

NOTICE OF MEETING

CABINET

Tuesday, 12th September, 2017, 6.30 pm - Civic Centre, High Road, Wood Green, N22 8LE

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

Quorum: 4

1. FILMING AT MEETINGS

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

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

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

2. APOLOGIES

To receive any apologies for absence.

3. URGENT BUSINESS

The Chair will consider the admission of any late items of Urgent Business. (Late items of Urgent Business will be considered under the agenda item where they appear. New items of Urgent Business will be dealt with under Item 15 below. New items of exempt business will be dealt with at Item 19 below).

4. DECLARATIONS OF INTEREST

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

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

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

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

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

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

This agenda contains exempt items as set out at **Item [16]: Exclusion of the Press and Public**. No representations with regard to these have been received.

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

6. MINUTES (PAGES 1 - 42)

To confirm and sign the minutes of the meetings held on 3rd of July 2017 and 20th July 2017 as a correct record.

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

There are no matters referred from Overview and Scrutiny Committee.

8. DEPUTATIONS/PETITIONS/QUESTIONS

To consider any requests received in accordance with Standing Orders.

9. BUDGET MONITORING (PAGES 43 - 66)

[Report of the Interim Chief Finance Officer. To be introduced by the Cabinet Member for Finance and Health.] Cabinet to consider Quarter 1 budget monitoring report which will provide forecast spend against budget and consideration of any proposed budget virements.

10. HIGH ROAD WEST REGENERATION SCHEME- SELECTION OF A DEVELOPMENT PARTNER AND NEXT STEPS (PAGES 67 - 284)

[Report of the Strategic Director for Planning, Regeneration and Development. To be introduced by the Cabinet Member for Housing, Regeneration and Planning.] This report will seek Cabinet approval for the selection of the preferred bidder for the High Road West Regeneration Scheme as part of the competitive dialogue procedure under the Public Contracts Regulations and give delegated authority to the Council's Section 151 Officer after consultation with the Cabinet Member for Housing Regeneration and Planning to agree the final version of the development agreement and other ancillary documents. This report will also seek a decision on the ownership of the replacement housing for the Love Lane residents and agree the next steps for progressing the High Road West Regeneration Scheme.

11. 500 WHITE HART LANE - ACQUISITION OF PROPERTIES (PAGES 285 - 356)

[Report of the Strategic Director for Planning, Regeneration and Development. To be introduced by the Cabinet Member for Housing, Planning and Regeneration.] In line with the provisions of the S106 agreement for the planning permission for 500 White Hart Lane, this report proposes the Council acquires affordable residential properties as part of the development; budget allocation from HRA Stock Acquisitions Reserve and Right to Buy Receipts.

12. AMENDMENTS TO THE TERMS OF REFERENCE FOR THE SHARED ICT AND DIGITAL JOINT COMMITTEE (PAGES 357 - 368)

[Report of the Chief Digital and Information Officer. To be introduced by the Cabinet Member for Corporate Resources.] To consider and agree the recommendation of the Shared ICT and Digital Joint Committee that amendments should be made to the terms of reference for that Committee.

13. MINUTES OF OTHER BODIES (PAGES 369 - 404)

To note the minutes of the following:

Cabinet Member Signing 21 June 2017
Cabinet Member Signing 26 June 2017
Cabinet Member Signing 27 June 2017
Cabinet Member Signing 30 June 2017
Cabinet Member Signing 4 July 2017
Cabinet Member Signing 5th July 2017
Cabinet Member Signing 6 July 2017
Cabinet Member Signing 11 July 2017
Cabinet Member Signing 25 July 2017
Cabinet Member Signing 31 July 2017

Corporate Parenting Advisory Committee 4th July 2017

14. SIGNIFICANT AND DELEGATED ACTIONS (PAGES 405 - 416)

To note significant and delegated actions taken by Directors in July and August 2017.

15. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at Item 3 above.

16. EXCLUSION OF THE PRESS AND PUBLIC

Note from the Democratic Services & Scrutiny Manager

Item 17 and 18 allow for the consideration of exempt information in relation to items 10 & 3 respectively.

TO RESOLVE

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

17. HIGH ROAD WEST REGENERATION SCHEME- SELECTION OF A DEVELOPMENT PARTNER AND NEXT STEPS (PAGES 417 - 724)

As per item 10

18. NEW ITEMS OF EXEMPT URGENT BUSINESS

To consider any items admitted at Item 3 above.

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MINUTES OF THE MEETING OF THE CABINET HELD ON MONDAY, 3RD JULY, 2017, 6.30pm

PRESENT:

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

Also present - Councillors: Ibrahim, Brabazon, Engert, Newton, Carter, Morris, Connor, Opoku, Adje, G Bull, Bevan, M Blake, Stennett, Tucker, Rice, McNamara, Berryman, Diakides.

26. FILMING AT MEETINGS

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

27. APOLOGIES

Apologies for absence were received from Councillors: Vanier, Ahmet and Ejiofor.

28. URGENT BUSINESS

There were no items of urgent business put forward.

29. DECLARATIONS OF INTEREST

There were no declarations of interest put forward.

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

There were no representations received.

31. MINUTES

The minutes of the Cabinet meeting held on the 20th of June 2017 were agreed as a correct record of the meeting.

32. DEPUTATIONS/PETITIONS/QUESTIONS

Deputation – Stop HDV Campaign and Haringey Defend Council Housing – Sue Hughes and Paul Burnham.

Sue Hughes presented the deputation and made reference to the 1500 page documents provided to the public, one week before the meeting, which she considered did not provide adequate time for people to read the information provided. Ms Hughes contended that the information provided, made clear that Lendlease had their own housing policy, which sought to move away from affordable tenures, resulting in social cleansing for those who could not afford to pay. Tenants had been promised the right to return, however the deputation felt the documents implied that tenants would be discouraged from doing so.

Ms Hughes referred to the large viability gaps, and requested that the Council should pause and reconsider partnering with a company. Ms Hughes also asked whether the Council had spoken with any companies in Australia to find out if Lendlease had carried out works using combustible cladding materials, which were not in accordance with Australian laws.

In response to questions from the Cabinet, the deputation party outlined the following:

- The proposal was highly political, and they questioned the intentions of Lendlease for supporting social housing.
- The current political climate should be seen as a time of hope, and the Council should rethink the proposals, and not go ahead with this partnership.
- One of the major issues with the proposal was that no arrangements would be made for those tenants on waiting lists. The Council stated that they would be in a 50/50 partnership, however in Ms Hughes' opinion, Lendlease would take over and control development, resulting in no Council homes.
- The Council had made offers and concessions that people could return to their homes, however, the deputation contended that Lendlease would not facilitate a return to homes and that the Council could only do this if they pay a subsidy. The Council should reconsider a partnership with a company who the deputation felt would not carry out Council policies.

Councillor Strickland responded to points raised during the deputation and subsequent questions from the Cabinet. In relation to the documents provided, he informed the meeting that whilst other Councils had set up joint ventures or similar agreements, they had not released the same amount of information. The Cabinet Member had given a clear public pledge to release as much information as possible. and he was keeping to this commitment to be transparent.

Councillor Strickland explained that the development vehicle partnership would be bound by Council policies, such as the Housing Strategy agreed by the Council, and the Estate Renewal Rehousing and Payment strategy agreed by Cabinet. He stressed that that no major decision would be made by the company without the consent of the Board, which the Council had equal membership of. The Council was currently consulting on a revised version of the Estate Renewal, Re - housing and Payments Policy, and this made clear that there would be a guaranteed right to return. Only tenants could waive that right. Therefore, whether the tenant wants to stay on, or near the estate, or move to a different area, then this choice will be facilitated by the

Council as the housing authority. It was the responsibility of the Council to lead on re-housing, and not Lendlease.

With regard to the references to 'poor doors' on estates, the response to the Scrutiny Review document did not say that there will be different entrances everywhere. Reasons were given and this was due to service charges and estate management conditions as sometimes blocks were built for different tenures i.e. to accommodate private rented units and affordable housing units. The Council was not in favour of separated entrances but the report had to be honest and advise that the Council and Housing Associations would take into consideration that in some blocks a shared entrance will lead to higher service charges.

With regard to decision making on Viability Assessments which will set out the number and the types of housing to be included in the development, nothing can be decided on the viability assessment without Council Board members agreeing this.

Councillor Strickland explained that any pause in the HDV process would lead to a delay in providing new homes, new jobs and new community facilities. The delivery model allowed for significant flexibility, and the substance of what was to be delivered with residents would be subject to further separate consultation. If there was a change in government, in the future, and increased funding for social housing then this agreement does give more flexibility to deliver these home.

The Director for Housing and Growth responded to the question on Lendlease's record in Australia. Officers had discussed this at length with Lendlease and they were not aware or had this issue raised with them of any property in Australia that was unsafe to occupy

Deputation 2 – Reverend Nicholson

Mr Nicholson spoke of the impact of inequality and poverty which ultimately led to mental health and wellbeing issues and other associated issues such as involvement in crime, low attainment at school and ongoing health issues. He outlined the stress of poverty and he felt that Council tenants, in the borough, were being disrespected with these proposals and the Council was reinforcing inequality. Mr Nicholson was therefore demanding more Council homes were built instead of handing over land to Lendlease to develop homes for richer residents.

He felt that the Council were accepting decline and perpetuating the decline by taking this decision forward which would increase land prices and provide profit for speculators. He felt that Lendlease have the means possible to cheat the Council and other public services and they would not keep to their obligations in this agreement.

In response to Cabinet questions, Mr Nicholson replied:

- Working as a Labour Party on a land policy for the UK and having a land value tax which is a progressive tax instead of taking this decision forward.
- Transferring land to the vehicle would be a severe mistake.

- That the proposals would break up communities and existing networks, even with right of return, as people would need to move before returning and re-establishing these networks.
- Although there was affordable housing promised, this would be provided according to income levels and people with low incomes would still be unable to afford the homes, creating a further financial crisis for them.
- Viability assessments/control of land would likely be guided by profit and were not to be trusted.

The Cabinet Member for Housing, Regeneration and Planning responded and agreed with the long running issue of the reselling of land between developers which was leading to higher land prices. This was also one of the reasons why the Council was entering this partnership so they did not sell the land wholesale. The Council would use the land in partnership, with control of the land, through having members on the company board and stop the continual resale of land. He stressed that the partnership agreement with Lendlease, rejects how the housing market works and stops the speculative resale of land. The partnership would influence the housing market in a positive way and stop the speculation.

The Cabinet Member expressed that the HDV would help tackle the wider issue of inequality and it was not true to say that the homes were being demolished to make way for richer tenants. The Council have a policy on re-housing which other boroughs do not have and were committed to right of return.

The social side of inequality was important to address and the business plans take this issue forward. They advise, that this is not just about building new homes but including new facilities in local areas, and increasing local jobs. The Council were clear that tenants and leaseholder had a right of return, beyond what other Councils offer. The HDV provides for more community facilities, health centres, and better school buildings. Lendlease would also make a significant investment to support the 'people' side of the regeneration as well.

Communities were previously scattered around London in the 70's and 80's and this was not what the Council would be doing. The Council were keen to promote right of return because of its continued belief in strong communities.

Deputation 3 - Dhiren Halder – Haringey Community Hub – Council of Asian People

Mr Halder began his deputation by sharing information about the background of the Haringey Community Hub which was located on 8 Caxton road. The centre had been in operation for over 36 years and provided activities and support services that improve the health and wellbeing of local people. The Hub was not aware until recently, that their building was part of the Wood Green sites included in the HDV for disposal. There had been a meeting between the regeneration team and the centre manager last week to discuss the future of the centre and Mr Halder wanted some assurance about the future of the Hub following decisions on the HDV tonight.

Councillor Goldberg responded to the deputation and described his experience of understanding the importance of maintaining community bases in a regeneration .He

referred to Haringey's history of recognising ethnic groups and understanding the profound importance of having a strong community base for black and ethnic minority groups to gather in the borough. This had driven the cohesion of the borough and makes Haringey unique to other London boroughs.

Councillor Goldberg addressed the concerns raised by the Hub and mosque on Caxton Road which related to Wood Green area plan covered by the HDV and outlined the following:

- The WG Library redevelopment site as currently proposed in the Wood Green Business Plan includes Council owned land at 6- 10 Caxton Road (The Community Hub, TICC and Efdal Community Centre). The reason for this was that the boundaries for all sites in the HDV were amended to reflect the Local Plan DPD site allocations to ensure that development which comes forward is comprehensive and coordinated within the wider area in line with current planning policy. The site allocation boundaries were different in the Draft Wood Green AAP to respond to consultation, but the Council owned land at 6-10 Caxton Road is still within a development site. Council officers and Cllrs have spoken to the Community Hub) about the Council's aspirations to redevelop the land and regenerate the area.
- The value of The Community Hub, was recognised throughout the WGBP documents, and the equalities impact assessment makes specific reference to these community assets and how the HDV will be required to work with them through any redevelopment.
- The current draft of the Wood Green "Preferred Option" AAP states that adequate re- provision for space for the community use should be provided prior to redevelopment. A new location for the facilities outlined will need to be identified and deliverable relocation strategy agreed prior to the redevelopment of the site. The WGBP commits to working within the planning policy framework and the policies therein.

Cllr Goldberg advised that land can only be transferred into the HDV with vacant possession and so the Council will have to work with the Hub to agree a relocation plan before any redevelopment can take place. Councillor Goldberg made clear that the community Hub needs a location in Wood Green had already asked officers to look at new locations for the Hub.

The Leader further emphasised the value of the Community Hub and provided assurance that the Community Hub would not move from its current premises until a suitable acceptable alternative location had been found.

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

The Cabinet were asked to consider the Scrutiny Review of the HDV – Part 2, completed by the Housing and Regeneration Scrutiny Panel.

The Cabinet Member for Housing, Regeneration and Planning would provide the Cabinet response to the review recommendations.

34. SCRUTINY REVIEW OF THE HDV[HARINGEY DEVELOPMENT VEHICLE] PART 2

Councillor Ibrahim, Chair of the Housing and Regeneration Scrutiny Panel introduced the scrutiny review on the HDV, which followed on from the previous scrutiny review completed on the governance of the HDV and was presented to Cabinet at the February meeting. At this February meeting, there was an overarching concern about the Council taking forward the establishment of the HDV. Since then work had been undertaken to further refine and negotiate the HDV and the Panel had been undertaking further scrutiny of the proposed HDV. The Panel had gathered a wide range of evidence from: Universities, regeneration experts, Councillors from other boroughs, local residents, and local stakeholders; culminating in 30 recommendations for Cabinet to consider.

Councillor Ibrahim drew attention to recommendation 12 [page 54] which was not fully agreed, concerning the exclusivity clause. Since completion of the scrutiny review, the exclusivity percentage had now been published with the HDV papers and was calculated at 60%. Given the life span of the HDV was 20 years, Cllr Ibrahim was still concerned that this percentage may not represent best value for the Council in 10 to 15 years' time. Although there would be best value assessments completed on a site by site basis, there was still concern that the Council's financial position was not protected and it was not clear if there would be cost implications to withdrawing from this percentage agreement at a later date.

Councillor Ibrahim referred to the premise for taking forward the HDV, which was the business plan agreed by Cabinet in 2015, and whether this was now applicable given the political and financial changes over the last two years.

Councillor Ibrahim further sought clarification on the position for right of return and target rent application.

Councillor Ibrahim raised concerns about the magnitude of information contained in the appendices packs for consideration at item 10, establishment of the HDV, which had not been shared with the scrutiny panel in their review process.

There were further questions put forward from Councillors Engert, Brabazon, Tucker, and Carter and the following information was noted:

- In relation to the commitment on right of return, the Leader responded to this, and highlighted the 20th of June Cabinet decision on the Estate Renewal Re-housing and Payments Policy which makes clear commitments to, tenants, leaseholders and freeholders on re - housing and also makes clear that this Council policy will apply to HDV schemes and Housing Association schemes which are promoted by the Council. Appendix 1a page 109 [paragraph 5.8.1] – supplementary pack, which is the summary of the legal documents, also explicitly set out the commitment to right of return in the Land Assembly Agreement where there is demolition of estates.

- The Cabinet Member explained that the Overview and Scrutiny Committee continue to have a role in scrutinising the HDV. Staff from the HDV can be invited to attend the Committee meetings as other associated bodies working with Council do.
- The Cabinet Member was happy to continue to attend Overview and Scrutiny meetings to respond to questions about the HDV.
- The Council strongly discouraged 'poor door' arrangements from housing development applicants and were clear on having a shared entrance. However, the entrance to the properties would still depend on building design and sometimes housing associations/providers find having separate entrance is most effective way to ensure affordability is maintained and to keep service charges low. This type of request usually comes from the affordable housing provider to the Council.
- There were no plans to develop on Metropolitan open land, and if such a proposal came forward this would be subject to stringent testing and significant assessment.
- There was expected to be full publication of viability assessments, prior to planning permission being sought with the burden of proof on developers to justify any exempt information. So there was a strong presumption that viability assessments from the HDV would be fully published.
- In relation to the publication of Cabinet papers, this was the third time that Cabinet were considering decisions on the HDV. The Cabinet Member advised that other Councils taking similar decisions had not published as much information. The Council had chosen to be open and publish all available public information. The Cabinet Member and officers had also been consistently clear with the Scrutiny Panel that legal documentation was being prepared for the Cabinet meeting in July and would not be ready for prior scrutiny.
- In relation to fire protection, the Cabinet Member made clear, that there were no housing blocks to be built by the HDV imminently. In relation to blocks that may be built in future, these would likely be built after the Grenfell public inquiry findings and recommendations were published. Therefore, the recommendations from the inquiry would be fully incorporated into national building regulations which the HDV would of course observe.
- The Cabinet Member stressed that reports at this evening's meeting did not address or explore design features of housing blocks. These type of regulatory issues would be explored once the planning applications come forward for the developments and are consulted upon with the public and then scrutinised by the Planning Committee.
- The Cabinet Member outlined that the Council will continue to access external advice on the HDV for as long as it needs to. The Council also have

experienced senior staff working on the HDV. There was also a significant allocation of internal audit resources. There was further, an Independent Verification Team made up of professionals that can provide impartial advice to the HDV board on the exclusivity contracts.

- On the question of when existing affordable housing provision would be assessed in order to determine the amount of re-provision, the Cabinet Member had always been clear that redevelopment was a slow incremental process which could only be confirmed after public consultation, planning permission and Cabinet decision on the estate regenerations. There was no fixed answer on precise timing, but in any scenario the Council were committed to the right of return for existing residents and to delivering the greatest possible amount of affordable housing.
- In relation to the application of the HDV Business case agreed by the Cabinet in 2015, there had been a significant amount of additional financial work completed which superseded the financial elements of the original business case and was provided for Cabinet in their decision making.
- With regards to rent policy, the replacement housing for existing estate renewal residents will be charged at target rents. The remaining affordable housing will be at a mix of rents defined as affordable in the Housing Strategy. The schemes have to comply with the Housing Strategy which sets out the mix of tenures to be offered and the rents to be charged according to this.

Cabinet Member for Housing, Regeneration and Planning provided an overall response to the review, thanking the scrutiny panel for their hard work and gathering information from expert witnesses, as this was a significant decision for the Council and he appreciated the work of scrutiny on this. He further responded as follows:

- The Cabinet has been considering reports and decisions on the HDV for over two years and were fully aware of the significance of their decision making.
- The Commercial Portfolio would now transfer to the HDV on phased basis over time, instead of transferring over in one stage.
- With regards to resident's rights - the Council had strengthened further the Estate Renewal Re-housing and Payments Policy to provide strong commitments to tenants, leaseholders and freeholders on re- housing and right of return.
- The HDV would be bound by agreed Council policies, in particular the Housing Strategy and the Growth strategy which have been publically consulted upon and agreed by Cabinet.

