase supply and acquisitions.

PRIORITY 5 (HRA)**Overspend £0.4m**

- 6.6. The HRA budget is projecting overspend of £0.4m for the year ending March 2018. The HRA outturn summary is set out in Table 2 below.

Table 2 – HRA Budget Forecast (Quarter 1)

Total for HRA	Revised 2017/8 Budget	Quarter 1 Outturn Forecast	Forecast to Budget Variance
	£'000	£'000	£'000
Managed Services Income	-107,736	-107,377	359
Managed Services Expenditure	12,492	12,678	187
Retained Services Expenditure	95,196	95,061	-135
Total for HRA	-48	363	411

- 6.7. Appendix 2 provides a summary of the income and expenditure for the HRA budget.
- 6.8. The HRA income shortfall relates primarily to income receivable from garage lets and Officers are drawing up an action plan to bring this budget back in line.
- 6.9. Waste management costs have increased due to contract inflation but are offset by a lower than anticipated charge in landlord insurance costs. These changes will be reflected in next year's Tenant and Leaseholders' service charges and hence therefore reimburse the HRA as necessary.
- 6.10. There remains outstanding debt relating to the water rates. The contract as it stands with Thames Water continues to create financial pressure for the HRA, as the HRA has to bear the costs of non-payment of bills which cannot be passed back to Thames Water.

7. Capital Expenditure Forecast at Quarter 1

- 7.1. At Q1, the capital programme is forecasting for priority 4 and 5 an underspend of £48.6m shown in Table 3 below. It is essential to the delivery of the Council's longer term objectives that capital expenditure takes place in a timely fashion to ensure the Council has the ability to deliver service improvements and longer term revenue savings.
- 7.2. Further scrutiny will take place to ensure that any capital proposals are capable of being delivered and that resources are allocated to their delivery.

Table 3 – Capital Expenditure (Quarter 1)

	Revised Budget 2017/18	Quarter 1 Forecast	Quarter 1 Budget to Forecast Variance
	£'000	£'000	£'000
Priority 4 - Growth & Employment	63,310	30,000	33,310
Priority 5 - Homes & Communities	16,431	1,100	15,331
Grand Total	79,741	31,100	48,641

- 7.3. At Q1, the revised budget is equal to the agreed MTFs budget plus the carry forwards agreed by Cabinet at its meeting in June 2017 plus the adjustments set out below.
- 7.4. Since Cabinet's meeting of June 2017 there have been a number of adjustments to the capital budget that have increased it by £7.2m. The most significant of these was the addition of the public realm works at Tottenham Hotspurs Football Club (£5m), confirmation of the GLA's continuing support for the Council's Opportunity Investment Fund (£1.3m) and support for the procurement of the North Tottenham DEN (£0.8).
- 7.5. A high level commentary on the priority projected outturn is set out below;
- Priority 4
- 7.6. Within the overall budget are significant allocation subject to external dependencies including: the HRW business acquisitions budget (£5.5m) Strategic Site Acquisitions budget (£9.0m) and the Wards Corner CPO budget (£17.9m) which total £32.4m or over 50% of the budget. The timing of a significant amount of this expenditure has slipped to 2018/19.
- 7.7. Of the residual budget, £30.9m, almost half of this relates to the Marsh Lane relocation project (£14.5m). It is unlikely that there will be significant spend on this project this financial year.
- 7.8. The budgets for the Alexandra Palace heritage project (£3.3m) and general maintenance (£0.47m) have already been spent.
- 7.9. Taking the above into account, and accepting that forecasting these budgets is problematic, it is estimated that the priority will spend c£30m this financial year.
- Priority 5
- 7.10. This budget on temporary accommodation solutions (the development of temporary accommodation hostels) is currently forecasting to spend £1.1m against a budget of £4.3m.

- 7.11. A strategy paper for the £11.1 capital budget for temporary accommodation acquisitions scheme (the purchasing of units to use as temporary accommodation placements) is being considered by priority 5 board. If adopted the strategy will accelerate expenditure. At this stage (assuming that the strategy is not implemented) it is anticipated that there will be slippage of approximately £15m total for this priority.