RESOLVED

1. To note the Overview and Scrutiny Report on the Haringey Development Vehicle ('HDV') (attached as Appendix 1).
2. To agree the responses to the Overview and Scrutiny report recommendations (attached as Appendix 2).

Reasons for decision

Not applicable as a non key decision

Alternative options considered

Not applicable as a non key decision

35. HARINGEY DEVELOPMENT VEHICLE - FINANCIAL CLOSE AND ESTABLISHMENT

Before the Cabinet Member introduced the report, the Leader advised the meeting, that the public appendices to this report were included at pages 97 to 1474 of the second pack of papers, for ease of reference.

The Leader asked the Cabinet, in particular, to note the equalities comments in the report at section 8.49-8.57 and the equalities impact assessments completed for the strategic business plans for Northumberland Park at appendix 3b, Wood Green at appendix 4b, Cranwood at appendix 5b. Also to note the equalities impact assessments for the Commercial Portfolio at appendix 6B and the social economic business plan at appendix 7b.

Councillor Strickland introduced the report and set out the overall aim in establishing the HDV [Haringey Development Vehicle] which was to meet current and future demands in housing need, by building greater numbers and types of housing in the borough. In addition, tackling unemployment and child poverty, improving use of existing land for employment stock, and creating more local jobs. The HDV would further provide the right infrastructure to meet the regeneration needs and ambitions of the borough.

Councillor Strickland continued to provide the background which had led to consideration of a joint venture vehicle. This was following participation in the Future of Housing Review with a cross party group of Members and visiting other Councils which had various development arrangements in place. The cross party group had been concerned that other Councils were handing over land with little or no control on the outcome and not having any skills / expertise to access to regenerate areas.

The Cabinet Member underlined the importance of having a vehicle to facilitate estate and town centre regeneration of the borough with people at the centre of the decision making process. He continued to outline the benefits of the joint company model put forward which would mean setting up a 50/50 company with Haringey elected

members retaining control over key decisions, and the company can only act within the priorities and plans set out in the company's business plan.

Specific requirements and guarantees were sought from Lendlease before the HDV was proposed for establishment. The Cabinet Member was satisfied that the Council was being offered:

- 6400 new homes built with at least 40 % affordable
- Guarantees on right of return.
- More control of the development of sites to ensure that there is increased housing.
- Access to skills and expertise to make the most of the land.
- Taking forward estate regeneration and being at the centre of the decision making for the next 20 years.

There was also a landmark proposal, similar to the agreements reached on the Olympic Park on local jobs and employment standards including the Living Wage. The joint venture would ensure existing residents get better housing, improved community facilities, jobs, health centre access, community facilities, a library, new green space and youth programmes. This was beyond what has been previously secured by the borough through regeneration schemes.

Councillor Strickland emphasised that the recommendations had come forward after a two-year process, which included scrutiny involvement. He recommended Cabinet approve the establishment of the HDV as this arrangement provided a good offer on homes and jobs and facilities for improving life chances and tackling inequality.

Cabinet Members put forward questions to the Cabinet Member for Housing, Regeneration and Planning and the following information was noted:

- There was significant difference between these arrangements and Southwark's relationship with Lendlease. The Heygate estate project had been under a traditional development agreement where the estate had been sold, wholesale, to a developer. The Council were not doing this, but proposing a joint partnership arrangement, on an equal basis, meaning that the Council could, at the start of the development process, clearly set out their needs and expectations of the development and ensure the pre – agreed business plans are adhered to.
- The Council had a strong policy on right of return and re-provision of housing for existing residents. The Council was consulting on a revised Estate Renewal, Re- housing and Payments Policy for tenants and leaseholders. This was a vitally important policy and makes commitments to residents whose properties will be demolished as part of the estate renewal and regeneration schemes. The policy intention of Southwark was different and they had not been explicit on right of return.
- The Monitoring Officer referred Cabinet to page 108 sections 3.7 of the report pack and clarified the decisions being taken forward by Cabinet, at this

meeting. These were decisions on the transfer of the Council's Commercial Portfolio to the HDV and the conditional option agreement in respect of the disposal of the Wood Green sites. As section 3.7 makes clear, no decisions were being taken in respect of disposals concerning Northumberland Park and Cranwood. There would be no decisions on disposal of any part of these sites before statutory consultations were undertaken.

- There had been extensive discussion with Lendlease, about compiling a framework agreement, similar to the Olympic Park agreement, on jobs, skills, apprenticeships and investment. This agreement offers: London living wage and enforcing this throughout the supply chain, making sure local people have access to jobs and local businesses are signed up to the local supply chains. Also making sure that local people are skilled up to compete for the jobs that arise from the regeneration and development.
- There were clear assurances to drive these commitments through supply chain by Lendlease. New ideas could come from communities and residents that can be added to the programme.
- The Cabinet Member for Housing, Regeneration and Planning referred to the recent Council negotiations, for securing 40% affordable housing on the Hornsey depot and Apex House sites, as a good example of the Council negotiating with the private sector.
- The social dividend procurement weighting had been equal to the weighting of other factors and demonstrated the Council's commitment to the wider community and improving lives.

There were questions put forward from Councillors: Engert, Rice, Bevan, McNamara, M Blake, Stennett, Berryman, G Bull, Tucker, Cater, Connor, Brabazon, Ibrahim and Diakides. This information, obtained from questions, has been grouped into the main subject areas of: decision making, housing, regeneration/ business plans, and arrangements with Lendlease for ease of reference]

Decision making

- The decision being taken forward, by Cabinet this evening, was concerning category 1 sites and there was no decision being made on category 2 sites this evening. Also the report made clear that no decisions were being taken in respect of disposal of Northumberland Park or Cranwood.
- The Cabinet responses to the scrutiny review already summarised the response to scrutiny review recommendations. Councillor Bevan was offered a meeting with the Director for Housing and Growth to talk through the reports and how the changes and improvements suggested by the scrutiny panel were put into place.
- In considering the number of documents included in the appendices packs, the Cabinet had placed a significant number of documents in the public domain for

openness and transparency purposes. The Cabinet had reports before it in respect of the HDV decision over the last two years and were familiar with the issues involved.

- The meetings of the HDV would not be open to the public, as this was not deemed a public body but there would be further discussion with Lendlease on providing information on the business discussed.
- The HDV would strive to be as transparent as possible. The Council will have three members on the board and they will have access to the commercial information.
- The equalities comments were set out at section 8.49 to 8.57 of the report and outlined the equalities work completed thus far. The Cabinet Member emphasised that there will not be disposal of category 1B properties until there has been a full consultation. As and when further decisions on these sites come forward equalities impact assessments will be refined and improved in future as more information is available and as and when further decisions are made
- The current equalities impact assessments, contained in the agenda packs, as referred to by the Leader, were prepared by regeneration officers, in the areas in question, with Council in house equalities policy expertise provided to support their completion. There had also been external legal advice sought to ensure the equalities impact assessments were consistent with the Council's public sector equality duties.
- The Leader reported to the meeting, that the external auditors had advised the Council, today, of their initial review findings concerning the proposed establishment of the HDV. The scope of the review focused on: considering whether due process had been followed, if there were indications of poor value for money for the Council and its residents and further considering if the interests of the Council had been adequately protected. Their preliminary findings were reported in a letter to the Leader, and initial conclusions were that they were satisfied that appropriate work had been completed and information brought forward to Cabinet to allow a reasonable decision on whether to proceed with the HDV. No concerns were raised that needed to be considered by Cabinet and the external auditors were happy for the Leader to communicate to Cabinet that they had no issues to raise.
- There would be multiple opportunities for Overview and Scrutiny Committee to scrutinise the HDV and HDV staff could be invited to the Committee meetings as the case with other associated external bodies. The Overview and Scrutiny Committee could also call the Leader and Cabinet Member to meetings to respond to concerns.

Housing

- The Council would be maintaining 40% affordable housing on sites and would be part of the decision making process to find solutions that meet the boroughs

needs if there was a down turn in the housing market. This could be solutions such as ensuring that other phases of development are brought forward if needed.

- There was no imminent building work planned for commencement by the HDV and it was hoped that there would be clear recommendations arising from the public inquiry into Grenfell by the time building works, by the HDV, commenced. The Council would abide by any new building regulations, and was determined to abide by fire safety regulations. There was also a legal obligation for the Council to abide by these rules.
- The interim Chief Executive reported on learning the lessons from Grenfell. There was a commitment by central Government to provide interim findings of the Grenfell inquiry to the public and Councils. However, until these findings were released, the interim Chief Executive had spoken to the DCLG about, more immediately, obtaining the learning from the technical panels compiled by the DCLG to look at changes needed in building regulations and what needs to happen to adapt to these changes. The meeting noted that the DCLG had committed to advise the Council of the Technical Assessment Panel findings and some had already been released.
- The Council remained absolutely committed to a right of return for residents, in a regeneration scheme and wherever possible to ensuring that families move only once. There was potential to be more sequences to moves but this would be to accommodate the resident's needs and their preference area. There would be continual close working with residents in estate renewal areas, individually and collectively, to continue to ensure their housing needs are met.
- The Cabinet Member emphasised that there was not enough housing in the borough of any type and rents and house prices were going up. The Housing Strategy was committed to providing different types of housing. The 40 % ratio of affordable housing was above current national levels of affordable housing being built.
- The Council were committed to right of return and Lendlease could not make their own decision, unilaterally, on this policy. Also, as the Council would have an equal stake in the HDV, they could block this unlikely situation occurring.
- Noted that the right of return commitment trumps the habitable room policy. Individual assessment would be undertaken to meet the tenant's needs i.e. additional room for families or adaptations. It maybe that the configuration of the space will be different to meet the needs of a family but the amount of space still remains affordable
- There would be no suspension of maintenance routines/ regimes to the estates that had been identified for regeneration and the Council would be maintaining building standards.

- When approaching the period when a site needs to be fully vacated and there are homes used for temporary accommodation and empty flats, these would still be counted as Council flats when calculating re-provision.
- There was current consultation on a shared equity scheme for leaseholders covered in the revised Estate Renewal, re housing, Payments Policy where the Council is going beyond its statutory obligations so leaseholders can get a fair deal.
- The Council were committed to continuing with the Decent Homes scheme and normal repairs where required by tenants. Where properties were in the early phase of the HDV, decent homes works had been paused and a further decision on decent homes works would be made Homes for Haringey board following this Cabinet meeting.

Regeneration/ business plans

- Academisation of Northumberland Park School was not a decision for the local authority but for the governing body of the school.
- The Cabinet Member for Children and Families stressed that the Northumberland Park master plan was indicative and decisions on a new school and Sixth form would only be considered following a full consultation. This was set out in section 3.4.2.1.4 of the report. Therefore, the Northumberland Park development would still be subject to further consultation and Cabinet consideration. The Cabinet Member for Children and Families had asked officers to look at green spaces offer on this site as it was not adequate currently
- In relation to current and potential future air pollution issues in Tottenham, near Northumberland Park School, arising from close proximity developments, this was a key planning consideration and would have formed part of the construction management agreement with Spurs. The Assistant Director for Planning could be asked to write to the Councillor Rice about these obligations with Spurs, in light of the increased development and the impact on the environment around Northumberland Park School. This immediate operational issue had also been discussed by the interim Chief Executive with the School last week and the conversation was ongoing. They discussed the large scale building work and discussed where exams take place and additional cleaning required as a result of dust issues.
- In relation to pages 992- 1006 of the appendix pack, the addresses listed, were the land and sites in Northumberland Park area that could be developed by HDV. These were the same addresses listed in the Site Allocations Plan and Tottenham Area Action plan, and had been subject to repeated public consultation and approved for inclusion in Local Planning documents by the Government inspector.
- The Caxton road site had been included in the Site Allocations planning document and was covered in the Wood Green Area Action Plan which has

been consulted on. Therefore, this site's inclusion in regeneration plans has been in public domain.

- The Leader highlighted the continuing commitment to Cross Rail 2. The National infrastructure project report published last week, had emphasised the importance of Cross Rail 2. Also the upgrading of the Piccadilly line was funded and on course for completion in the mid 2020's with an expected 60% increase in passengers. This would be a 30 % of passengers following through increased frequency and 30% through rolling stock.
- Cllr Goldberg clarified that he had provided an example of good public sector negotiations with the private sector, in achieving affordable housing numbers on the Hornsey depot and Apex house sites. The Leader had referred to lost local authority expertise on physical developments due to previous government decisions.

Arrangements with Lendlease

- In relation to the exclusivity agreement, essentially the Council needs Lendlease to develop and make use of the skills and expertise that they have available to deliver increased homes in the borough. There would be independent valuation of this cost to ensure that it did not increase beyond market rates.
- The VAT charge would have a small effect on small business and the Council and Lendlease were committed to options for managing this cost so there was minimal impact.
- In relation to voluntary termination of the contract between the Council and Lendlease, both sides would need to reach an agreement, should this situation occur. The appendices also set out the other scenarios which could lead to a termination of the contract i.e. deadlock or default. In all termination scenarios, the Council has right to acquire back property assets. In a voluntary scenario, they can acquire back at market value. In other scenarios there were different rights depending on whether either side had defaulted on the agreements.
- There will be a lengthy decision making process associated with the regeneration and development of areas which will be subject to different consultations. If in a section 105 consultation, significant issues raised by residents that cannot be resolved then there is no obligation for the Council to transfer the land.
- The HDV would be delivering growth, mix of jobs and priority industries. In relation to the calculation of the number of jobs to be achieved, 22,000 was the best estimate on what could be achieved.
- It was clarified that vertical build is concerning the structure that arises from the ground and horizontal build is the infrastructure, drainage and conduit for electrics and internet. Lendlease would get vertical build allocation at 60% and also get the horizontal infrastructure works associated with that vertical build.

- There was no risk around dereliction of fiduciary duties for Councillors who were not decision makers. FOI [Freedom of information requests] was a nuanced position. If the HDV held information on behalf the Council, then this information could be subject to FOI but the HDV itself would not on its own be subject to FOI.

Further to considering exempt information at item 16, Cabinet unanimously

RESOLVED

1. To note the outcome of the Preferred Bidder Stage of the Competitive Dialogue Procedure under the Public Contracts Regulations 2015 as outlined in this report;
2. To confirm Lendlease Europe Holdings Limited (“Lendlease”) as successful bidder to be the Council’s HDV partner; and
3. To approve the setting up of the HDV with Lendlease or a subsidiary vehicle set up by Lendlease on the basis that the Council will hold 50% and Lendlease 50% of the vehicle and based on the proposed structure as set out in the attached report.
4. To approve the legal documents at Appendices 1b through 1j of the attached report and summarised in paragraphs 6.35 to 6.90 of this report so as to give effect to resolutions 1, 2 and 3, subject to resolution 6 [a to d] below.
5. To approve the following Business Plans at Appendices 2a through 7a, and summarised in paragraphs 6.91 to 6.121 of this report, subject to recommendation 6 (d) below:
 - a) Strategic Business Plan
 - b) Northumberland Park Business Plan
 - c) Wood Green Business Plan
 - d) Cranwood Business Plan
 - e) Commercial Portfolio Business Plan
 - f) Social and Economic Business Plan
6. Gives delegated authority to the section 151 officer, after consultation with the monitoring officer:
 - a) To approve the final terms of the two Property Management Agreements, referred to in paragraphs 6.70 to 6.72 of this report, to a maximum total value as set out in the exempt part of this report, such agreements to be agreed before the Members Agreement is entered into;
 - b) To approve any of the financial agreements and instruments listed in paragraph 2.1.1 of the Members’ Agreement (at Appendix 1b);
 - c) To approve any further deeds and documents which are ancillary to the legal documents approved here, as described in paragraph 2.1.1 of the Members’ Agreement (at Appendix 1b); and

- d) To approve any amendments to the legal documents and business plans approved here as may be necessary, for reasons including but not limited to ensuring consistency between them and finalising any outstanding areas.
7. To declare that the Commercial Properties listed in Appendix 6c are no longer required for housing purposes, and to appropriate these properties for general fund purposes (subject to obtaining any necessary Secretary of State consent);
 8. To dispose of the Council's commercial portfolio (as listed in Appendices 6c and 6d) to the HDV's Investment LP subsidiary in phases (as set out in the Agreement for Sale of the Investment Portfolio at Appendix 1c) for the total sum of £45m, and that the disposal shall be on the basis of a long leasehold interest for a term of 250 years and based on the lease referred to in the Agreement for Sale of the Investment Portfolio;
 9. To agree that the sum of £45m referred to above will be the Council's initial investment in the HDV; and
 10. To give delegated authority to the section 151 officer to agree the timing for the disposal of these properties to the HDV's Investment LP subsidiary and to approve individual final leases to facilitate such disposals.
 11. To give the HDV an option for a 250-year lease on land identified in the Development Framework Agreement as being Category 1A land in Wood Green and within the Council's freehold ownership, subject to the valuation methodology set out in the Development Framework Agreement.
 12. To note that in agreeing to the suite of legal agreements and to the Business Plans, Cabinet is not being asked to decide whether any part of Northumberland Park or Cranwood is to be disposed of to the HDV or any of its subsidiaries, and that nothing within any of them commits the Council to make any such disposal;
 13. To note that any such decisions will only be made following community consultation, including statutory consultation under section 105 Housing Act 1985, and further equality impact assessments, all of which will be reported back to Cabinet in future report(s) for decision;
 14. To note that if Cabinet in its discretion does make future decisions to dispose of any part of Northumberland Park or Cranwood to the HDV or any of its subsidiaries, there will also be need for Full Council authorisation for making an application for consent to dispose to the Secretary of State under sections 32 and 43 Housing Act 1985.
 15. To note that as a result of the disposal of the commercial portfolio and the transfer of some of the management services there may be a small number of employees that will be TUPE transferred (to the HDV or its supply chain) and

the Council and Lendlease have agreed that – if this occurs – these employees should remain within the Haringey Pension Fund.

Reasons for decision

The case for growth

The Council's corporate plan makes a strong commitment to growth. Specifically, it identifies the need for new homes to meet significant housing demand which is making decent housing unaffordable for increasing numbers of Haringey residents, and causing more and more families to be homeless. It also identifies the need for more and better jobs, to revitalise Haringey's town centres, increase household income for Haringey residents and give all residents the opportunity to take advantage of London's economic success. This commitment to growth is further reflected and developed in the Council's Housing Strategy and Economic Development & Growth Strategy.

The need among Haringey's population is stark:

- In Northumberland Park ward, unemployment (at 26%) is almost double the rate across the whole borough and three times the national average. More than a quarter of residents (26%) in the ward have no formal qualifications, against 13% for all of Haringey.
- There is also a growing incidence of "in- work poverty": 32% of Haringey residents earn below the London Living Wage compared to 24% in 2010. Median income of employees living in Tottenham is £11.40 an hour, compared to £16.90 in the rest of Haringey and £16.60 in London.
- Too many young Haringey residents are not in employment, education or training (NEET). Northumberland Park, St Ann's and Noel Park wards have a 16 and 17-year-old NEET rate over 4%, compared to the Haringey average of 3.6% and the national average of 3.1%.
- Life expectancy is demonstrably worse in the east of the borough compared to the west of the borough: on average the difference between parts of the east and parts of the west is 7 years. Obesity amongst children in Tottenham and mental health challenges in the whole borough are significant, and stubborn.
- Market rents in Haringey have increased from a median rent of £900 per month in 2011 to £1,400 per month in 2016. In order to afford the median, rent for a two-bedroom private rented flat in the borough, a household would need to earn an annual income of around £63,000, based on the principle that a household shouldn't have to spend more than 40% of their net income on housing costs. On this principle, a household on the median income in the borough could afford to pay rent of £878 per month, compared to the actual median rent (£1,400 per month as above). This means that a lot of households are in fact spending 50%+ of their net income on housing costs.