8. MTFS Savings 2017/8

- 8.1. The MTFS savings target for 2017/18 for priority 4 and 5 is £1.6m. As at the Q1 of the financial year, it is projected that £1.3m (84%) of the target will be achieved. Table 4 below summarises the savings position at priority level and Appendix 3 has a detailed breakdown of savings and, where provided, comments to explain reason for non-delivery of savings.

Table 4 – Summary – 2017/18 MTFS Savings by Priority

MTFS Savings 2017/18						
	New MTFS	Old MTFS	Total	Savings Achieved 2017/8	Savings Shortfall	% Achieved
	£'000	£'000	£'000	£'000	£'000	%
Priority 4	503	325	828	578	250	70%
Priority 5	-	765	765	765	-	100%
Total	503	1,090	1,593	1,343	250	84%

- 8.2. Table 4 show the total amount reported as achievable at Quarter 1 as £1.34m – this represents 84% of the savings agreed in the MTFS for 2017/18.

- 8.3. The factors that have resulted in shortfall in the savings programme for each priority area are summarised below.

Priority Four

- 8.4. The shortfall of £0.25m relates to transitional costs linked to the HDV including the extended employment of a team of commercial property valuers from March 2017 to March 2018. The Service is expected to deliver 70% of approved savings. Line by line comments on individual priority 4 savings, where provided, are detailed at Appendix 3a.

Priority Five

- 8.5. Priority 5 is projecting that all its savings will be achieved. Further details on priority 5 savings are detailed at Appendix 3b.

9. Contributions to strategic outcomes

N/A

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

Finance and Procurement

10.1. The subject of this report is the financial budget monitoring. There are no additional financial comments.

10.2. Legal

10.3. The Assistant Director of Corporate Governance has been consulted on this report.

10.4. Section 28 of the Local Government Act 2003 imposes a statutory duty on the Council to monitor during the financial year its expenditure and income against the budget calculations. If the monitoring establishes that the budgetary situation has deteriorated, the Council must take such action as it considers necessary to deal with the situation. This could include, as set out in the report, action to reduce spending in the rest of the year.

10.5. The Council must act reasonably and in accordance with its statutory duties and responsibilities when taking the necessary action to reduce the over spend.

Equalities

10.6. There are no direct equalities implications arising from the report.

11. Use of Appendices

Appendix 1 – Directorate Level Forecast (Quarter 1)

Appendix 2 – HRA Forecast (Quarter 1)

Appendix 3 – Detailed MTFSS Savings Monitor (Quarter 1)

Revenue Budget Forecast as at Quarter 1

APPENDIX 1

Priority for Report	Directorate	Revised 2017/8 Budget	Quarter 1 Forecast	Variance
PR4 Growth & Employment	CM Assistant Director for Commissioning	794,330	816,552	22,221
	M1 Non Service Revenue	1,900,200	1,902,200	2,000
	PLAN Assistant Director of Planning	1,522,830	1,524,249	1,419
	RGEN Director for Housing and Growth	1,246,646	1,394,546	147,900
	RPD02 Director of Regeneration	3,320,128	3,320,128	0
	V00001 Dir of Regeneration Planning,Development	467,152	467,152	0
PR4 Growth & Employment Total		9,251,286	9,424,827	173,540
PR5 Homes & Communities	AH03 Community Housing Services	10,719,938	11,504,647	784,709
	AH05 Housing Commissioned Services	9,695,066	9,695,066	0
PR5 Homes & Communities Total		20,415,004	21,199,713	784,709
General Revenue Total		29,666,290	30,624,539	958,249
	Housing Revenue Account	-48,300	362,748	411,048
Haringey Total		29,617,990	30,987,287	1,369,297

HRA Budget Forecast as at Quarter 1

Appendix 2

HRA Budget 2017/18	2017/18 Revised Budget £000's	Forecast Spend £000's	Quarter 1 Forecast Variance £000's
Income			
Dwelling Rental Income	(81,838)	(81,809)	29
Non Dwelling Rents	(2,997)	(2,872)	125
Hostel Rental Income	(1,996)	(1,914)	82
Leasehold Service Charge Income	(7,143)	(7,143)	0
Tenant Service Charge Income	(10,972)	(10,716)	256
Miscellaneous Income	(7,418)	(7,018)	401
Total Income	(112,364)	(111,471)	893
Expenditure			
Non-HfH Estates Costs	7,485	7,823	338
Housing Management Costs & NNDR	6,113	5,866	(247)
Repairs & Maintenance	0	0	0
Bad Debt Provision	1,022	1,022	0
Hostel Expenditure	579	579	0
Supported Housing	135	250	115
Community Alarm	1,298	1,411	113
Regeneration Team Recharge	810	859	49
Other Property Costs	2,438	1,956	(481)
General Fund Recharges	4,917	4,549	(368)
Capital Financing Costs	12,400	12,400	0
Depreciation Charge	18,000	18,000	0
Management Fee	40,135	40,135	0
Total Expenditure	95,332	94,850	(482)
(Surplus) for the year on HRA services	(17,032)	(16,621)	411

MTFS Savings P4 Growth and Employment

Appendix 3a

Ref	Proposal	Savings Target 2017-18 £000's	Risk of delay	Risk of delivering full saving	Overall risk RAG		Firm Commitment for savings achievable for 2017/18 £'000	Details of impact of under achievement of savings and mitigating actions
	P4 - Growth & Employment				0			
4.1	Tottenham Regeneration programme	213	1	1	1	Green	213	Achieved: Savings already taken from the budget
4.2	Planning service - Increase in planning income	40	2	1	2	Green	40	savings achieved
4.3	Corporate projects - Transfer of functions to HDV	250	5	3	15		-	Mitigating action: because the overspend relates to the transition to the HDV costs will be rolled into the Director Regen and Growth's HDV Transformation Fund bid and funds vired across to balance the budget once secured
	Subtotal (New MTFS)	503					253	
	OLD MTFS (GREEN SAVINGS)							
48	Planning - Wider restructure reducing to core service	75	1	1	1	Green	75	savings achieved
49	Restructure Economic Development Team to deliver new Strategy	250	1	1	1	Green	250	
	Subtotal (Old MTFS)	325					325	
	Total	828					578	

MTFS Savings - P5 - Housing

Appendix 3b

Ref	Proposal	Savings Target 2017-18 £000's	Risk of delay	Risk of delivering full saving	Overall risk RAG		Firm Commitment for savings achievable for 2017/18 £'000	Details of impact of under achievement of savings and mitigating actions
	P5 - Housing							
	OLD MTFS (GREEN SAVINGS)							
59	Housing Related Support commissioning efficiencies	470	2	3	6	Amber/Green	470	
60	Unification - Streamline and integrate housing and related functions.	95	2	3	6	Amber/Green	95	
61	Achieve year on year efficiencies	200	2	3	6	Amber/Green	200	
	Total	765					765	

Report for: Housing and Regeneration Scrutiny Panel – 7 November 2017

Item number: 8

Title: Information item: Temporary Accommodation Reduction Plan

Report authorised by: Dan Hawthorn, Director of Housing & Growth

Lead Officer: Alan Benson, 0208 489 2819 alan.benson@haringey.gov.uk
Denise Gandy, 0208 489 4404 denise.gandy@homesforharingey.org

Ward(s) affected: N/A

Report for Key/

Non Key Decision: N/A

1. Describe the issue under consideration

1.1 This report sets out the Council's developing plans to reduce the costs of temporary accommodation, bringing the budget into line with the Medium Term Financial Strategy.

2. Cabinet Member Introduction

2.1 N/A

3. Recommendations

3.1 That the Scrutiny Committee notes and comments on the Temporary Accommodation Reduction Plan as set out in this report.