- Meanwhile, for prospective purchasers, the average house price in Haringey is now around £430,000, up from £225,000 ten years ago, which in turn leads to higher demand for private rented housing, pushing rents up still further. House prices in the borough are now 13.7 times the median income – in 2002 it was 7 times.
- This means that for both renters and buyers, market-price housing is less and less accessible – making the need for new affordable housing more important than ever, and showing how demand in all parts of the market is failing to keep up with supply. And in the next ten years, Haringey's population is estimated to grow by 10.9%, adding another 30,000 residents by 2025 and a total of 52,000 additional residents by 2035.
- At the end of March 2017 there were 9,098 households on Haringey Council's Housing Register. The number of social housing lets in Haringey in 2017/18 is expected to be just fewer than 500; in 2011/12 it was just over 1,100. Across London, supply of new homes has been below the London Plan target every year, and even further adrift of the London Strategic Housing Market Assessment target.
- There are over 50,000 London households who are homeless and in temporary accommodation, with over 3,000 of those Haringey households. Homeless acceptances in Haringey have increased from 355 in 2010 to 683 last year. Increasingly these are households who were evicted from the private rented sector because they could not afford the rent.

Overall, based on data from the combined Indices of Multiple Deprivation (2015), Northumberland Park ward falls among the 10% most deprived areas in England and many parts of the ward are in the 5% most deprived.

Growth is also essential to the future sustainability of the Council itself. With Government grant dwindling, local authorities are increasingly dependent on income from Council tax and – in light of recent reforms – business rates. Without growing the Council tax and business rate base, the Council will increasingly struggle to fund the services on which its residents depend. Improvement in the living conditions, incomes, opportunities and wellbeing of Haringey residents will directly contribute to the full range of aims in the Council's Corporate Plan.

- Particular groups - including women, disabled people and BAME groups – are more likely to experience these inequalities in prosperity and wellbeing, and therefore most likely to benefit from the positive outcomes from growth.
- By securing growth in homes and jobs – and maximising the quantity, quality and/or pace of such growth – is core to achieving the Council's aims, including:
- Meeting housing demand will lead to more and more families are able to afford a home in the borough, either to rent or buy, alleviating the stark housing crisis.

- Meeting housing demand also drives down levels of homelessness, so fewer households find themselves in crisis, and the significant pressure on the Council budget through increased temporary accommodation costs is relieved.
- increasing the number of jobs in the borough will lead to more opportunities for Haringey residents to boost their incomes and job prospects, more vibrant and successful town centres with more activity and spending during the working day, with reduced risk of 'dormitory borough' status as working residents leave the borough to work elsewhere.
- increasing levels of development in turn increase the Council's receipts in s106 funding and Community Infrastructure Levy, in turn increasing the Council's ability to invest in improved facilities and infrastructure (like schools, health centres, open spaces and transport) and in wider social and economic programmes such as those aimed at improving skills and employability.
- Growing the Council tax and business rate base will reduce the risk of financial instability for the Council and of further, deeper cuts in Council budgets and hence to Council services as Government grants dwindle to zero over the coming years.

Options for driving growth on Council land

The Council cannot achieve its growth targets without realising the potential of unused and under-used Council-owned land. Accordingly, in autumn 2014 the Council commissioned work from Turnberry Real Estate into the options for delivering these growth objectives. Turnberry also examined the market appetite for partnership with the Council to deliver new housing and economic growth.

In February 2015 Cabinet, on the basis of this work, agreed to commission a more detailed business case to explore options for delivery. At the same time, the member-led Future of Housing Review concluded (as set out in its report to Cabinet in September 2015) that a development vehicle was 'likely to be the most appropriate option' for driving estate renewal and other development on Council land.

The business case developed following Cabinet's February 2015 decision compared a number of options for achieving the Council's objectives, and ultimately recommended that the Council should seek through open procurement a private sector partner with whom to deliver its objectives in an overarching joint venture development vehicle. This business case, and the commencement of a procurement process, was agreed by Cabinet on 10 November 2015.

The joint venture development vehicle model

The joint venture model approved by Cabinet on 10 November 2015 is based on bringing together the Council's land with investment and skills from a private partner, and on the sharing of risk and reward between the Council and partner. The Council accepts a degree of risk in that it will transfer its commercial portfolio to the vehicle (as part of its initial investment), and will (subject to the satisfaction of relevant pre-conditions) also commit other property, as its equity stake in the vehicle. It has also to

bear the costs of the procurement and establishment of the vehicle, and a share of development risk. However, in return, the contribution to its Corporate Plan objectives, including high quality new jobs, new homes including affordable homes and economic and social benefits, would be at a scale and pace that would otherwise be unachievable. The Council will also receive a financial return, principally through a share of profits that it can reinvest in the fulfilment of its wider strategic aims as set out in the Corporate Plan.

Under this model, the development partner matches the Council's equity stake, taking a 50% share of the vehicle and hence a 50% share of funding and development risk. In return, and by maintaining strong relationships and delivery momentum, they obtain a long term pipeline of development work in an area of London with rising land values, and with a stable partner.

The procurement process

As well as approving the business case for establishing the HDV, at its meeting on 10 November 2015 Cabinet also resolved to commence a Competitive Dialogue Procedure under the Public Contracts Regulations 2015 to procure an investment and development partner with which to establish the HDV. Following a compliant procurement process, Lendlease was approved as preferred bidder by Cabinet at its meeting on 7 March 2017. Cabinet also approved a reserve bidder in the event that it was not possible to finalise the agreement with Lendlease.

Following that decision, further work was undertaken by the Council and Lendlease teams to confirm the terms of the Lendlease bid, in order to arrive at an agreed set of legal agreements (to establish the HDV) and business plans (to set out its first phase of work). By approving the legal agreements and business plans put forward here, and therefore authorising establishment of the HDV and agreeing its initial work programme, Cabinet will be taking a major step in unlocking the considerable growth potential of the Council's own land and meeting a number of core Council ambitions.

The establishment of the HDV (through the execution of the legal agreements) and the agreement of its initial work programme (through the approval of the business plans) represent a significant step in delivering the Council's objectives for improving the prosperity and wellbeing of Haringey's residents. However, it is also important to recognise the flexibility in the arrangement to respond to changing circumstances and changing priorities – and the Council's capacity to control that change. For example:

- It is likely that plans for major development schemes will change following extensive consultation with residents and other stakeholders;
- If market conditions change, the HDV can decide to amend its proposals – for example, switching homes for sale to homes for rent – or to re-phase its programme;
- Arrangements for the ownership and management of homes are flexible, and can respond over time including in response to changing Council priorities and changes in the local and national funding regime.

All material changes would be subject to the Council and Lendlease agreeing any necessary elements of – or amendments to – the scheme business plans. Further, any additional Council property proposed for development by the HDV would be subject to a new business plan which would have to be approved by the Council (and Lendlease) before work could commence.

In addition to these controls over the work programme of the HDV through its status as a 50% partner, the Council will retain its statutory functions in respect of the HDV work programme, including as local planning authority, giving it further influence and assurance over the implementation of the HDV's programme of work.

Alternative options considered

In November 2015, Cabinet considered and approved a business case for establishing an overarching joint venture vehicle to drive housing and job growth on Council land. That business case identified and assessed a number of alternative options for achieving the Council's objectives, and found that the overarching joint venture vehicle would be the most effective mechanism for achieving those goals.

Throughout the process of procuring a partner with which to establish the HDV, the Council has reserved its position to not appoint any of the bidders in the event of the bids not being satisfactory, or otherwise not wishing to proceed. This report outlines the benefits and projected outcomes that will arise from the establishment of the HDV, in the context of the Council's objectives and aspirations as set out in the November 2015 report to Cabinet. If the Cabinet chooses not to proceed with establishing the HDV, it will risk not obtaining these likely benefits, or not obtaining them at the scale, pace and/or quality which would otherwise be possible.

The Council has within its procurement documentation made clear that bidders' participation in the Competitive Dialogue process is at their own expense, that the Council will not be responsible for bid costs and that it is not obliged to accept any tender.

36. COMMUNITY BUILDING REVIEW: COMMUNITY ASSET TRANSFER POLICY

The Cabinet Member for Corporate Resources introduced the report which set out the Community Asset Transfer Policy (CAT) for the Council's community building portfolio. The Policy sets out the circumstances in which, where organisations wish it, the transfer of long leases to incumbent community organisations that are part of the Council's community building portfolio can take place. The aims of such a transfer are to enable organisations to self-manage their property assets, to make longer term decisions on their accommodation and to raise funds against the collateral of a long lease.

Cabinet would need to agree separately to the transfer of any individual asset within the policy

In response to a question from Cllr Engert, the Assistant Director would explore if a note, on allowing refreshment provision, could be added to the policy.

RESOLVED

1. To approve of the Community Asset, transfer 2017 policy document attached at Appendix A of this report.
2. To note the key terms of the policy as are set out at paragraph 6.5.

Reasons for decision

The Cabinet report of 14th July 2015 sought to set out the overarching principles and recommendations of the Community Buildings Review and it was resolved to agree to establish criteria around asset transfer and lease monitoring and evaluation. The creation of a Community Asset Transfer is therefore delivering on these previously agreed recommendations.

The policy is required to establish a significant change in emphasis in the way that community organisations manage their assets. Community Asset Transfer is recommended as good practice by the Localities Team as part of DCLG and has been tested as compliant with legislation arising from the Localism Act 2011 (the Act).

Devolution of powers to manage assets is anticipated to enable more efficient and effective management and utilisation of built assets as well as securing savings in officer time in the maintenance of multiple forms of lease.

The process is about giving local people and community groups greater control in the future of their area and their community. If local organisations own long term interests or manage community buildings, such as community centres, it can help promote a sense of belonging in the community and bring people from different backgrounds together to work towards a shared goal, creating lasting change in local neighbourhoods.

Alternative options considered

An analysis has been undertaken of 4 of the 14 pathfinder authorities, all city Councils that agreed to introduce community asset transfer and right to bid policies as arising from the Localism Act 2011 to determine the appropriate set of principles to include in a Community Asset Transfer policy. Policies of Lambeth and Calderdale Councils have also been examined as they were recommended by the Localities Team as being good practice.

Freehold vs Leasehold Transfer

Consideration has been given to the terms upon which an asset would be transferred and key to this is whether a long lease or the freehold would be transferred. The following points have guided the decision that a 125-year FRI lease would be offered.

The Council intends to ensure that the community asset it transfers is safeguarded for community use and does not provide any opportunity for development of the asset for alternative use.

This full safeguarding of community use can only be achieved through terms and conditions set out in a lease. Under the terms of the lease both the freeholder and leaseholder will remain committed to delivering community space and benefit for that particular location but with significant levels of autonomy over how this is delivered.

The alternative model of a freehold sale with covenants around planning use class was considered in depth and offers much weaker protection. Precedent shows that covenants can be overturned, allowing development for commercial gain or reduction/loss of community space and transfer to an alternative use.

For most groups and 125-year lease allows ample security and is considered as effectively equivalent to a freehold transfer. This length of term would allow any community organisation to borrow in order to invest in the property. Organisations will also benefit financially from taking the building on a leasehold basis, as there would be a big difference in the value of the transfer (consideration payment) with the cost becoming more affordable in reflection of the D1 only use.

The policy will provide the opportunity for freehold transfer to be considered only in exceptional circumstances where a business case can demonstrate a justified need. For example, where other opportunities for investment in the building can only be secured with benefit to the community realised through this route. However, organisations should be aware that covenants would still be imposed to protect its use and they would expect to pay a significantly higher consideration payment than a leasehold value.

37. ADJUSTMENT TO THE PLANNED ADMISSION NUMBER (PAN) OF THE BOROUGH'S COMMUNITY SECONDARY SCHOOLS

The Cabinet Member for Children and Families introduced the report which set out the context of an emerging national funding formula and its impact on schools' finances;

- Provided an outline of the representations, the Council received in autumn 2016 when consulting on proposed adjustments to the published admission numbers (PANs)¹ of the borough's secondary community schools;
- Provides latest data on:
 - a. year 7 numbers (including for the incoming September 2017 cohort); and
 - b. school roll projections (2017) and their implications for year 7 demand now and in the future;
- Sets out how the Council expect to meet demand for year 7 places over the coming years;

¹ Planned admission number (PAN) - the maximum number of pupils to be admitted into a particular year group at a school.

- Sets out the proposed condition survey work the Council will carry out in our community secondary schools in summer 2017 to allow the Council to plan for any necessary capital works to facilitate:
 - a. any increase in pupil numbers within our community secondary school(s); and
 - b. head teachers and governors being able to adjust their class sizes from 27 to 30 if they wish to do so.

RESOLVED

1. To retain the current PANs at our five community secondary schools until such time as:
 - b. condition surveys have been completed for our community secondary schools to assess how increased numbers in each school might impact on teaching, learning and recreation;
 - c. further year 7 secondary transfer applications (2018 and beyond) have taken place and school roll projections have been obtained to inform decision making in year 7 place numbers;
2. The Council uses bulge² classes as required if/when pupil numbers take us from a position of surplus to one of deficit between now and 2021 (2019 being the year when we project that we will need additional places);
3. Officers bring a further report to Cabinet if either demand or projections mean that we need additional year 7 capacity **before** 2019 at a level that cannot be met through the use of bulge classes alone.

Reasons for decision

The recommendations set out in this Cabinet report seek to ensure that the Council are able to continue to meet its statutory duty of ensuring enough school places but at the same time guards against an early oversupply of places which would place one or more schools in financial difficulty as a result of reduced pupil to funding ratio, as they wouldn't be able to fill rolls, which would have a detrimental impact on their ability to successfully manage their budget.

Alternative options considered

There are two alternative options that have been considered:

- i. Do nothing to increase year 7 places which carries the high risk of running out of sufficiency of school places by 2019 or before; or
- ii. Increase places now which would seem premature given the downward amendment to the year 7 projections based on 2017 projections i.e. we know we are likely to need more year 7 places but that need has a) been

² Bulge classes are one off additional classes in any given cohort that are used to increase the supply of school places. They are most frequently used for an unexpected spike in the demand for places that can't be met locally. They are sometimes used to accommodate increasing demand where projections mean that we aren't certain that a permanent expansion is the most effective way forward as the expansion may not be sustainable.

pushed back to 2019, and b) is to some extent alleviated by capacity additions by APS and Fortismere schools in September 2016.

A cautious but pragmatic approach was proposed around increasing year 7 capacity, but one that ensures the Council can react in a timely and appropriate way to both the expected (projected) and any unexpected increasing (or decreasing) demand based on 2017 and future projections.

38. MINUTES OF OTHER BODIES

RESOLVED

To note the following minutes:

- Cabinet Member Signing 20th June 2017
- Leader's Signing 20th June 2017

39. NEW ITEMS OF URGENT BUSINESS

None

40. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the remainder of the meeting as item 16 contained exempt information, as defined under paragraph, 3 and 5, Part 1, schedule 12A of the Local Government Act 1972, namely Information relating to the financial or business affairs of any particular person (including the authority holding that information) and Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

41. HARINGEY DEVELOPMENT VEHICLE - FINANCIAL CLOSE AND ESTABLISHMENT

As per item 35.

42. NEW ITEMS OF EXEMPT URGENT BUSINESS

None

CHAIR: Councillor Claire Kober

Signed by Chair

Date

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MINUTES OF THE MEETING OF THE CABINET HELD ON THURSDAY, 20TH JULY, 2017, 6.00pm

PRESENT:

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

Also present - Councillors: Wright, Ibrahim, Brabazon, Tucker, McNamara, Carter, Connor, Hare

43. FILMING AT MEETINGS

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

44. APOLOGIES

Apologies for absence were received from Councillors: Ejiofor, Ahmet and Goldberg.

45. DECLARATIONS OF INTEREST

There were no declarations of interest put forward.

46. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE - DECISION OF THE OVERVIEW AND SCRUTINY COMMITTEE HELD ON THE 17 JULY 2017 REGARDING MINUTE 35 HARINGEY DEVELOPMENT VEHICLE - FINANCIAL CLOSE AND ESTABLISHMENT

The Leader referred to the agenda which set out that this was a special meeting of the Cabinet convened, within the constitutionally required timescale of 5 working days, to re-consider the 3rd of July Cabinet decision on the Haringey Development Vehicle Financial Close and Establishment. This was following the outcome of the Overview and Scrutiny Committee meeting, held on the 17th of July to consider the call in of this key decision.

Cabinet agreed that they did not require private discussion of the exempt material and would re-consider the decision in the open part of the meeting.

Councillor Wright, Chair of the Overview and Scrutiny Committee, was invited to introduce his report and he spoke in relation to the 7 recommendations, agreed by the Overview and Scrutiny Committee. He acknowledged that Council Members were reaching the final stage of decision making on the HDV and thanked scrutiny Members for the number of hours spent scrutinising this decision and raising important issues.

The call-in meeting had concentrated on the risks concerning the HDV establishment which had been a long running theme in the debate about the HDV. This initiative to increase housing carried risks and Cllr Wright felt that Overview and Scrutiny were right to deliberate this to understand what position to take.

In their deliberations, the Overview and Scrutiny had considered: public policy outcomes, the much-needed increase in housing and in particular social housing. The Council had a public duty to families on waiting lists for housing and this had also been a paramount issue in the Overview and Scrutiny discussions.

The Overview and Scrutiny recommendations were focussed on: need to provide target rents, support people failed by the housing market, ensure that there was a clear prioritisation on the right of return, ensuring that the exclusivity arrangements provided value for money and can be monitored through the HDV process, providing a public company which secured public interests for housing, ensuring that there were separate and specific member roles to take forward the interests of residents in respect of housing and employment without any conflict, full engagement by HDV staff in the scrutiny process, and supporting the social and community use of the commercial portfolio buildings.

The Cabinet Member for Housing, Regeneration and Planning and thanked the Overview and Scrutiny Committee for their recommendations and responded as follows:

a) Clarification of what the overall numbers of social homes at target will be for Site 1 allocations immediately, as well as a clear commitment to a net increase in homes available for social housing at target rent.

The Cabinet Member reiterated that there can be no definitive statement at the present time about the overall total number of homes, or the homes of different tenures, on the first phase of development sites. This would only be clear once the schemes have been fully worked up, in collaboration with local people, and based in part of the detailed needs of existing residents and after the formal planning process had been concluded. Therefore, there needed to be more consultation and master planning work before this clarification was provided.

However, the following assurances could be provided:

- Of the estimated 6,400 homes on these first 'Category 1 sites', 40% will be affordable.
 - Replacement homes, under Right to Return, provided at target rents in perpetuity.
 - The make-up of the 40% will be in line with the Council's Housing Strategy, both in the mix of different tenures, and the definitions of affordability which are based on average incomes, not average rents or house prices.
- The Cabinet Member further referred to paragraph 3.7 of the Cabinet report, which advised that no decision on disposal of any part of Northumberland Park or Cranwood to the HDV had yet been taken by the Council and any such

decisions would only be taken in future following the necessary community consultation and further equality impact assessments. The Cabinet Member further emphasised that there was no detailed decision on these sites tonight before consultation with residents which was why detailed numbers could not be given.

b) Clear commitment to the prioritisation of the absolute right of return

The Cabinet Member emphasised that the commitment to a right of return was already absolute, both in the HDV Land Assembly Agreement and in the Estate Renewal Rehousing and Payments Policy.

The Cabinet Member accepted that some of the wording in the Land Assembly Agreement could have been clearer, and he agreed to amend this in the final documents to make it more clear and transparent.

c) That any exclusivity arrangement be on a site-by-site basis, rather than overall exclusivity.

The Cabinet Member advised that this recommendation could not be agreed as this arrangement was integral to the Lendlease bid and the proposed agreement. Also, the landmark agreement securing local jobs, training and contracts would be difficult to take forward without having an overall agreement of this nature.

d) To establish a wholly owned company in order to buy up social rented units at target rents

The Cabinet Member advised that the Head of Housing was already exploring the option of a wholly owned housing company, currently for the primary reason of purchasing properties to support the supply of Temporary Accommodation. If this company was established, there would be an option to buy homes but this would need to be looked at in the future on a phase by phase basis.

e) A commitment to the Councillor appointed to the social impact vehicle being different to that appointed to the HDV Board

The Cabinet Member agreed that this was a good idea, but the Social Investment Vehicle governance arrangements had not yet been finalised. There would be future full discussion with Members on this issue and this could also need a Cabinet decision.

f) Obligation for senior HDV staff to attend and engage fully in the scrutiny process

The Cabinet Member advised that there was no issue with HDV staff attending Scrutiny and being open to questions as other Council partners were.

g) A commitment to an assessment of buildings in community use, prior to their transfer to the HDV, to identify and protect their social and community value.

The Cabinet Member emphasised the importance of understanding that there was a separation of the Council's community buildings and buildings in the commercial portfolio at commercial rents that happen to be rented by a charity or a third sector organisation. The Cabinet Member reiterated that none of the Council's Community Buildings were proposed for addition to the HDV.

The Cabinet Member advised that a great deal of work has already been completed to identify the list of properties proposed for transfer to the HDV and impact.

While the Council would continue to consider all potential impacts up to the point of any given property transferring, the presumption remained that all commercial properties identified in this Cabinet decision will transfer. This was motivated not least by the desire to ensure that all tenants benefit from the improved landlord service that the HDV can provide.

The Cabinet Member outlined that the Commercial Portfolio Business Plan sets out the provisions in place in HDV decision making to protect charities, childcare providers, and places of worship, public functions or any other case where tenants and/or users might be vulnerable or disadvantaged. Equality impact assessments would be undertaken to mitigate any negative impacts and promote equality. It was important to note that most of the business users had chosen to rent the commercial building from the Council and had been doing so for some time.

There were questions put forward from Councillors: McNamara, Ibrahim, Carter, Tucker, Brabazon, Hare, Connor and the following information was provided:

- In relation to judicial reviews and complaints about the HDV, the Council would take legal advice on the likelihood of success. However, this was not the forum to discuss advice received. The Council would defend claims put forward.
- The HDV staff would be accountable to Overview and Scrutiny Committee in the same way other Council's partners were, when called to meetings. In terms of the availability of board minutes and reports, the Cabinet Member had seen good scrutiny of other partners where this information was not available. It was also important to note that all major decisions on sites would still require Cabinet decision making. Therefore, Scrutiny would continue to scrutinise detailed documents relating to HDV decisions coming through the decision-making process to Cabinet in the normal way
- The residents in the Northumberland Park area, outlined by Cllr Carter, would have been notified that their homes were included in proposed regeneration as part of the Tottenham Area Action Plan consultation process.

- In relation to paragraph 6.101 which set out information on home ownership and management, this was not an exhaustive list of options and did not preclude the option of a wholly owned housing company.
- In respect of the signing of the legal agreements, the Council would continue to take legal advice and the legal agreements would be signed at the appropriate time.
- The £50m fine was not attributed to Lendlease but paid by the organisation that had fitted the faulty glass at the development of the Old London Stock exchange development. The Cabinet Member underlined that the Council takes safety standards seriously and as with all developments would consider standards through the planning process and through building regulation control.
- Exit agreement options had already been discussed at the Overview and Scrutiny meeting on the 17th of July meeting.
- The Land Assembly agreement would be redrafted to make clear and capture that the right of return has priority and trumps all other agreements. This document had already been cleared with an external lawyer to ensure it captured this point before publication, but the Cabinet Member was happy to ensure that the document clarified this further.
- In relation to Homes for Haringey homes that were situated above commercial properties, the Cabinet Member emphasised that these homes were not being transferred to the HDV. The commercial properties being transferred were on a leasehold basis.
- There was a precedent for scrutiny to scrutinise partners. The Council and all Members would have access to all major decisions of the HDV as they will require Cabinet approval and progress through the mainstream democratic process.
- Risk assessment mitigation was considered in the Cabinet documents, and the very structure of the HDV had been designed to mitigate risk. The Cabinet Member emphasised that land goes into the HDV on a phased basis to minimise risk. The Cabinet Member was also satisfied that risk had been properly considered when compiling proposals on the HDV.
- In relation to carbon levels, the Cabinet Member reiterated that the HDV will strive for C40 accreditation. This was recognised as the most demanding level of accreditation. The HDV was expected to be an exemplar for carbon management and would be considering issues related to embedded carbon whilst balancing the priority to deliver modern new homes that have been asked for in the consultations with residents.
- Leaseholders were not expected to have significant financial losses as the shared equity provisions being offered went beyond statutory provision and would help leaseholders who want to stay in their area.

- In terms of housing numbers, there were not detailed physical plans because there was a need to consult with tenants on sites in order to make these decisions. This was further set out in the response to scrutiny recommendation A.
- Social rents were discussed at the Overview and Scrutiny meeting on the 17th of July and the Housing Strategy makes clear that the Council will not accept rents up to 80% on most properties. This Strategy was agreed by Members at full Council after consultation with residents
- In relation to the length of phasing for VAT payments, this was only one option being considered. Therefore, it was not known yet what the approach will be for mitigating the potential impact of VAT, let alone the timing.

Following the completion of responses to the scrutiny recommendations and responses to member questions at the meeting, the Leader asked Cabinet to consider the resolutions at minute number 35, which were unchanged. Cabinet unanimously,

RESOLVED

1. To note the outcome of the Preferred Bidder Stage of the Competitive Dialogue Procedure under the Public Contracts Regulations 2015 as outlined in this report;
2. To confirm Lendlease Europe Holdings Limited ("Lendlease") as successful bidder to be the Council's HDV partner; and
3. To approve the setting up of the HDV with Lendlease or a subsidiary vehicle set up by Lendlease on the basis that the Council will hold 50% and Lendlease 50% of the vehicle and based on the proposed structure as set out in the attached report.
4. To approve the legal documents at Appendices 1b through 1j of the attached report and summarised in paragraphs 6.35 to 6.90 of this report so as to give effect to resolutions 1, 2 and 3, subject to resolution 6 [a to d] below.
5. To approve the following Business Plans at Appendices 2a through 7a, and summarised in paragraphs 6.91 to 6.121 of this report, subject to recommendation 6 (d) below:
 - a) Strategic Business Plan
 - b) Northumberland Park Business Plan
 - c) Wood Green Business Plan
 - d) Cranwood Business Plan
 - e) Commercial Portfolio Business Plan
 - f) Social and Economic Business Plan

6. Gives delegated authority to the section 151 officer, after consultation with the monitoring officer:
 - a) To approve the final terms of the two Property Management Agreements, referred to in paragraphs 6.70 to 6.72 of this report, to a maximum total value as set out in the exempt part of this report, such agreements to be agreed before the Members Agreement is entered into;
 - b) To approve any of the financial agreements and instruments listed in paragraph 2.1.1 of the Members' Agreement (at Appendix 1b);
 - c) To approve any further deeds and documents which are ancillary to the legal documents approved here, as described in paragraph 2.1.1 of the Members' Agreement (at Appendix 1b); and
 - d) To approve any amendments to the legal documents and business plans approved here as may be necessary, for reasons including but not limited to ensuring consistency between them and finalising any outstanding areas.
7. To declare that the Commercial Properties listed in Appendix 6c are no longer required for housing purposes, and to appropriate these properties for general fund purposes (subject to obtaining any necessary Secretary of State consent);
8. To dispose of the Council's commercial portfolio (as listed in Appendices 6c and 6d) to the HDV's Investment LP subsidiary in phases (as set out in the Agreement for Sale of the Investment Portfolio at Appendix 1c) for the total sum of £45m, and that the disposal shall be on the basis of a long leasehold interest for a term of 250 years and based on the lease referred to in the Agreement for Sale of the Investment Portfolio;
9. To agree that the sum of £45m referred to above will be the Council's initial investment in the HDV; and
10. To give delegated authority to the section 151 officer to agree the timing for the disposal of these properties to the HDV's Investment LP subsidiary and to approve individual final leases to facilitate such disposals.
11. To give the HDV an option for a 250-year lease on land identified in the Development Framework Agreement as being Category 1A land in Wood Green and within the Council's freehold ownership, subject to the valuation methodology set out in the Development Framework Agreement.
12. To note that in agreeing to the suite of legal agreements and to the Business Plans, Cabinet is not being asked to decide whether any part of Northumberland Park or Cranwood is to be disposed of to the HDV or any of its subsidiaries, and that nothing within any of them commits the Council to make any such disposal;
13. To note that any such decisions will only be made following community consultation, including statutory consultation under section 105 Housing Act

1985, and further equality impact assessments, all of which will be reported back to Cabinet in future report(s) for decision;

14. To note that if Cabinet in its discretion does make future decisions to dispose of any part of Northumberland Park or Cranwood to the HDV or any of its subsidiaries, there will also be need for Full Council authorisation for making an application for consent to dispose to the Secretary of State under sections 32 and 43 Housing Act 1985.
15. To note that as a result of the disposal of the commercial portfolio and the transfer of some of the management services there may be a small number of employees that will be TUPE transferred (to the HDV or its supply chain) and the Council and Lendlease have agreed that – if this occurs – these employees should remain within the Haringey Pension Fund.

Reasons for decision

The case for growth

The Council's corporate plan makes a strong commitment to growth. Specifically, it identifies the need for new homes to meet significant housing demand which is making decent housing unaffordable for increasing numbers of Haringey residents, and causing more and more families to be homeless. It also identifies the need for more and better jobs, to revitalise Haringey's town centres, increase household income for Haringey residents and give all residents the opportunity to take advantage of London's economic success. This commitment to growth is further reflected and developed in the Council's Housing Strategy and Economic Development & Growth Strategy.

The need among Haringey's population is stark:

- In Northumberland Park ward, unemployment (at 26%) is almost double the rate across the whole borough and three times the national average. More than a quarter of residents (26%) in the ward have no formal qualifications, against 13% for all of Haringey.
- There is also a growing incidence of "in- work poverty": 32% of Haringey residents earn below the London Living Wage compared to 24% in 2010. Median income of employees living in Tottenham is £11.40 an hour, compared to £16.90 in the rest of Haringey and £16.60 in London.
- Too many young Haringey residents are not in employment, education or training (NEET). Northumberland Park, St Ann's and Noel Park wards have a 16 and 17-year-old NEET rate over 4%, compared to the Haringey average of 3.6% and the national average of 3.1%.
- Life expectancy is demonstrably worse in the east of the borough compared to the west of the borough: on average, the difference between parts of the east and parts of the west is 7 years. Obesity amongst children in Tottenham and mental health challenges in the whole borough are significant, and stubborn.

- Market rents in Haringey have increased from a median rent of £900 per month in 2011 to £1,400 per month in 2016. In order to afford the median, rent for a two-bedroom private rented flat in the borough, a household would need to earn an annual income of around £63,000, based on the principle that a household shouldn't have to spend more than 40% of their net income on housing costs. On this principle, a household on the median income in the borough could afford to pay rent of £878 per month, compared to the actual median rent (£1,400 per month as above). This means that a lot of households are in fact spending 50%+ of their net income on housing costs.
- Meanwhile, for prospective purchasers, the average house price in Haringey is now around £430,000, up from £225,000 ten years ago, which in turn leads to higher demand for private rented housing, pushing rents up still further. House prices in the borough are now 13.7 times the median income – in 2002 it was 7 times.
- This means that for both renters and buyers, market-price housing is less and less accessible – making the need for new affordable housing more important than ever, and showing how demand in all parts of the market is failing to keep up with supply. And in the next ten years, Haringey's population is estimated to grow by 10.9%, adding another 30,000 residents by 2025 and a total of 52,000 additional residents by 2035.
- At the end of March 2017 there were 9,098 households on Haringey Council's Housing Register. The number of social housing lets in Haringey in 2017/18 is expected to be just fewer than 500; in 2011/12, it was just over 1,100. Across London, supply of new homes has been below the London Plan target every year, and even further adrift of the London Strategic Housing Market Assessment target.
- There are over 50,000 London households who are homeless and in temporary accommodation, with over 3,000 of those Haringey households. Homeless acceptances in Haringey have increased from 355 in 2010 to 683 last year. Increasingly these are households who were evicted from the private rented sector because they could not afford the rent.

Overall, based on data from the combined Indices of Multiple Deprivation (2015), Northumberland Park ward falls among the 10% most deprived areas in England and many parts of the ward are in the 5% most deprived.

Growth is also essential to the future sustainability of the Council itself. With Government grant dwindling, local authorities are increasingly dependent on income from Council tax and – in light of recent reforms – business rates. Without growing the Council tax and business rate base, the Council will increasingly struggle to fund the services on which its residents depend. Improvement in the living conditions, incomes, opportunities and wellbeing of Haringey residents will directly contribute to the full range of aims in the Council's Corporate Plan.

- Particular groups - including women, disabled people and BAME groups – are more likely to experience these inequalities in prosperity and wellbeing, and therefore most likely to benefit from the positive outcomes from growth.
- By securing growth in homes and jobs – and maximising the quantity, quality and/or pace of such growth – is core to achieving the Council's aims, including:
- Meeting housing demand will lead to more and more families are able to afford a home in the borough, either to rent or buy, alleviating the stark housing crisis.
- Meeting housing demand also drives down levels of homelessness, so fewer households find themselves in crisis, and the significant pressure on the Council budget through increased temporary accommodation costs is relieved.
- increasing the number of jobs in the borough will lead to more opportunities for Haringey residents to boost their incomes and job prospects, more vibrant and successful town centres with more activity and spending during the working day, with reduced risk of 'dormitory borough' status as working residents leave the borough to work elsewhere.
- increasing levels of development in turn increase the Council's receipts in s106 funding and Community Infrastructure Levy, in turn increasing the Council's ability to invest in improved facilities and infrastructure (like schools, health centres, open spaces and transport) and in wider social and economic programmes such as those aimed at improving skills and employability.
- Growing the Council tax and business rate base will reduce the risk of financial instability for the Council and of further, deeper cuts in Council budgets and hence to Council services as Government grants dwindle to zero over the coming years.

Options for driving growth on Council land

The Council cannot achieve its growth targets without realising the potential of unused and under-used Council-owned land. Accordingly, in autumn 2014 the Council commissioned work from Turnberry Real Estate into the options for delivering these growth objectives. Turnberry also examined the market appetite for partnership with the Council to deliver new housing and economic growth.

In February 2015 Cabinet, on the basis of this work, agreed to commission a more detailed business case to explore options for delivery. At the same time, the member-led Future of Housing Review concluded (as set out in its report to Cabinet in September 2015) that a development vehicle was 'likely to be the most appropriate option' for driving estate renewal and other development on Council land.

The business case developed following Cabinet's February 2015 decision compared a number of options for achieving the Council's objectives, and ultimately recommended that the Council should seek through open procurement a private sector partner with whom to deliver its objectives in an overarching joint venture development vehicle.

This business case, and the commencement of a procurement process, was agreed by Cabinet on 10 November 2015.

The joint venture development vehicle model

The joint venture model approved by Cabinet on 10 November 2015 is based on bringing together the Council's land with investment and skills from a private partner, and on the sharing of risk and reward between the Council and partner. The Council accepts a degree of risk in that it will transfer its commercial portfolio to the vehicle (as part of its initial investment), and will (subject to the satisfaction of relevant pre-conditions) also commit other property, as its equity stake in the vehicle. It has also to bear the costs of the procurement and establishment of the vehicle, and a share of development risk. However, in return, the contribution to its Corporate Plan objectives, including high quality new jobs, new homes including affordable homes and economic and social benefits, would be at a scale and pace that would otherwise be unachievable. The Council will also receive a financial return, principally through a share of profits that it can reinvest in the fulfilment of its wider strategic aims as set out in the Corporate Plan.

Under this model, the development partner matches the Council's equity stake, taking a 50% share of the vehicle and hence a 50% share of funding and development risk. In return, and by maintaining strong relationships and delivery momentum, they obtain a long-term pipeline of development work in an area of London with rising land values, and with a stable partner.

The procurement processes

As well as approving the business case for establishing the HDV, at its meeting on 10 November 2015 Cabinet also resolved to commence a Competitive Dialogue Procedure under the Public Contracts Regulations 2015 to procure an investment and development partner with which to establish the HDV. Following a compliant procurement process, Lendlease was approved as preferred bidder by Cabinet at its meeting on 7 March 2017. Cabinet also approved a reserve bidder in the event that it was not possible to finalise the agreement with Lendlease.

Following that decision, further work was undertaken by the Council and Lendlease teams to confirm the terms of the Lendlease bid, in order to arrive at an agreed set of legal agreements (to establish the HDV) and business plans (to set out its first phase of work). By approving the legal agreements and business plans put forward here, and therefore authorising establishment of the HDV and agreeing its initial work programme, Cabinet will be taking a major step in unlocking the considerable growth potential of the Council's own land and meeting a number of core Council ambitions.

The establishment of the HDV (through the execution of the legal agreements) and the agreement of its initial work programme (through the approval of the business plans) represent a significant step in delivering the Council's objectives for improving the prosperity and wellbeing of Haringey's residents. However, it is also important to recognise the flexibility in the arrangement to respond to changing circumstances and changing priorities – and the Council's capacity to control that change. For example:

- It is likely that plans for major development schemes will change following extensive consultation with residents and other stakeholders;
- If market conditions change, the HDV can decide to amend its proposals – for example, switching homes for sale to homes for rent – or to re-phase its programme;
- Arrangements for the ownership and management of homes are flexible, and can respond over time including in response to changing Council priorities and changes in the local and national funding regime.

All material changes would be subject to the Council and Lendlease agreeing any necessary elements of – or amendments to – the scheme business plans. Further, any additional Council property proposed for development by the HDV would be subject to a new business plan which would have to be approved by the Council (and Lendlease) before work could commence.

In addition to these controls over the work programme of the HDV through its status as a 50% partner, the Council will retain its statutory functions in respect of the HDV work programme, including as local planning authority, giving it further influence and assurance over the implementation of the HDV's programme of work.

Alternative options considered

In November 2015, Cabinet considered and approved a business case for establishing an overarching joint venture vehicle to drive housing and job growth on Council land. That business case identified and assessed a number of alternative options for achieving the Council's objectives, and found that the overarching joint venture vehicle would be the most effective mechanism for achieving those goals.

Throughout the process of procuring a partner with which to establish the HDV, the Council has reserved its position to not appoint any of the bidders in the event of the bids not being satisfactory, or otherwise not wishing to proceed. This report outlines the benefits and projected outcomes that will arise from the establishment of the HDV, in the context of the Council's objectives and aspirations as set out in the November 2015 report to Cabinet. If the Cabinet chooses not to proceed with establishing the HDV, it will risk not obtaining these likely benefits, or not obtaining them at the scale, pace and/or quality which would otherwise be possible.

The Council has within its procurement documentation made clear that bidders' participation in the Competitive Dialogue process is at their own expense, that the Council will not be responsible for bid costs and that it is not obliged to accept any tender.

47. EXCLUSION OF THE PRESS AND PUBLIC

Not required.

48. HARINGEY DEVELOPMENT VEHICLE - FINANCIAL CLOSE AND ESTABLISHMENT

As per item 46.

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Report for: Cabinet 12th September 2017

Item number: 9

Title: 2017/18 Quarter 1 (to June 2017) Finance Report

Report authorised by: Clive Heaphy, Chief Finance Officer and Section 151 Officer

Lead Officer: Oladapo Shonola – Lead Officer – Budget & MTFS Programme

1. Describe the issue under consideration

- 1.1. This report sets out the 2017/18 Quarter 1 (Q1) financial position; including Revenue, Capital, Housing Revenue Account (HRA) and Dedicated Schools Grant (DSG).
- 1.2. To consider the proposed management actions set out in this report and approve the budget adjustments (virements) in Appendix 4 as required by Financial Regulations.