4. Background information

4.1 Local Authorities have a statutory duty to provide Temporary Accommodation (TA) to homeless households in line with the Housing Act 1996. TA can take the form of nightly paid self-contained flats, accommodation on longer leases sourced from private landlords or Registered Providers and accommodation within the councils own stock. Nightly paid emergency accommodation tends to be the most expensive, with an average cost of £44 per night against an average cost of £35 for a longer-term lease.

4.2 The council currently has c3080 households in TA. The numbers in TA are controlled by managing demand and increasing supply. This involves the Council in seeking to prevent households from becoming homeless and needing TA by enabling them to remain in their existing accommodation or by supporting them to access alternative accommodation usually in the private rented sector; and by supporting those already in TA to access longer term housing, through an allocation

of social housing via the council's housing register or a private rented sector property in discharge of the council's housing duty.

- 4.3 In 2016/17 the council's net expenditure on TA was £7.6m. In 2016 an ambitious Medium Term Financial Strategy (MTFS) was put in place to reduce the net costs of TA to £6.1m by 2020/21. Despite steady increases in the number of households prevented from becoming homeless and targeted work with households already in TA to move them on to settled accommodation, the anticipated net spend for 2017/18 is £7.2m, in excess of the original £6.7m target.
- 4.4 This is because certain assumptions contained in the original MTFS have subsequently been found to be unrealistic and in need of revision. Accordingly, officers have remodelled the MTFS, taking into account existing initiatives to reduce demand through homelessness prevention and increase supply of cheaper TA, alongside a series of new initiatives and the anticipated impact of the Homelessness Reduction Act, due to be implemented in April 2018. Following this new trajectory, net expenditure on TA is forecast to be at £4.4m by 2020/21, against the previously forecast £6.1m.

Performance headlines – managing demand

- 4.5 There have been a number of significant improvements in work to better manage demand recent years:
- A steady increase in the number of homelessness preventions achieved – on target for over 40% by year end
 - Homelessness prevention work is effective – a recent review of cases prevented over the last 5 years shows that only 10% of households returned for assistance
 - Homeless acceptances decreased from a peak of 762 in 2013/14 to 683 in 16/17 in contrast to the London picture of increasing acceptances
 - 115 homelessness acceptances in quarter 1 this year compared to 178 in 16/17
 - To date in 2017/18, 90% of statutory homelessness decisions were made within the 33-working-day target, a significant improvement on 2016/17 figure of 46%
 - The number of cases 'under investigation' has been maintained at less than 50, from over 200 for much of 16/17
 - To date in 2017/18, the council accepted a full housing duty to 45% of applicants, reduced from over 60% in 16/17
 - Average in-flow into TA reduced from 79 per month to less than 50
 - Increasing number of Assured Shorthold Tenancies to prevent homelessness secured – on target for 300 this year.

Initiatives to prevent homelessness

- 4.6 In 2016 Homes for Haringey's Housing Demand team underwent a restructure. This has delivered significantly improved performance on homelessness prevention and decision making, with further changes planned in order to implement the Homelessness Reduction Act.
- 4.7 Homelessness Prevention Fund, used among other things to finance deposits in the private sector, has been established and is offering good value for money solutions.
- 4.8 Under the Deregulation Act 2015, Local Authorities can take additional steps to protect tenants in the private rented sector from eviction where they have made complaints about the poor quality of the accommodation. Officers are using these provisions to delay evictions and make more time for alternative options to be secured.
- 4.9 Officers have also increased the amount of community outreach on offer; our outreach offer will be further enhanced as part of our Homelessness Reduction Act implementation plan.
- 4.10 Haringey is benefitting from a share of £917k Trailblazer funding, awarded to the North London sub-region to pilot enhanced homelessness prevention initiatives in preparation for the rollout of the Homelessness Reduction Act. The focus of this activity is to trial the new Personal Housing Plans that everyone who makes an application will be required to have and to focus outreach activity to sources of high homelessness demand.
- 4.11 Homes for Haringey has employed a Chief Immigration Officer to sit with the team to enable quicker and more robust decision-making around eligibility for assistance.
- 4.12 Work is underway to make formal plans for moving the oldest and newest cases into TA on to longer term accommodation. This work is being supported by a programme of visits to every TA unit to check current occupancy, inspect the condition of the property and have a conversation about move on.