2. Cabinet Member Introduction

- 2.1. Haringey Council, like others, faces significant challenges in delivering high quality but financially sustainable services. By focussing on our key priority areas and driving improved outcomes at lower cost, we aim to achieve that balance in spite of increased demand across all of our services. We have a well-developed savings plan across all Council services which is managed and monitored to ensure that it is delivered effectively.
- 2.2. This budget monitoring report covers the financial year position for Q1 of 2017/18. The report focuses on significant budget variances including those arising as a result of non-achievement of Cabinet approved Medium Term Financial Strategy (MTFS) savings.
- 2.3. The report provides a snapshot of the revenue position at Priority level and for the Council as a whole. It highlights budget pressures, budget risks and significant over/under spends. Where there are budget pressures, the directors and assistant directors are expected to identify mitigating actions and develop action plans to bring overspend positions back in line with approved budgets.
- 2.4. At the end of Quarter 1 (Period 3), the Council is projected to overspend by £6.6m in 2017/18. The General Fund is projecting overspend of £6.2m and the HRA £0.4m. The majority of the overspend in the General Fund relate to demand pressures in key frontline services such as:
 - Priority 1 (Children's) - £3.2m;
 - Priority 2 (Adults) - £1.2m;
 - Priority 5 (Temporary Accommodation) - £0.8m.
- 2.5. The Council has implemented a risk based approach to budget monitoring across its services this financial year. The approach ensures the Council

focuses effort on monitoring those higher risk budgets due to their value, volatility and social impact along with the monitoring of Cabinet approved savings.

2.6. Each Priority area has provided commentary that explains the reason for significant variances where the difference between forecast outturn and approved full year budget is more than £100k or higher than 10% of approved budget.

2.7. Given the level of savings proposals identified to be delivered in 2017/18, there is a RAG rating specifically related to the delivery of the savings. The RAG status takes account of risk of delivering the full savings in the year and risk of delay to give an overall risk rating. The rating is as follows:

Green: The risk is tolerable and requires no action unless status increases.

Amber/Green: The risk requires active monitoring but does not currently require mitigating action.

Amber/Red: Mitigating action is required and active monitoring should take place with immediate escalation if the position does not improve or deteriorates.

3. Recommendations

3.1. That Cabinet:

- i. Note the Q1 forecast revenue outturn for the General Fund of £6.2m overspend, including corporate items. (Section 6, Table 1 and Appendix 1);
- ii. Note the net HRA forecast position of £0.4m overspend. (Section 7, Table 2 and Appendix 2);
- iii. Note the latest capital position with forecast capital expenditure of £66.5m in 2017/18. (Section 9, Table 3);
- iv. Note the risks and mitigating actions identified in the report in the context of the Council's on-going budget management responsibilities/savings, as detailed in Appendices 3 (a) (g);
- v. Endorse the measures in place to reduce overspend in service areas; and
- vi. Approve budget virements set out in section 11 and Appendix 4 of this report.

4. Reason for Decision

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

5. Alternative Options Considered

- 5.1. This is the 2017/18 Quarter 1 budget monitoring financial report. As such, there are no alternative options.

6. Background Information

Budget Monitoring Overview

- 6.1. As at 30st June 2017 (Quarter 1) of the financial year ending 2017/18, the Council's projected overspend on its revenue budget of £6.6m (including £0.4m for HRA).
- 6.2. 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
PR1 Children's	64,247	67,447	3,200
PR2 Adults	93,970	95,226	1,256
PR3 Safe & Sustainable Places	26,303	27,399	1,096
PR4 Growth & Employment	9,251	9,425	174
PR5 Homes & Communities	20,415	21,200	785
PRX Enabling	41,576	41,286	-290
General Revenue Total	255,762	261,983	6,221
PR5 Homes & Communities (HRA)	-48	363	411
Haringey Total	255,714	262,346	6,632

7. Revenue Finance Overview

- 7.1. A summary of outturn position for each priority area is as follows:

PRIORITY 1

Overspend £3.2m

- 7.2. Children's residential – forecasting an overspend of £1.3m. The variance to budget in this areas is due to the average unit cost of placements being more than what was budgeted. Although the budgeted number of Looked After Children (LAC) is increasing, the average unit cost for residential placements is approximately £400 more than the budgeted unit cost. The

cost drivers for this budget are volume and price, and variations in price can significantly affect the outturn, particularly for residential placements which often relate to complex needs. Finance is working with the service to regularly review the high cost placements and the service continues to explore opportunities for alternative provision at reduced cost (whilst still meeting the primary needs of the service user), and without compromising the required outcomes.

- 7.3.** Young Adults – forecasting an overspend of £1.3m. MTFS savings for Supported Housing Review, which was profiled into 2017/18 will now be re-profiled into 2018/19. This accounts for £0.6m of the reported overspend. The residual overspend is due to current commitments for housing related services and additional support for young adults, which exceeds the budget. The service is reviewing all the end dates for service users to ensure that commitments are accurately reflected in the projected outturn, and it is anticipated that the reported overspend will move favourably in the next period once this exercise is completed.
- 7.4.** First Response – forecasting an overspend of £1.0m. There are currently a high number of agency staff within the service covering vacancies and suspensions. However, there are a number of permanent recruitments scheduled and there is a planned review of the agency forecasting model to ensure that this is as accurate as possible. This will be factored into the next budget monitoring report.
- 7.5.** Early Help and Prevention is forecast to overspend by £0.13m due to the delay in the delivery of savings within Family Support and Special Educational Needs. This is partly offset by underspends within Targeted Response and Early Help budgets.
- 7.6.** The sums above are netted off against other minor variances totalling £0.17m.

PRIORITY 2

Overspend £1.2m

- 7.7.** Adults Social Services are reporting budget pressures in the following areas:
- 7.8.** £0.7m Osborne Grove Nursing Home - due to concerns around quality of care provision, a restriction is in place on placing new clients in the home which in turn causes several pressures including the cost of finding alternative provision, the loss of client contributions and a loss of health funding for purchased beds.
- 7.9.** £2.0m demand pressures on care packages arising from – demand which is above the planned MTFS trajectory particularly for younger clients with Learning Disability Support needs and older clients with Physical Support needs; re-provisioning costs of finding alternative service provision for those clients whose needs were previously met through in-house services are higher than anticipated; delays in the closure of in-house services have meant that staffing and premises costs are being incurred for a longer period than was planned and expected reductions achievable through re-provisioning have been delayed.

7.10. In-year pressures are being mitigated through the release of 2 provisions totalling £1.30m –

- Haynes Centre £0.66m - the provision relates to a long standing dispute with Haringey CCG over the liability for rental costs at the Haynes Centre. Based upon current advice from Legal and Property Services that the council is not liable for these costs, this provision can be released.
- Care packages £0.64m – the provision was established in 2016/17 and relates to potential liabilities for committed homecare hours. Based on a reassessment of potential exposure, this provision can be released.

7.11. A range of other minor variances net off to an underspend of £0.2m.

PRIORITY 3

Overspend £1.1m

7.12. The service is forecasting a £1.1m overspend having put in place an action plan to mitigate some of the other budget pressures that are being managed.

Corporate Related Variances:

7.13. £0.66m contractual inflation and £0.30m energy inflation will be corporately funded.

Service Contained Variances:

7.14. The final decision to move the Spurs football matches to Wembley this season was not confirmed until April 2017, which was subsequent to the budget preparation process, therefore the projected income levels from PCN On Street parking are less than budgeted. The service is looking to mitigate this risk through savings from essential permits. There is however a delay to this because the proposal for savings on essential permits is going through statutory consultation and will result in a shortfall in income within the range of £0.20m to £0.40m.

MTFS Savings at Risk:

7.15. Delays in scoping the cashless project has put at risk the related MTFS saving of £0.08m. Funding has now been secured to progress the project, however due to the delay, 50% of savings is projected to be at risk.

Procurement Variances:

7.16. The overspend in procurement relates to Dynamic Purchasing System software license fees of £0.30m which should have been recovered as part of savings allocation to non-Priority 3 services. Corporate finance is working with Procurement and the services to confirm the savings.

PRIORITY 4

Overspend £0.17m

7.17. An overspend of £0.25m is largely due to 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.

- 7.18.** 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

- 7.19.** 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.
- 7.20.** 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.
- 7.21.** 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

- 7.22.** 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)

	Revised 2017/8 Budget	Quarter 1 Outturn Forecast	Forecast to Budget Variance
Total for HRA	£'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

- 7.23.** Appendix 2 provides a summary of the income and expenditure for the HRA budget.
- 7.24.** 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.

- 7.25. 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.
- 7.26. 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.

PRIORITY X

Underspend £0.29m

- 7.27. Priority X is currently forecasting net underspend of £0.29m. The make-up of the over/underspend is spread out across the services in Priority X as detailed below:

Transformation and Resources

- 7.28. This area is currently forecast to overspend by £0.55m due largely to continuing reliance on temporary staff in Finance to fill vacancies in key areas and unfunded posts in the Corporate Project Management Office (CPMO) carried over from previously committed project work. The planned restructure of Transformation and Resources will address CPMO overspend and finance agency costs will be addressed through ongoing recruitment activity, although it is expected that this will remain a risk for this financial year.
- 7.29. Approximately £0.1m overspend relates to Homes for Haringey (HfH) Human Resources (HR) structure and negotiations are taking place with HfH to agree to a refund of the overspend.

Shared Service Centre(SSC)

- 7.30. The SSC is forecast to underspend by £0.15m at Q1. The main budget pressure for the service is Human Resources (HR) Schools Traded Services. Since April, three schools have given notice to withdraw from the service. A paper on future options for service delivery will be presented to a future CAB meeting.
- 7.31. The estimated income shortfall from HR traded services in 2017/18 is £0.27m, however this overspend will partially be offset by HR Operations underspends.
- 7.32. There remains a pressure within the SSC finance team, as a result of continued reliance on temporary staff to fill vacancies in key areas. This is causing a budget pressure of £49k for the year.
- 7.33. All other forecast reported in SSC's over and underspends are minor and deemed manageable within approved budget.

Non Service Revenue

- 7.34.** An overspend of £0.79m on Pension related costs within the Non Service Revenue (NSR) budget relates to the minimum cash payable into the Pension Fund by the Council being more than the on-cost provided for services' salaries budgets.
- 7.35.** This overspend is partially offset by underspend of £0.42m on debt financing costs which are expected to be lower than budget due to the Council utilising internal/short term borrowing.
- 7.36.** Final confirmation of actual agreed charges to HfH has resulted in a £1.0m one-off windfall for Haringey Council in 2017/18.

8. Dedicated Schools Grant (DSG) Overspend £0.55m

- 8.1.** The DSG allocation to Haringey Council for 2017/8 is £192.1m excluding schools block recoupment to Academies and High Needs direct funded places by the Education Funding Agency. This area is reporting an overspend of £0.55m resulting from continuing pressures on the high needs block element of the Special Education Needs (SEN) grant - High Needs Block and a fall in grant allocation of £3.0m due to drop in pupil numbers in Early Years. The service in conjunction with Schools Forum are working on mitigating actions.

9. Capital Expenditure Forecast at Quarter 1

- 9.1.** At Q1, the capital programme is forecasting an underspend of £66.0m 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.
- 9.2.** 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 1 – Children's	13,350	7,000	6,350
Priority 2 – Adults	2,893	920	1,973
Priority 3 - Safe & Sustainable Places	20,048	17,500	2,548
Priority 4 - Growth & Employment	63,310	30,000	33,310
Priority 5 - Homes & Communities	16,431	1,100	15,331
Priority X - Enabling	16,484	10,000	6,484
Grand Total	132,516	66,520	65,996

- 9.3.** 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.
- 9.4.** Since Cabinet's meeting of June 2017 there have been a number of adjustments to the capital budget that have increased it by £7.4m. 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), support for the procurement of the North Tottenham DEN (£0.8) and a higher allocation of Disabled Facilities Grant (£0.185m).
- 9.5.** A high level commentary on the priority projected outturn is set out below;

Priority 1

- 9.6.** The Schools Capital Programme is currently projecting an underspend of £6.0m against resources of £13.3m. Detailed plans are being developed to ensure that the in-year slippage position for 2017/18 is addressed so that the same position does not reoccur in the next financial year.

Priority 2

- 9.7.** The majority of this priority's budget relates to the Disabled Facilities Grants. The current rate of spend (£230k per quarter) implies an outturn of £920k. This would represent an under spend of £1,973k. This expenditure is supported by external grant which can be carried forward to future years.

Priority 3

- 9.8.** It is anticipated that, with the exception of the CCTV relocation budget (£2.1m) this priority will have minimal slippage into the next financial year.

Priority 4

- 9.9.** 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.
- 9.10.** 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.
- 9.11.** The budgets for the Alexandra Palace heritage project (£3.3m) and general maintenance (£0.47m) have already been spent.
- 9.12.** 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

- 9.13.** 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.
- 9.14.** 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.

Priority X

- 9.15.** At this stage the budget is forecast to spend £10m. Within this priority the F2F programme has appointed a programme manager and plans are being developed to accelerate spend to c£3.15m. In addition, expenditure of c£2m on the Marcus Garvey Library project will be incurred this financial year. It has been confirmed that the BIP programme will spend its allocation of £0.8m and that the IT rolling replacement (evergreening) budget is estimated to spend £0.75m.

10. MTFS Savings 2017/8

- 10.1.** The MTFS savings target for 2017/8 is £21.0m. As at the Q1 of the financial year, it is projected that £13.84m (67%) 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

	New MTFS	Old MTFS	Total	Savings Achieved 2017/8	Savings Shortfall	% Achieved
	£'000	£'000	£'000	£'000	£'000	%
Priority 1	1,437	2,694	4,131	1,430	2,701	35%
Priority 2	2,411	5,399	7,810	7,672	138	98%
Priority 3	1,685	930	2,615	2,540	75	97%
Priority 4	503	325	828	578	250	70%
Priority 5	-	765	765	765	-	100%
Priority X	612	116	728	670	58	92%
Council Wide Savings	2,036	1,650	3,686	188	3,498	5%
Total	8,684	11,879	20,563	13,843	6,720	67%

- 10.2.** Table 4 show the total amount reported as achievable at Quarter 1 as £13.84m – this represents 67% of the savings agreed in the MTFS for 2017/18.

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

Priority 1

- 10.4.** Priority 1 is currently reporting that only 35% of approved savings will be delivered this year although work is ongoing to identify options to improve this position. Delays in achieving savings include £600k relating to supported housing which the Service has requested be deferred to the next financial year. Line by line comment on individual priority 1 savings, where provided, are detailed at Appendix 3a.

Priority 2

- 10.5.** Priority 2 is reporting that it will deliver 98% of total approved savings in 2017/18. To deliver this level of overall savings, the Service has committed to reconfigure and overachieve on some approved savings to offset shortfall in others. Line by line comment on individual priority 2 savings, where provided, are detailed at Appendix 3b.

Priority Three

- 10.6.** Of the reported shortfall in savings achievable in 2017/18, Priority 3 have reported that the delay of the scoping exercise for the move to cashless payment project is causing the £0.1m shortfall in their Target. The Service is projecting to achieve 97% of approved savings. Further details on priority 3 savings are detailed at Appendix 3c.

Priority Four

- 10.7.** 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 3d.

Priority Five

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

Priority X

- 10.9.** Priority X is projecting that 92% of MTFS savings will be achieved this financial year. Line by line comment on individual savings, where provided, are detailed at Appendix 3f.

Council Wide Savings

10.10. Within the 2017/18 budget, there are cross cutting savings that affect more than one priority/service area, totalling £3.6m. The planned savings are:

- redundancy (£1.5m);
- bad debt provision (£0.7m);
- procurement (£0.95m); and
- senior management savings (£0.4m).

10.11. Of the total agreed council wide savings, a significant shortfall of £3.5m (95%) is currently projected. Corporate Finance is working with relevant service areas to develop action plans to maximise the delivery of these planned savings. Line by line comment on individual savings, where provided, are detailed at Appendix 3g.

11. Budget Virements

11.1. The budget virements requiring noting/approval are set out in Appendix 4. Virements that exceed £0.25m which have been included in the noting item section of appendix 4 relate to budget changes actioned in order to implement Cabinet decisions.

11.2. One-off virements (£10.9m) are budget movements affecting this financial year only, whilst permanent virements (£1.98m) are budget movements which will permanently affect the cash limit of the priority.

12. Contributions to strategic outcomes

12.1. Adherence to strong and effective financial management will enable the Council to deliver all of its stated objectives and priorities.

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

13.1. This is a report of the Chief Finance Officer and concerns the Council's financial position.

Legal

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

13.3. 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.

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

13.5. The Cabinet is responsible for approving virements in excess of certain limits as laid down in the Financial Regulations at Part 4 Section I, and within the Executive's functions at Part 3 Section C, of the Constitution.

Equalities

13.6. The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:

- Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- Advance equality of opportunity between people who share those protected characteristics and people who do not;
- Foster good relations between people who share those characteristics and people who do not.

13.7. This report provides an update on the Council's financial position in relation to planned MTFS savings and mitigating actions to address current budget overspends. Given the impact on services of savings targets, all MTFS savings were subject to equalities impact assessment as reported to Full Council on 27th February 2017.

13.8. Any planned mitigating actions that may have an impact beyond that identified within the MTFS impact assessment process should be subject to new equalities impact assessment.

14. Use of Appendices

Appendix 1 – Directorate Level Forecast (Quarter 1)

Appendix 2 – HRA Forecast (Quarter 1)

Appendix 3 – Detailed MTFS Savings Monitor (Quarter 1)

Appendix 4 – Budget Virements (Quarter 1)

15. Local Government (Access to Information) Act 1985

15.1. For access to the background papers or any further information please contact Oladapo Shonola – Lead Officer, Budget & MTFS Programme.

Revenue Budget Forecast as at Quarter 1

APPENDIX 1

Priority for Report	Directorate	Revised 2017/8 Budget	Quarter 1 Forecast	Variance
PR1 Childrens	CM Assistant Director for Commissioning	3,710,016	3,719,109	9,093
	CY Director Of Children Services	51,205,447	54,376,324	3,170,877
	PH Director for Public Health	6,594,672	6,614,672	20,000
	SCH Assistant Director for School	2,736,970	2,736,970	0
PR1 Childrens Total		64,247,105	67,447,075	3,199,970
PR2 Adults	AS Director for Adult Social Services	80,069,425	81,083,919	1,014,494
	CM Assistant Director for Commissioning	2,869,382	3,091,481	222,098
	PH Director for Public Health	11,030,950	11,050,550	19,600
PR2 Adults Total		93,969,757	95,225,949	1,256,192
PR3 Safe & Sustainable Places	CM Assistant Director for Commissioning	240,908	306,520	65,612
	OPS Director for Commercial & Operations	25,705,449	26,804,579	1,099,130
	PH Director for Public Health	203,056	186,528	-16,528
	PLAN Assistant Director of Planning	153,725	101,825	-51,900
PR3 Safe & Sustainable Places Total		26,303,138	27,399,452	1,096,314
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
PRX Enabling	C00002 Deputy Chief Executive	438,257	438,257	0
	COM Assistant Director for Strategy & Communication	634,526	692,403	57,877
	COOOO F00001 Chief Operating Officer	-115,251	-115,001	250
	CUS Assistant Director for Customer Services	5,838,750	5,861,773	23,023
	GOV Assistant Dir of Corporate Governance	2,592,903	2,592,903	0
	M1 Non Service Revenue	24,241,769	23,794,562	-447,207
	M113 YE Adjustment NSR	2,050,481	2,050,481	0
	Other Non Service Revenue	1,700	1,700	0
	RES Director for Transformation & Resources	401,398	878,572	477,174
	SSC Assistant Director for Shared Service Centre	5,121,345	5,136,843	15,498
	Shared Digital Services	370,204	-46,354	-416,558
PRX Enabling Total		41,576,082	41,286,138	-289,944
General Revenue Total		255,762,372	261,983,154	6,220,782
	HSE Housing Revenue Account	-48,300	362,748	411,048
Haringey Total		255,714,072	262,345,902	6,631,830

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 - P1 – Children'

Appendix 3a

Ref	Proposal	Savings Target 2017-18 £000's	Risk of delay	Risk of delivering full saving	Overall risk RAG	Overall risk RAG	Firm Commitment for savings achievable 2017/18 £'000	Details of impact of under achievement of savings and mitigating actions
	P1 - Childrens							
1.1	Service Redesign & Workforce	300	1	2	2	Green	80	There is a plan to deliver this saving in year by providing an enhanced service offer at a reduced cost. The service has explored all savings opportunities and there is no saving possible due to the level of caseload and the need to ensure the service is not at risk. The agency/establishment analysis has confirmed there is no saving to yield from conversions. However, there will be a piece of work to look at vacancies, with a view to identifying posts that have not been filled for some time and could be deleted. Although there are no plans yet in place, it is thought that this will not be too challenging given it would equate to a reduction of 3 staff by April 2018. Work underway to identify workforce design opportunities
1.2	Early Help & Targeted Response	62	1	1	1	Green	62	The model / formula for the delivery of savings is yet to be finalised. Firm details will be available once agreed.
1.3	Family Group Conferencing	200	2	2	4	Green	200	
1.4	Family Based Placements	100	-	-	0		-	There will be no savings in 2017/18, as the NRS contract failed. Attempts to recommission to another provider was not successful. In-house team to take this forward. Recruitment will effectively start in Sept 2017, as there is no recruitment activity over the Summer holidays.
1.5	Care Leavers - Semi Independent Living	25	3	3	9	Amber/ Green	-	The work of the Design Council and YAS will develop a more effective Care Leaver offer. The offer will take into account the reduced budget envelope, therefore enabling the saving to be achieved. However, until the offer is developed and agreed, it is difficult to confirm the possibility of the saving in terms of proportion of saving and period achieved. In addition, there are volume pressures in the service, further compounding the saving challenge.
1.6	Adoption and Special Guardianship Order payments	150	3	3	9	Amber/Gr een	-	Proposals for a new policy for Special Guardians is currently being drafted for Cabinet / Member decision. The risk that a fundamental change in the payment policy may lead to legal action and deter prospective Special Guardians means that a less ambitious approach may have to be adopted, with a corresponding impact on the level of savings. A more effective review system should deliver savings but unable to estimate at this stage. This is likely to be in future years.
1.7	Supported Housing	600	4	2	8		-	Project plan scheduled for full implementation by 2018/19
1.8	New Models of Care	-	1	1	1	Green		
1.9	Schools & Learning (Manage loss of Education Services Grant)	-	-	-	0			
	Subtotal (New MTFS)	1,437					342	
	OLD MTFS (GREEN SAVINGS)							
1	Early Years - remodel Childrens Centres - review borough wide provision of childcare	150	-	-	0		-	
3	Public Health - 5-19 - recommissioning of services with improved efficiency including school nursing and health visiting	376	1	1	1		376	
9	Services to Schools - Increasing trading activity and providing high quality services. - Review service offer	148	3	5		Amber/Red	180	There has been commitment from members to keep Pendarren open for at least one more (2017/19) academic year while a steering group of members makes a final decision on its future having regard to all material considerations. This decision is expected in late summer 2017.
	Pendarren	220	-	-	0		-	
	New Model for Social Care Delivery	900	3	3	9	Amber/ Green	148	There are a number of services where the viability going forward is unknown, ie Schools HR and CPD offer due to the closure of the PDC and uncertainty over the long term future of Pendarren
7	Special Educational Needs & Disabilities - Withdraw from direct management of Haslemere and provide respite in different ways - increased personalisation giving parents more choice and control - address high cost of out of borough school placements	900	4	3		Amber/ Red	384	Savings will not be fully achieved in full in current year, due to delays in restructuring. Some savings remain challenging.
	Subtotal (Old MTFS)	2,694					1,088	
	Total	4,131					1,430	

MTFS Savings - P2 - Adults

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
	P2 - Adults				0			
2.1	Supported Housing Review	475	2	3	6	Amber/Green	98	Work well underway to maximise use of voids for higher level need and to ensure users in the most cost effective options. £98k relates to cashable in-year savings only.
2.2	Osborne Grove	-			0			There will be no savings from Osborne Grove in this financial year. Subject to the outcome of a Cabinet decision on closure in the Autumn and subsequent decision to re-commission there may be some savings possible.
2.3	Fees and charges review	199	5	5	25	Red	100	
2.4	Technology Improvement	750	3	3	9	Amber/Green	160	Work is well underway, although there has been slippage. £160k relates to in-year cashable savings to ASC only - there may be additional savings to the HRA rather than the General Fund.
2.5	Market efficiencies	987	5	5	25	Red	500	Work is underway with the market to ensure we have the best model of care. Implementation will depend on market response.
2.6	New Models of Care				0			
	Subtotal (New MTFS)	2,411					858	
	OLD MTFS (GREEN SAVINGS)				0			
11	Closure of Haven and Grange	440	3	3	9	Amber/Green	440	
12	LD Day Opportunities Redesign (LBH provision)	1,257	3	3	9	Amber/Green	1,257	
15	Extra Care Provision	703	5	5	25	Red	703	
13	Supported Living Provision	1,083	2	4	8	Amber/Green	500	
16	New Model for Care Management - increased integration with health and other agencies	970	1	1	1	Green	970	
14	Promoting Independence Reviews	63	3	5	15	Amber/Red	1,203	
	TOTAL ADULTS	4,516					5,073	
	PUBLIC HEALTH							
19	Voluntary Sector - review support to Voluntary Sector - provide help to local organisations to be more self sufficient and find other funding	200	5	5	25	Red	200	Director raise questions on this saving please can you confirm?
20	Healthy Life Expectancy - Bringing separate services (stop smoking, exercise etc) together to improve value for money	47	1	1	1	Green	47	Savings Achieved
21	Substance Misuse - Public Health/Other - Maintain core clinical services with efficiency savings - focus on recovery with more reliance on peer support and mainstream services - reduce support to hospitals to manage alcohol related admissions and detoxification	386	1	1	1	Green	386	Savings Achieved
24	Public Health - restructure the Public Health team to improve efficiency	250	1	1	1	Green	250	Director raise questions on this saving please can you confirm?
	Total Public Health	883					883	
	Subtotal (Old MTFS)	5,399					6,814	
	Total	7,810					7,672	

MTFS Savings - P3 - Cleaner and Safer Communities

Appendix 3c

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
	P3 - Cleaner and Safer				0			
3.1	Charge Green Waste - income generation	375	1	3	3	Green	375	Delay in issuing new charges to residents. Cabinet to review on 30th June '17.
3.2	Charging for Bulky Household Waste	300	1	2	2	Green	300	
3.3	Charging for Replacement Wheelie Bins	100	1	1	1	Green	100	Going Live, chancellors have asked for concession for those on income support and pensioners
3.4	Charging for recycling bins and increasing residual bins for RSLs, Managing Agents, Developers etc...	50	1	1	1	Green	50	
3.5	Flats Above Shops - Provision of bags - Service reduction	120	1	1	1	Green	120	
3.6	Reduce Outreach/ Education team - Service reduction	50	1	2	2	Green	50	
3.7	Closure of Park View Road R&R - Service reduction	115	2	2	4	Green	115	NLWA have recently indicated acceptance of closure end of October 2017 (One month of savings at risk).
3.8	Veolia Operational Efficiencies	200	2	2	4	Green	200	Awaiting worked up proposals from Veolia.
3.9	Rationalisation of Parking Visitor Permits	125	1	1	1	Green	125	
3.10	Parking Enforcement - new operating model	-			0		-	Rejected by Cabinet
3.11	Relocation of Parking/CCTV processes and appeals				0		-	£75k savings at risk because of delay of scoping exercise for the project.
3.12	Move to Cashless Parking	150	3	4	12	Amber/Red	75	capital spend, approved by Transformation board
3.13	Move to Online Parking Permit Applications & Visitor Permits	-			0		-	
3.14	Parking New IT Platform	-			0		-	
3.15	Increase in CO2 Parking Permit Charge	100	1	1	1	Green	100	proposal to g to DVLA 13 band permit
	Subtotal (New MTFS)	1,685					1,610	
	OLD MTFS (GREEN SAVINGS)				0			
25	Increasing parking debt recovery	150	1	1	1	Green	150	
28	Efficiency savings and delivery review of the Parks	200	1	1	1	Green	200	
43	Increase in Parking Charges	50	1	1	1	Green	50	
37	Restructure of the Emergency Planning Team	50	1	1	1	Green	50	
35	Reorganisation of Community Safety and Antisocial Behaviour Team (ASBAT)	150	1	1	1	Green	150	
60	Unification - Streamline and integrate housing and related functions.	55	1	1	1	Green	55	
	Increased income from licensing and enforcement action	25	3	3	9	Amber/ Green	25	Most of this savings applies to pest control and there was a lack of demand. Most Pest control commences in summer. Delays in getting required datas. DCLG not interested in ward areas but street levels.
34	Reductions in back office technical and administrative support	250	1	1	1	Green	250	
	Subtotal (Old MTFS)	930					930	
	Total	2,615					2,540	

MTFS Savings P4 Growth and Employment

Appendix 3d

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 3e

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	

MTFS Savings

Appendix 3f

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
	PX - Enabling							
6.1	Legal Services - Reduction in staffing and other related expenditure	-	-	-	0		-	
6.2	Audit and Risk Management - reduction in cost on the external audit contract	11	1	1	1	Green	11	
6.3	Democratic Services - reduction in staffing	40	1	2	2	Green	40	
6.4	Shared Service Centre Business Support - reduction in staffing	300	1	1	1	Green	300	
6.5	Shared Service Centre - new delivery model for shared services		2	2	4	Green	-	Not relevant for 2017/8
6.6	Reduce Opening Hours in our six branch libraries to 36 hours per week	-	-	-	0		-	this has been rejected at cabinet
6.7	Shared Service Offer for Customer Services	-	3	3	9	Amber/ Green	-	Feasibility study for 2018/9 savings, there is a lot work about to start but its significant.
6.10	Translation and Interpreting Service - new contract	41	1	1	1	Green	41	-
6.11	Closure of internal Print Room	-	-	-	0		-	
6.12	Communications - reduction in staffing	53	1	1	1	Green	53	
6.13	Income generation – Advertising and Sponsorship	15	1	1	1	Green	15	
6.15	Insurance	152	1	1	1	Green	152	
	Subtotal (New MTFS)	612					612	
	OLD MTFS (GREEN SAVINGS)							
73c	SSC Restructure (Mark Rudd)	-						
73d	Accounts Payable Restructure (Mark Rudd)	116	-	-			-	
	Subtotal (Old MTFS)	116					-	
	Total	728					612	

MTFS Savings

Appendix 3g

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
	Corporate Savings							
6.8	Senior Management Savings	400	3	3	9	Amber/ Green	138	Partial savings, plans are in place to achieve the remainder of the savings in-year
6.9	Alexandra House - Decant		4	2	8	Amber/ Green	-	
6.14	Professional Development Centre	136	-	-	0		-	
6.16	Voluntary Severance Savings	1,500	2	5	10	Amber/ Green	50	Redundancy savings scheme was submitted to Cabinet as a corporate initiative to deliver savings. However, it appears that Services have also counted the same savings in their savings submission to Council resulting in double counting. As at 31 May 2017, only £50k of the total has been confirmed as deliverable. Corporate Finance continues to do the work required to analyse available information to identify further savings that may be recoverable under this savings initiative.
	Subtotal (New MTFS)	2,036					188	
	OLD MTFS (GREEN SAVINGS)							
74	BIP Commercial/ Organisation Wide: Barry Phelps	950	-	-	0		-	Procurement savings was initiated by the Procurement team, but savings to be recovered from service budgets. The process for determining recoverable savings from service budgets is ongoing. There has also been a delay to the implementation of the recruitment advertising savings
	Bad Debt Provision	700	3	4	12	Amber/ Red	-	Actions in place. The full £700k cannot be achieved in 17/18 and some will either need to be re-profiled to 18/19+ or identified as unachievable. Greater clarity on this should be available mid Sept. Brexit & on-going austerity could lead to increased customers falling into arrears. Services are failing to comply with new processes
	Subtotal (Old MTFS)	1,650					-	
	Total	3,686					188	
	Grand Total	20,563					13,597	

Virements for Cabinet Noting and Approval

Appendix 4

Virements for Cabinet Approval							
						Virements	
Period	Priority	Service/AD Area	Rev/ Cap	One-off Virement (£'000)	Permanent Virement (£'000)	Reason for budget changes	Description
5	3	Commercial and Operations	Revenue	433,050	433,050	Budget Re-alignment of Asset Management	Re-alignment of Asset Management budgets between Commercial and Operations (Asset Management) & Corporate Property (Management & OAS) in line with Accomodation Strategy
5	1	Children's	Revenue	496,300		2017/18 Youth Justice Board - Youth Justice Grant	2017/18 Youth Justice Board - Youth Justice Grant
5	1	Commissioning	Revenue	173,000		Transfer of Direct Payment team to brokerage and Quality Assurance Service	Transfer of Direct Payment team to brokerage and Quality Assurance Service
				1,102,350	433,050		
Virements for Noting							
						Virements	
Period	Priority	Service/AD Area	Rev/ Cap	One-off Virement (£'000)	Permanent Virement (£'000)	Reason for budget changes	Description
4	1	Children's	Revenue	4,076,520	192,354	Re-Link of Passenger Transport to Children's Service	Transfer (Re-link) of Passenger Transport Budget from Commercial & Operations to Early Help & Prevention
4	1	Commissioning	Revenue	910,000	910,000	Re-Profiling of Commissioning Team	Re-Profiling for the new establishment of the Commissioning team
4	1	Children's	Revenue	918,000		2017/18 Troubled Families Grant	2017/18 Troubled Families Grant allocation of budget
4	1	School's	Revenue	661,200		2017/18 Looked After children Pupil Premium Grant(LACPPG)	2017/18 Looked After children Pupil Premium Grant(LACPPG) allocation of budget
5	4	Haringey General Fund	Revenue	531,950	444,850	Re-align Budget to restructure	Re-align Budget to Housing restructure
				7,097,670	1,547,204		
Transfers from Reserves							
						Reserves	
Period	Priority	Service/AD Area	Rev/ Cap	One-off Virement (£'000)	Permanent Virement (£'000)	Reason for budget changes	Description
4	4	Tottenham	Revenue	65,000		Transfer From reserve - Transformation reserve	Transfer From Reserve for Walthams Wetland, in Tottenham
4	4	Tottenham	Revenue	64,800		Transfer From reserve - Transformation reserve	Transfer From Reserve for BRUCE GROVE STATION
4	4	Tottenham	Revenue	100,000		Transfer From reserve - Services Reserve	Transfer From Reserve for High Road West ADVISORS
4	1	Children's	Revenue	794,000		Transfer From reserve - Transformation reserve	2017/18 Transformation Funding Children's service
4	2	Adult's	Revenue	1,200,000		Transfer From reserve - Transformation reserve	Transformation reserve transfer - Priority 2 Transformation Programme
4	1	Children's	Revenue	294,000		Transfer From reserve - Transformation reserve	Transformation Funding correction - back to reserves
3	1	Children's	Revenue	161,100		Transfer From reserve - Transformation reserve	Transfer From Reserve for Tottenham
				2,678,900	-		
Total virement for Cabinet Noting or Approval				10,878,920	1,980,254		

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Report for: CABINET

Item number: 10

Title: High Road West Regeneration Scheme – appointment of a preferred bidder and next steps

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

Lead Officer: Sarah Lovell
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Ward(s) affected: Northumberland Park Ward

Report for Key/
Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1 The purpose of this report is to advise Cabinet of the outcome of the Competitive Dialogue procedure under the Public Contract Regulations 2015 authorised by Cabinet on 15th December 2015, to procure a Development Partner to deliver the High Road West Regeneration Scheme (the “Scheme”).
- 1.2 The recommendations within this report follow the previous Cabinet decisions in December 2014 and December 2015, which agreed the High Road West masterplan, the commencement of the rehousing process for Love Lane residents, the demolition of the Love Lane Estate and noted the business case for the preferred delivery structure for the Scheme. The substantive recommendations within this report will finalise the strategy and planning stage and will ensure that the Scheme can now move into construction and delivery.
- 1.3 Cabinet is asked to approve the selection of the preferred and reserve bidders, to approve the next stage of work to refine and clarify the preferred bidder’s proposal and to agree the disposal of the Council’s land within the High Road West Regeneration Area (shown edged blue on the Site Plan at Appendix 1).
- 1.4 Cabinet’s attention is in particular drawn to some of the most significant elements of the preferred bidder’s proposed arrangements:
 - Over 2,500 high-quality, sustainable homes.
 - At least 750 affordable homes (a net increase of 539), which will meet the Council’s housing strategy on affordability, ensuring that the homes will be affordable for local people.

- 191 high quality, safe, replacement homes for council tenants and resident leaseholders which meet resident aspirations as set out in the Resident Charter and will be built to new fire and safety standards.
- Over £10m of funding for social and economic support for both businesses and residents, including a contribution of c.£8m for supporting the Tottenham People Priority overall commitments.
- A cutting edge new Library and Learning Centre and a refurbished Grange Community Hub which will provide improved community facilities early in the scheme.
- 143,500sqft of green spaces for the community including a large new linear community park with an outdoor gym, children's play area and Grange Gardens; a safe, central green space for local people.
- A welcoming new civic square which will be an important focus of local events and activities, bringing the community together, promoting cultural activities and enhancing activity and safety at night.
- Over 130,000sqft of commercial, retail and leisure space throughout the scheme providing a wide range of leisure, employment space, shops, cafes and restaurants around a new civic square.
- £500k of investment in the town centre and also a £500k fund for events and activities, as well as meanwhile uses which will revitalise the local centre during construction and afterwards.
- Over 3,300 construction jobs and more than 500 end-user jobs once the development is complete.
- High quality new industrial and maker/artisan space to support businesses from the existing Peacock Industrial Estate.

2. Cabinet Member Introduction

- 2.1 From the outset, I promised to put residents at the heart of the High Road West Regeneration Scheme. This is why we completed a three-year consultation on the masterplan proposals and worked to create a shared vision for the area. This is why residents have been trained and have developed key design documents to shape the regeneration proposals and this is why residents have been instrumental to the procurement process to select a development partner for High Road West. This is also why I am recommending that the Council own the replacement homes build as part of the Scheme.
- 2.2 This involvement has been crucial in ensuring that the Regeneration Scheme delivers the right outcome for existing residents and the local community in addition to supporting the Council's strategic priorities in terms of housing growth, jobs and employment and high quality social infrastructure.

Delivering the shared vision

- 2.3 Previous consultation, including the masterplan options consultation which took place in 2013 and the masterplan consultation which took place in autumn 2014, has shown that residents want comprehensive change across the High Road West Regeneration area. It has shown that residents want new high quality homes, a better mix of shops and restaurants, they want world

class community facilities including a new Library and Learning Centre, they want safe and welcoming open and play space for their children and they want more training and employment opportunities.