Initiatives to increase supply

- 4.13 The Council is investigating a range of options to increase the supply of homes to meet the need for TA and discharge of duty. This may include the type of non-for-profit arms-length or charitable organisations, or wholly owned companies, which other local authorities have set up precisely for this purpose and which can form a valuable mechanism for channelling Right to Buy receipts, borrowing and grant into building and acquiring new homes.

- 4.14 Options being investigated also include the types of partnership with Housing Associations that other boroughs have entered into, which can deliver purchase and repair programmes to acquire often badly managed private sector stock for use as affordable housing. Reports on these new supply options are on the Forward Plan for Cabinet in January 2018.
- 4.15 The Council has also agreed a £16m General Fund direct acquisitions budget. This funding is being drawn down by Homes for Haringey, primarily to purchase and repair former Right to Buy stock and bring it back into use as affordable housing.
- 4.16 Officers have begun meeting with all the major landlords who currently provide nightly paid emergency accommodation. These meetings are to press the landlords to convert these into more cost-effective, longer-term tenancies, to offer to purchase properties where they fit our priorities and landlords are seeking to withdraw from the market and to see what would encourage these landlords to offer more properties, particularly within the borough. Currently, 30 agents manage 1548 of these units, with portfolios of between 138 to 13 units. Initial discussions have been very positive, particularly when linked to Haringey's pilot guaranteed rent scheme for Assured Shorthold Tenancies.
- 4.17 Meetings have been also set up with Notting Hill and Genesis, who have recently merged. Genesis is the only Housing Association that still has a significant Private Sector Leasing portfolio in Haringey, but prior to the merger was seeking to run this down. Notting Hill is the only Housing Association operating in the borough that is actively seeking to grow its Private Sector Leasing portfolio. Initial discussions with the merging organisations indicate a clear willingness to work together to yield a significant increase in ASTs available to the Council.
- 4.18 Homes for Haringey is also seeking to increase the number of lodges for emergency accommodation, building on the model of Broadwater Lodge, which is now fully let and making savings for the Council. These include Whitehall Lodge, with 21 rooms, to be occupied by the end October 2017, Birkbeck Lodge, currently in design phase, likely to be occupied in 2018/19, and two additional lodges being investigated in Enfield of 24 and 46 rooms respectively.

5. Statutory Officers comments (Finance, Procurement, Legal and Equalities)

- 5.1 These were not sought as this is an information item only. Statutory officers' comments will be appended to the relevant Cabinet papers as the reports progress through the decision-making process, at which stage they will be available to the Scrutiny Panel.

6. Use of Appendices and Local Government (Access to Information) Act 1985

N/A

Report for: Housing and Regeneration Scrutiny Panel – 7 November 2017

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 Overview and Scrutiny Committee be asked to endorse any amendments, at (a) 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.

Activity	Dates
Review set up by Panel / OSC	Jul 2017
Scoping	Aug / Sept 2017
Scoping Document agreed by 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 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

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
	Plans to Reduce TA	As discussed with the Chair as part of the P5 dashboard briefing.	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

Appendix A

Date	Agenda Item	Details / Desired Outcome	Lead Officer / Witnesses
19 December 2017	Budget Scrutiny	To include scrutiny of the MTFs and HRA	Cllr Strickland, Cabinet Member for Housing, Regeneration and Planning.
	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
	Social Housing Scrutiny Project – Draft Report	To consider the Panel's draft report and recommendations.	Christian Scade, Principal Scrutiny Officer
	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 (scope TBC)
- CIL issues – for further discussion with the AD for Planning

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
- The scoping document, and terms of reference, for this review was agreed by OSC in October 2017.

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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