- 2.4 In December 2015, Cabinet noted the business case which recommended that the best delivery option for securing this comprehensive change, was to undertake a procurement exercise to find a development partner and enter into a contractual development agreement. The development agreement would ensure that the shared vision for High Road West, the new homes, the new Library and Learning Centre, the high quality public realm and new community park would all be delivered but would minimise the Council's exposure to financial and delivery risk.
- 2.5 The process to select a development partner began in May 2016. Throughout the procurement process, the Officers leading the procurement and the Resident Procurement Panel- a group of tenants and leaseholders selected by the Resident Design Panel to represent resident interests throughout the procurement process- have met and worked with bidders to shape their proposals, maximise the community, social and economic benefits and ensure that resident aspirations are met.
- 2.6 This has included the Resident Procurement Panel visiting the bidders' existing estate regeneration schemes to understand the quality of their developments, working with the bidders to ensure their proposals provide not only high quality housing, but housing which meets the bespoke needs of Love Lane residents and encouraging bidders to enhance their affordable housing offer to Love Lane resident leaseholders. It has also included pushing bidders to think creatively about how they could support businesses affected by the regeneration scheme. This for example, has resulted in creative design and significant industrial, maker and artisan space being provided within the Scheme to relocate some existing businesses, including businesses within the Peacock Industrial Estate. It has also resulted in a significant funding and resource package to support affected businesses and reinvigorate the High Road.
- 2.7 In addition, it has ensured that the estate management regime put in place to manage the whole High Road West site, including the new community parks and public spaces will be managed by a Board comprising representatives from each residential tenure, retail and commercial representatives ensuring that the community can run the estate themselves, fostering long term civic pride and community ownership.
- 2.8 The outcome of the competitive procurement process is that we have a solid preferred bidder, who has sought to respond to the residents' various documents, listened to their aspirations and has responded to the Council's requirements. As such, the preferred bidder has put forward an exciting and deliverable proposal for the High Road West area which meets our shared vision, delivers our shared outcomes, delivers the key social infrastructure

early in the development programme and continues to put residents at the heart of the regeneration scheme.

Ownership of the replacement homes

- 2.9 From the outset, Love Lane residents have been clear that their preference was for the Council to own the replacement homes. In 2014, when we agreed the 101 commitments set out in the Love Lane Resident Charter, I was clear that we would seek to test whether this was possible through the procurement process. Officers have now tested options for the final ownership of the replacement homes and have concluded that this is the best way forward.
- 2.10 The recommendations within this report set out the key decisions which will support the delivery of this world class regeneration scheme. By agreeing the recommendations, the Cabinet will be ensuring that we are one step closer to delivering the scheme and securing significant benefits for the local community.

3. Recommendations

3.1 It is recommended that Cabinet:

- i. Notes the outcome of the Competitive Dialogue Procedure under the Public Contracts Regulations 2015 as outlined in this report.
- ii. Agrees the selection of Lendlease Europe Holdings Limited ("Lendlease") as the preferred bidder with whom the Council will enter into a Development Agreement to deliver the Scheme.
- iii. Agrees to the selection of a reserve bidder as set out in the exempt part of this report.
- iv. Agrees to proceed to the Preferred Bidder Stage ("PB Stage") so the preferred bidder's proposal can be refined and optimised, in particular to finalise the Development Agreement (Appendix 2, within the exempt part of this report), Compulsory Purchase Indemnity Agreement, (Appendix 3, within the exempt part of this report) the lease (Appendix 4 within the exempt part of this report) and any associated legal documentation following the preferred bidder stage.
- v. Agrees to the disposal of:
 - a. (Subject to the approval of full Council to make the application to the Secretary of State and the consent of the Secretary of State) the properties belonging to the Council and situated within the High Road West Area held within the Housing Revenue Account and listed in Section 1 of Appendix 5 of this report; and
 - b. The properties belonging to the Council situated within the High Road West Area held for planning and general fund purposes and

listed in Section 2 of Appendix 5 and any other properties belonging to the Council within the High Road West Area and shown coloured pink on the site plan attached at Appendix 1.

And that these properties be included within the Development Agreement.

- vi. Gives Delegated Authority to the s151 Officer and the Director of Regeneration, after consultation with the Cabinet Member for Housing, Regeneration and Planning, to approve the final Development Agreement, Compulsory Purchase Indemnity Agreement, the lease and any associated legal documentation following the preferred bidder stage.
- vii. Notes that if the Development Agreement and ancillary documents required to be agreed at the preferred bidder stage cannot be agreed with the preferred bidder, a further report will be brought back to Cabinet to seek permission to enter into the preferred bidder stage with the reserved bidder.
- viii. Notes and considers the results of the High Road West ownership and management of replacement homes feedback report, which can be found at Appendix 6. This includes the statutory consultation under Section 105 ("s105") of the Housing Act undertaken with secure council tenants living on the Love Lane Estate.
- ix. Agrees that the 145 replacement social rented units and 46 shared equity which will be delivered by Lendlease will be acquired by the Council for housing purposes and be held in the Housing Revenue Account and gives delegated authority to the s151 Officer and the Director of Regeneration, after consultation with the Cabinet Member for Housing, Regeneration and Planning, to approve the final terms of the option in the Development Agreement .
- x. Arrives at its decisions above having considered and had regard to the Equalities Impact Assessment (Appendix 7).

4. Reasons for decision

- 4.1 All of the recommendations detailed above will support the delivery of the High Road West Scheme. The Scheme will support the Council in delivering all of its Corporate Priorities, will address issues of deprivation which have long characterised the Northumberland Park Ward and will set a benchmark for future regeneration across the borough.

Supporting the Corporate Priorities and tackling deprivation

- 4.2 The selection of a preferred bidder is the next step in delivering the Council and local communities' vision to transform High Road West into a vibrant, attractive and sustainable new residential neighbourhood with a blend of housing and support the creation of a premier leisure destination for London, alongside the Tottenham Hotspur Football Club development.
- 4.3 Delivering this vision offers a unique opportunity to tackle the entrenched deprivation that has characterised the Northumberland Park Ward and meet the Council's Corporate Priorities:
- **Priority 1: Enable every child and young person to have the best start in life, with high quality education-** The Scheme will help ensure that children and young people have the best start in life, by providing a high quality living environment and world class community facilities, such as the new Library and Learning Centre. This will go some way in tackling the 4% (national average of 3.1%.) of 16 and 17 year olds living in the Northumberland Park Ward who are not in employment, education or training (NEET).
 - **Priority 2: Enable all adults to live healthy, long and fulfilling lives -**The Scheme will help all residents to live healthy, long and fulfilling lives by providing, and giving easy access to a range of services by delivering a healthy neighbourhood with ample public space, such as a large new community park with play and gym equipment and food growing as well as, a new public square for public events and encouraging community cohesion. All of which will seek to address the issue of life expectancy, which is demonstrably worse in the east of the borough compared to the west of the borough: on average the difference between parts of the east and parts of the west is 7 years. It will also address the obesity amongst children and the mental health challenges which are significant, and stubborn.
 - **Priority 3: A clean, well maintained and safe borough where people are proud to live and work-** The Scheme will deliver a clean, well maintained and safe welcoming environment for residents, businesses and visitors alike where people are proud to live and work. This will be delivered through high quality inclusive design, placemaking and responding to the needs of the area and community. It will be maintained by one inclusive, transparent estate management regime, that will be responsible for the management and maintenance of the high quality, affordable environment. The management regime will seek to train and support residents and businesses and community partners to once ready will be able to run the management and maintenance of the area, fostering long-term civic pride and community ownership.
 - **Priority 4: Drive growth and employment from which everyone can benefit-** Critically, the Scheme will deliver economic growth which is not only essential to residents and businesses of the borough and the wider region but also the Council. The new employment and commercial space will provide significant opportunities for training, jobs and employment and

will go some way to address unemployment (at 26%) in Northumberland Park, which is almost double the rate across the whole borough and three times the national average. The improved environment and the creation of a new leisure destination in London will bring thousands of visitors who will contribute to the local economy and support local businesses.

- **Priority 5: Create homes and communities where people choose to live and are able to thrive**—The Scheme will deliver over 2500 new high quality homes, which residents will be involved in designing, in a mix of tenures ensuring that residents' housing choice is maximised. 2500 new homes are a significant contribution to meeting the boroughs housing demand. Meeting the housing demand will lead to more and more families being able to afford a home in the borough, either to rent or buy, alleviating the current difficulties faced by local people. It will also help to drive down levels of homelessness, so fewer households find themselves in crisis, and the relieve some of the significant pressure on the council budget through increased temporary accommodation costs. The Scheme will build on the strengths of the existing local residents and businesses to create an even stronger sustainable community where people don't only live, they thrive.

Development Delivery Methodology

- 4.4 In bringing forward significant development opportunities across Tottenham and Wood Green assessments have been made in each case to ensure that appropriate delivery mechanisms are used.
- 4.5 In December 2015 a business case setting out the preferred delivery approach for the High Road West Scheme was presented to Cabinet. The business case recommended that the Scheme should be delivered through a contractual development agreement as this delivery option best met the Council's objectives and reduced exposure to risk. The Cabinet noted the business case and agreed to commence a Competitive Dialogue Procedure under the Public Contracts Regulations to procure a commercial partner to deliver the Scheme.
- 4.6 In May 2016 the procurement process was launched. Following a compliant procurement process, which has been validated by an independent auditor (Appendix 8), the preferred bidder is recommended in this report. Through the procurement process the development agreement and supporting legal documentation (explained in detail at paragraphs 6.32-6.55 below) have been developed and refined over the course of the competitive dialogue process.
- 4.7 By approving the recommendations to enter into the final stage of work with a single preferred bidder and paving the way for refining the Development Agreement, Cabinet will be taking the next vital step in unlocking the considerable growth potential of the Council's own land and meeting a number of core Council ambitions.

Ownership of the replacement homes

- 4.8 The Cabinet is being asked to make a decision on the ownership and management of the replacement homes within this report so that the Development Agreement can be finalised and thus delivery of the Scheme can progress following the conclusion of the preferred bidder stage of the procurement process. Making a decision now, will also help residents on the Love Lane Estate in making their rehousing choices.
- 4.9 The rationale for recommending that the Council acquire the replacement homes is set out in paragraphs 6.107-6.124 below.

5. Alternative options considered

Delivery approach and procurement process

- 5.1 In December 2015 Cabinet noted the business case setting out the preferred delivery approach for High Road West. That business case identified and robustly assessed three alternative options for achieving the Council's bespoke objectives for the Scheme. The options are detailed in paragraphs 6.12- 6.16 below.

Ownership and management of the replacement homes

- 5.7 The Council has carefully considered two options relating to the ownership and management of the 191 replacement homes. The two options are:
- Option 1: The preferred bidders RP partner acquires the replacement homes
 - Option 2: The Council acquires the replacement homes.

6.0 Background and summary information

Background

- 6.1 The Council has a major commitment to both housing and employment growth through the Council's Corporate Plan 'Building a Stronger Haringey together', and through its contribution to the London Plan's housing and jobs targets. The nature and scale of these ambitions are further set out in the Council's Economic Development and Growth Strategy and in the Housing Strategy. More specifically for Tottenham, the Strategic Regeneration Framework (SRF) - a landmark 20-year vision for the future - sets out the need to deliver at least 10,000 new homes and 5,000 new jobs in Tottenham over the next twenty years.

The High Road West Masterplan- Cabinet decision 2014

- 6.2 The agreement of the High Road West Masterplan, in December 2014, was a major first step in realising the Council's regeneration and growth ambitions

and meeting the targets set out in the SRF.

6.3 The Masterplan was agreed only after an extensive community engagement and consultation programme over a three-year period, please see Appendix 9 which gives further detail of the engagement which has taken place to date. Through this programme, three masterplan options were developed and consulted on and a preferred option selected. The preferred option was then developed further through engagement with the local community. Once refined, the preferred option was subject to a 6 week public consultation held in September- October 2014, which included an initial statutory s105 consultation for secure Council tenants living on the Love Lane Estate (the results of which were considered by Cabinet in December 2014). This extensive consultation and engagement has ensured that a shared vision for High Road West has been developed.

6.4 The agreed Masterplan sought to deliver:

- A minimum of 1200 new homes of different size and tenure to meet the needs of the community, in a new safe and attractive neighbourhood set around a new community park;
- A stronger business economy delivering hundreds of new jobs and training opportunities through the provision of modern, flexible workspaces in addition to new leisure, sports and culture related business and employment opportunities;
- A safe and welcoming gateway to north Tottenham through the provision of a high quality public square, which will provide an important new link between a realigned and improved White Hart Lane station entrance and the High Road. This spacious, high quality outdoor space will be the focus of community, cultural and leisure activities – bringing together existing and new residents, visitors and businesses;
- Improved quality of life and life chances of existing and future residents through provision of high quality community and leisure facilities to match the best facilities across London;
- An increase in the amount and the quality of both public and private open spaces ensuring that all residents have access to both public and private space; and
- Provides for an improved High Road with a wider range of shops and an improved environment.

6.5 The principles set out in the agreed Masterplan have been embedded into the Tottenham Area Action Plan – a statutory planning document which will guide future development in Tottenham. The AAP along with accompanying Local Plan documents were adopted in July 2017. The adoption of the AAP marks an important step forward in securing the delivery of the masterplan principles, as it has put in place the planning policy and guidance required to bring forward the Scheme.

6.6 At the same time as agreeing the Masterplan, the Cabinet agreed the resident guides, which set out the Council's rehousing commitments to the Love Lane residents. These guides formed part of the s105 Housing Act 1985

consultation on the masterplan proposals in September-October 2014. The commitments outlined in the guides, predate the existing and draft for consultation Estate Renewal Rehousing and Payments Policy ("ERRP") documents. The commitments within the guides, however, meet and in some areas exceed the commitments within the ERRP. The commitments within the tenant guides included the following:

- All secure Council Tenants will:
 - Be offered a new home in the redevelopment area, with the aim of one move only;
 - Continue to pay a social rent;
 - Be offered a new home to meet their housing need- to tackle overcrowding and under-occupancy;
 - Be able to move to a council tenancy elsewhere in the Borough if they wish;
 - Be given Home Loss compensation and have the costs of the move paid
 - Be able to under-occupy by one bedroom if they are currently under occupying their property
- All resident leaseholders will:
 - Be offered market value for their home;
 - Be offered 10% of the market value as home loss compensation;
 - Be offered the opportunity to purchase a shared equity or shared ownership home in the new redevelopment;
 - Be compensated for legal, valuation and reasonable costs.
- All private Tenants will:
 - Be offered timely re-housing advice so that they are aware of all of their options.

6.7 Significant progress has been made with the rehousing of Love Lane residents, since the rehousing process commenced in December 2014. The Council has established a successful and effective Rehousing Team that offers residents much more than rehousing advice. The team offer support to residents, identify needs and vulnerabilities and sign post or refer residents to ensure they receive the support and services they require.

6.8 The Council has assured secure Council tenants that they will have a new home in the regeneration area if they wish. Despite this assurance, some residents have chosen to exercise their right to move early. 29 residents from the Love Lane Estate choose to move to Ambrose and Mallory Court within the Newlon Housing Association development, which is located in the north of the masterplan boundary. 118 tenants have exercised their choice to be rehoused elsewhere in the borough. The majority (70%) have chosen to remain in the N17 area.

6.9 The Rehousing Team do not only support tenants, they have also been working hard to engage leaseholders on the Love Lane Estate and understand their

individual financial and housing needs. To date, the Council has acquired 9 of the 85 leasehold properties and have agreed terms to acquire a further 4.

- 6.10 Following the selection of the preferred bidder the Council will be working with leaseholders to provide more detail on the leaseholder offer. This will include determining the minimum equity share percentage which resident leaseholders will need to contribute towards the acquisition of a new property in the development area. The Council will undertake a 6-week consultation with leaseholders on the offer the results of which will be considered at Cabinet later in the year.

High Road West Business Case- Cabinet Decision 2015

- 6.11 Following the agreement of the Masterplan, officers sought to determine how to deliver the Scheme. The Scheme's objectives raised a number of bespoke challenges, including substantial land assembly and large infrastructure costs which resulted in significant viability challenges for the Scheme.

- 6.12 In February 2015, Bilfinger GVA (GVA) were appointed as the Council's commercial advisors and were commissioned to work with the Council and its external legal advisors to develop a preferred delivery structure for Scheme given the bespoke challenges referred to above. This resulted in a business case being developed and presented to Cabinet in December 2015. The business case identified and robustly assessed three alternative options for achieving the Council's objectives for the Scheme. The options explored are detailed below:

- Option 1- A contractual development agreement

This structure passes development and financial risks onto the development partner and as a consequence somewhat limits the control and rewards the Council will receive. However, the contractual arrangements will protect the Council's interests and will set out how the Council can take a share in any value or profits made by the scheme.

- Option 2- A partnership development agreement

This structure enables the lead developer to deal with site preparation, planning and infrastructure to enable the development and create the 'development platform' that works alongside the Council and agrees to enable other specialist developers to participate in downstream development.

- Option 3- A joint venture entity

This structure presumes that the Council and the partner contribute land and funding and by which the JV becomes the developer with a (e.g.) 50/50 decision making and development management arrangement with the partner.

- 6.13 The business case included a financial review and a strategic review of the three options referred to above. As part of the strategic review, the options were given

scores against how well they met the Council's objectives for High Road West. The Council's objectives included ensuring the council maintained influence and control, above and beyond planning powers, to deliver the maximum possible public value. Given the viability issues of the Scheme, a key objective was to ensure that the Council did not take any direct delivery risk and ensuring the structure leveraged external forms of public funding to support viability.

6.14 The business case concluded that Option 1, a contractual development agreement was the best option for achieving the Council's objectives for High Road West. This is because this option would:

- Allow the Council to work with a single well-financed lead partner with the capacity, resources and necessary funding to drive the complex development in an expedient manner – thus minimising Council resources and cost.
- Minimise financial and delivery risk exposure to the Council, whilst also ensuring that the Council still had controls over key issues such as meeting assurances to affected residents/businesses, masterplanning and design quality, the specifications of the community facilities-replacement homes and Library and Learning Centre and some controls over the timing and delivery of the scheme.
- Present a delivery structure which was well understood and well known to the market and would attract the most amount of bidder interest
- Would expedite the masterplanning process, as bidders would need to crystallise a scheme through the procurement process.

6.15 All of which were vitally important given the scale of the Scheme, the viability challenges presented by the Scheme and the need to expedite the delivery of the Scheme following three years of consultation with the local community.

6.16 It should be noted that consideration was given as to whether Scheme should be included as part of the Haringey Delivery Vehicle (HDV). However, it was concluded that the Scheme should be delivered independently, because the Scheme was far more advanced than the other regeneration sites identified for inclusion within the HDV. After three years of consultation with the community the Scheme had a masterplan, set objectives and a clear mandate, as such, the Council was keen to accelerate delivery. Including the Scheme in the HDV may have affected the pace of delivery (the anticipated date for the bidder to be on site is 2018/19). It was also the case that Scheme had viability challenges and at the time when the Council was considering the sites to include in the HDV, Housing Zone funding to support the Scheme viability had not yet been secured. Including a site which had a significant funding gap within the HDV may have affected the overall delivery of the HDV.

Housing Zone Funding- Cabinet decision 2016

6.17 As set out in the December 2015 Cabinet, the financial model developed by GVA had shown that the Scheme had a significant funding gap due to the substantial upfront costs associated with land assembly and infrastructure. To

address the funding gap officers had engaged HM Treasury and the Greater London Authority (“GLA”) to seek public sector funding to support the Scheme.

- 6.18 In early 2016, following a successful bid to the GLA, the Council secured over £60m of Housing Zone funding to support the delivery of the Scheme. This was the largest allocation of Housing Zone funding across London. The Housing Zone Funding package included:
- Affordable Housing Grant which will ultimately be paid to the developer to ensure Affordable Housing is delivered on the site.
 - Housing Zone Grant to support the Council’s acquisition and related borrowing costs
 - Mayoral Regeneration Funding which is existing monies for the delivery of Energy and Transport infrastructure.
- 6.19 In September 2016, the Council’s Cabinet agreed to enter into an Overarching Borough Agreement with the GLA to secure the funding.

North Tottenham District Energy Network (DEN) – Cabinet Decision 2017

- 6.20 Cabinet agreed in January 2017 to a District Energy Network (DEN) for the North Tottenham area to support regeneration and carbon reduction, and to establish a Council owned Special Purpose Vehicle (SPV) and commence a procurement process to procure a DEN contractor. The DEN at North Tottenham shall include a central low-carbon energy centre which will be located within the High Road West Scheme and will deliver hot water (heat) to High Road West, Tottenham Hotspur Football Club and Northumberland Park regeneration for the space heating and hot water needs. Alongside carbon reduction and local energy generation, a DEN can also deliver wider social and economic benefits to the community.

Resident involvement

- 6.21 Since agreeing the Masterplan, the Council has kept its assurance to put residents and their aspirations at the heart of the High Road West Regeneration Scheme.
- 6.22 Throughout 2015 and 2016, the Council worked with residents and the Independent Tenant and Leaseholder Advisor (“ITLA”) for the Love Lane Estate, to create a Resident Design Panel, as was agreed in the Resident Charter. The purpose of the Design Panel was to involve residents in all design aspects of the High Road West Regeneration Scheme.
- 6.23 After an extensive programme of community consultation and research undertaken by the Resident Design Panel facilitated by the ITLA and Council officers, which included; visits to other estate regeneration schemes, specialist training in design from the Design Council/CABE and dedicated workshops in key areas, such as housing and community facilities, the Resident Design

Panel produced the High Road West Resident Design Guide (“Resident Design Guide”).

- 6.24 The purpose of the Resident Design Guide is to inform the design and development of the regeneration proposals for the High Road West area and the detailed designs for the new properties, public spaces and facilities. It builds upon the initial design principles established in the Residents Charter and articulates the design priorities for residents, drawing upon what they like and dislike about their present homes and the Love Lane Estate. It presents their design aspirations for the regeneration scheme. The document condenses the above into three broad topic headings:
- Neighbourhood Character
 - Public Realm
 - Design of Homes
- 6.25 To ensure that residents’ aspirations for the area were clear to Bidders from the outset, the Design Guide was sent to Bidders early in the procurement process- allowing Bidders to use the Design Guide to shape their proposals. As the residents have written within the document, the Resident Design Guide “exemplifies good practice in engaging a community over a sustained period on the key design issues facing any housing regeneration scheme.”
- 6.26 Members of the Resident Design Panel were elected (by other members of the Panel) to form the Love Lane Resident Procurement Panel. These members have been involved throughout the duration of the procurement process. They have met with the bidders at each stage and have provided critical feedback on their proposals.
- 6.27 They have also had the opportunity to have a tour of a current estate regeneration scheme being developed by each of the three short listed bidders. Following the conclusion of the recent s105 consultation and resident leaseholder’s consultation on the ownership and management of the replacement homes (detailed in paragraphs 6.98-6.106 below), the Procurement Panel had a dialogue session with each bidder and their Registered Provider partner and gave their feedback from the s105 and leaseholder consultation. Residents also had the opportunity to challenge and question the bidders on their approach to providing genuine affordable housing with affordable rents and service charge and on their offer to resident leaseholders.

Businesses

- 6.28 The Council engaged with businesses throughout the development of the High Road West Masterplan. As a result of this work and alongside the approval of the Masterplan, the Council committed to a Business Charter, which set out the following commitments in accordance with feedback from the businesses:

- ensure businesses are able to participate in the regeneration proposals and are fully supported throughout the process,
 - enable businesses to remain as viable as possible during the planning period and the subsequent regeneration, to enable individual traders to exercise real choice regarding their current and future options,
 - a fair and equitable valuation and compensation process,
 - endeavouring to keep the businesses and jobs within the area, or within the borough.
- 6.29 The Council has continued to engage with businesses on both an informal and formal basis throughout the procurement, with specific engagement events and activities focussed on projects such as the Tottenham Heritage Initiative, which is investing £2.25m to provide new frontages and business support for businesses in the North Tottenham Conservation Area and White Hart Lane station and public realm work engagement. Businesses have been provided with regular updates through newsletters, had access to training opportunities through the Council and in co-ordination with its partners and have had access to professional advice through the Business Property Manager.
- 6.30 The Council has recently employed the services of Retail Revival who have a successful reputation in supporting and developing businesses. They will be helping to ensure that the Council has the capacity to meet the commitments in the Residents' Charter while also helping to reinforce the economic sustainability of individual businesses and the local centre as a whole. Working with the Tottenham Traders Partnership, they will be providing training, business development advice, including access to a small grants pot, addressing vacant premises through, for instance, use of meanwhile activities from the local area and beyond and advising on initiatives which will address specific issues such as the temporary departure of Tottenham Hotspur Football Club and employment requirements in the local area.
- 6.31 Retail Revival will also be providing an essential intelligence gathering and monitoring role, which will provide the information necessary for the Council to best support the business community around High Road West. It is expected that there will be a smooth transition between this service and any service provided by the preferred bidder, by ensuring that activities are focussed on business need based on dialogue between businesses and the Council, aimed at developing a good level of trust and continuity for the business community in north Tottenham.

The procurement process

- 6.32 As previously stated, Cabinet gave approval in December 2015 to commence a Competitive Dialogue Procedure under the Public Contracts Regulations 2015. Cabinet also gave delegated authority to the Strategic Director of Regeneration, Planning and Development, after consultation with the Cabinet Member for Housing and Regeneration to agree all documentation required to support the procurement process, to also deselect bidders, in line with the evaluation criteria, throughout the procurement process and to return to

Cabinet for approval of the preferred bidder following the conclusion of the procurement process.

Launch of the procurement process and Pre-Qualification Questionnaire stage

- 6.33 The procurement process was launched by the publication of the OJEU Notice on 31st May 2016. This publication followed the Strategic Director of Regeneration, Planning and Development, after consultation with the Cabinet Member for Housing and Regeneration, approving the procurement documents (OJEU Notice, Pre-Qualification Questionnaire with Guidance Notes and scoring matrix and Memorandum of Information) in line with the delegation granted at Cabinet.
- 6.34 To introduce bidders to the Council and the Council's aspirations and provide the details of the procurement process, a well-attended 'Bidder Day' was held on 13th June 2017 at Tottenham Town Hall.
- 6.35 The Pre-Qualification Questionnaires were returned on 11th July 2016 and evaluated in accordance with pre-determined criteria. The evaluation panel was formed of the Council's lead officers from Finance, Legal, Regeneration Housing and Library Services, together with internal and external advisers (Bilfinger GVA and Pinsent Masons) (the 'Evaluation Panel'). The evaluation process was moderated by the Council's Construction Procurement Manager. The top six bidders received an Invitation to Participate in Dialogue ('ITPD') and an Invitation to Submit Outline Solutions ('ISOS'), in accordance with the delegation.

ITPD/ISOS Stage

- 6.36 Those bidders proceeding to the ISOS stage were announced and notified on 4th August 2016 and the relevant documents were issued on 26th August 2016, following approval by the Strategic Director of Regeneration, Planning and Development in consultation with the Cabinet Member for Housing and Regeneration, in accordance with the delegation.
- 6.37 During the ISOS stage, five sessions of dialogue were held with each bidder, this included a dialogue session with the Resident Procurement Panel, which focused on masterplanning and design and a dialogue session with Tottenham Hotspur Football Club ("THFC"), which focused on crowd safety issues. Queries and clarifications were dealt with through the Council's procurement portal. Bidders then submitted their outline solutions to the Council on 25th November 2017.
- 6.38 Submissions were evaluated by the Evaluation Panel in accordance with the guidance issued at the ISOS stage. On 13th January 2017, the Strategic Director of Regeneration, Planning and Development, following consultation with the Cabinet Member for Housing and Regeneration, approved three successful bidders to proceed to the Invitation to Continue Dialogue (ITCD)

stage. On 20th January 2017, it was announced that the following three bidders had been invited to proceed to the ITCD stage:

- BDW Trading Limited (Barratt London)
- Lendlease Europe Holdings Limited
- BY Development “Linkcity” (Bouygues)

ITCD stage

- 6.39 Documentation for this stage was approved and issued on 20th February 2017, including updated draft legal documents again with the necessary approvals in accordance with the delegation.
- 6.40 The selected bidders then engaged in producing detailed solutions and draft Invitation to Submit Final Tender (‘ISFT’) questions were sent to Bidders on the 5th April 2017 to facilitate the development of the detailed solutions.
- 6.41 To ensure that the bidders were developing the best possible proposals ten dialogue sessions were held with each bidder during the ITCD stage. This included two dialogue sessions with the Resident Procurement Panel and one dialogue session with THFC which focused on crowd safety. Additional financial and sustainability dialogues were also held with the three bidders. The Resident Procurement Panel also attended a tour of a development scheme being delivered by each of the bidders. Queries and clarifications during the ITCD stage were dealt with through the procurement portal.

Final Tender Stage

- 6.42 The Invitation to Submit Final Tender (‘ISFT’) was issued on the 9th June 2017. The issue of this document brought dialogue to a close, meaning that negotiations and discussions on detailed solutions were at an end.
- 6.43 Final tenders of the detailed solutions were received from the three bidders on 30th June 2017. These were evaluated by the Evaluation Panel between the 19th July 2017 and 8th August 2017 in accordance with the evaluation methodology and criteria as set out below.
- 6.44 The Council’s Construction Procurement Manager, again performed a moderating role, and both internal and external legal advisers were in attendance when required.

Requirements of bidders

- 6.45 The detailed requirements of the final tender documents, including the evaluation methodology and criteria, are set out in the Appendix 10 in the exempt part of this report.
- 6.46 To make the final tenders as meaningful as possible, to enable effective

evaluation, and to facilitate the preferred bidder and the expedient delivery of the High Road West Regeneration Scheme, the bidders were asked to submit:

- A masterplan for the High Road West area and their approach to a design code
- A detailed socio-economic strategy- a response to the Tottenham People Priority
- A detailed proposal and cost plan for the Library and Learning Centre
- An affordable housing strategy
- A replacement homes proposal
- A phasing approach and programme
- A land assembly strategy
- An overarching estate management strategy
- A commercial strategy
- A sustainability and energy strategy

6.47 In addition each bidder was required to:

- Submit a final mark-up of all the draft legal contractual documents that had been initially prepared by the Council and its legal advisers, reflecting each bidder's positions reached during dialogue; and
- A financial offer, which included completing a financial template which had been developed by GVA

Evaluation Methodology and Criteria

6.48 The evaluation criteria is set out in Appendix 10 which is part of the exempt report. In summary the available marks for assessment are split between quality (70%) and cost (30%). The available marks for quality are split between:

- Masterplan and design (18%)
- Community, social and economic benefits (15%)
- Deliverability (17%)
- Legal structure and risk (20%)

6.49 All bids were required to achieve a minimum (or 'floor score') of 40% for each individual score under the headings above.

The preferred bidder

6.50 The recommended preferred bidder is Lendlease on the basis that this bidder received the highest overall score across all the criteria from the Evaluation Panel, and satisfied the minimum (or 'floor score') requirement across all five criteria set out above.

6.51 The key elements of the preferred bidder's proposal are:

- A depth of experience, strong team and track record of delivering similar schemes – including housing estate renewal in a London context.
- A legal and commercial structure which allows the Council to have necessary control but minimises financial and delivery risk exposure. Including a 100% indemnity for the Council's land acquisition costs.
- A high quality masterplan proposal which will deliver 2,500 new homes and 200,000 sqft of commercial space, significant green spaces for the community including a large new linear community park, a welcoming new civic square which will be an important focus of local events and activities, bringing the community together, promoting cultural activities and enhancing activity and safety at night.
- A considered and efficient phasing and delivery programme, which will see 1,300 homes in delivery by 2021 and over 2,500 homes delivered by 2027, enabling those Love Lane residents who want to remain to have one move only into a new home within the Scheme and that delivers new homes and the Library and Learning Centre all in phase 1.
- A robust site assembly strategy and significant experience in both strategic land assembly and the CPO process should this be required. Human and financial resources to work closely with the Council and all key stakeholders to develop and deliver a strategy that meets the needs of the affected residents and businesses, maximises on site relocation and unlocks the High Road West scheme.
- An inclusive, transparent single estate management regime, responsible for the management and maintenance of the high quality, affordable environment. The management regime will seek to train and support residents and businesses and community partners so that once ready, they will be able to run the management and maintenance of the area, fostering long-term civic pride and community ownership.
- Over £10m of funding for social and economic support for both businesses and residents, including a contribution of c.£8m for supporting the Tottenham People Priority overall commitments.
- A new Library and Learning Centre, which will provide a striking design centrepiece for High Road West. Delivered early for maximum community benefit, the library will deliver a significant social return on investment, supported by a sustainable business case for generations to come.
- A balanced housing strategy which delivers a mix of tenures and a robust replacement homes proposal which meets the needs of Love Lane residents.

6.52 The key commercial elements of the preferred bidder's proposal are set out in paragraph 6.93 below and in further detail in the exempt part of this report. The reasons for this information being in the exempt part of the report are set out in section 10 below.

The reserve bidder

6.53 A reserve bidder is also recommended. This bidder came second in the overall scoring. Hence, this bid is held in reserve and could be reactivated in the event

that it is not possible to reach final agreement with the preferred bidder. The reserve bidder is named in the exempt part of this report. The reasons for this information being in the exempt part of the report are set out in section 10 below.

Scoring of bids

- 6.54 All bids were scored out of 100 according to the evaluation criteria set out above. The preferred bidder scored 72.02% overall.
- 6.55 Appendix 11 in the exempt part of this report sets out the detailed scoring of bids, and therefore provides the reasons for choosing the preferred bidder over the other bidders, and for choosing the reserve bidder. The reasons for this information being in the exempt part of the report are set out in section 10 below.

Structure of the deal

- 6.56 The Council and the selected Development Partner will enter into a Development Agreement ("DA") and a Compulsory Purchase Order Indemnity Agreement ("CPOIA") which will set out the obligations of both parties in delivering the High Road West Regeneration Scheme and associated timescales.

Governance and Steering Group

- 6.57 To oversee the operation of the DA and CPOIA and the successful delivery of the Scheme, a Steering Group will be established following completion and signing of the DA. The Steering Group will have equal representation from both the Council and Development Partner comprising 3 members from each organisation with each organisation having one collective vote.
- 6.58 The role of the Steering Group is to make key decisions, review the progress and agree strategies pertaining to the DA and CPOIA. These strategies include the Business Plan, the Stakeholder and Resident Engagement Strategy and the Socio Economic and Skills Strategy, Marketing and Letting Strategy, the Vacant Possession Strategy and the Design Code for the Scheme. The Steering Group will also receive information and monitor the progress and financial performance of the development. This information will be provided by the Development Partner on an open book basis to ensure cost transparency and value for money.

Council control

- 6.59 As well as having a 50% say in the Steering Group decisions, a number of matters will be reserved exclusively to the Council as landowner. These include approval of the Land Premium, the Resident Rehousing Strategy, the detailed masterplan for delivery of development, the form of the planning applications for each phase prior to submission to the Council's Planning Authority and any changes to the specification for the Energy Centre Shell, the

Library and Learning Centre and the Replacement Homes from the specification that will be annexed to the DA.

Development Agreement & Commercial Arrangements

6.60 The DA is the overarching legal document which sets out how the Scheme will be delivered and the obligations on the parties. The objectives of the Scheme are enshrined in the DA. These are the overriding project objectives which the parties intend the Scheme to achieve. Progress towards achieving the objectives will be monitored by the Steering Group. The objectives are:

- Deliver comprehensive regeneration of the Site that creates a vibrant, attractive and sustainable neighbourhood and supports the delivery of a new sports and leisure destination for London;
- Regenerate the Love Lane Estate, ensuring that all current secure tenants are re housed within the area in high quality and high performing homes built to the London Mayor's Design Guide Standards;
- Deliver a broad mix of tenures including innovative new affordable housing products and (potentially) private rented sector in a tenure blind development;
- Create a new attractive, vibrant and economically successful local centre within the south of the Site, which supports both the future community and the creation of a leisure destination alongside planned development at THFC, whilst also measurably increasing employment opportunities;
- Deliver new community infrastructure that meets the needs of an increased population, including a new library and learning centre and if necessary health and educational facilities;
- Secure wider social and economic benefits for the local community, including employment, education, health and community safety benefits as set out in the Tottenham People Programme;
- Deliver high quality design which will create a healthy, safe and economically active neighbourhood and high quality architecture that responds to the existing character and heritage of the area;
- Significantly increase the amount and quality of public space in the area, including delivering a new high quality public square, which is activated with community and other uses, to link White Hart Lane station to the High Road;
- Ensure that environmental sustainability is designed into the scheme addressing urban challenges such as climate change adaption, noise pollution and air quality; and
- Ensure that the Council is able to recover its costs in relation to the Scheme.

6.61 In addition to the objectives, the DA also sets out the Council's minimum 'Core Requirements' to be delivered in the Scheme, which are:

- 1,400 new high quality homes;

- 30% (by unit number) affordable housing including a total of 145 new high quality social rent homes and 46 shared equity homes;
- A minimum of:
 - 4,800 sq. m GIA of A1, A3 and A4 retail space;
 - 3,000 sq. m GIA of D2 leisure space;
 - 1,000 sq. m GIA of B1 business space;
- a new 1,400 sq. m library (GIA) and learning centre (including fit out);
- improvements to the landscape and public realm including a major new link between an enhanced White Hart Lane Station and THFC; and
- shell and core for a new energy centre sized to accommodate all necessary combined heat and power and energy plant and equipment to supply heat to the High Road West development and the wider north Tottenham area in accordance with the DEN Specification;
- Suitable infrastructure to be installed within all Units within the Site to ensure compatibility with the DEN Specification in accordance with the Secondary Network Specification

The Council's obligations and role

- 6.62 In addition to the roles outlined above, the Council will play a key role in securing the land required for delivery of the Scheme. The land within the High Road West area falls into two categories; land owned by the Council and land owned by third parties.
- 6.63 The Council's land within the High Road West Area is shown coloured pink on the Site Plan attached at Appendix 1. The properties listed in Section 1 of Appendix 5 and are held within the Housing Revenue Account. These properties are occupied by both secure tenants, as temporary accommodation and the rest of these properties are owed by leaseholders. The list in Section 1 of Appendix 5 contains information of their occupation. The properties listed Section 2 of Appendix 5 are held for planning purposes and general fund. It will be the responsibility of the Council to obtain vacant possession of these properties prior to the leases being granted in accordance with the phasing agreed in the Development Agreement. The secure tenants will be moved in accordance with the commitments set out in paragraph 6.6 of this report.
- 6.64 As mentioned in the site wide conditions below, the Council will need to seek and obtain the necessary statutory consents to dispose of land. This will include securing Secretary of State's Consent to dispose of housing land (i.e, the Love Lane Estate).
- 6.65 The Council will also have responsibility for acquiring all land currently owned by third parties and securing vacant possession of land ahead of leases being granted to the Development Partner. The Council's role in acquiring land and securing vacant possession is set out in detail in the CPOIA and is summarised in para 6.85 below. Where there are businesses these will be dealt with in accordance with the commitments set out in paragraphs 6.28 of this report.

- 6.66 For each phase the Council will prepare and provide the Development Partner with a form of lease tailored to the phase, based on the template form of lease attached to the DA.

The Development Partner's Role

- 6.67 The DA places obligations on the Development Partner in relation to the implementation and delivery of the Scheme. Its obligations include securing the necessary planning consents, constructing the development, marketing and letting the new residential and commercial properties and putting in place an estate management regime for the regeneration area. The Development Partner's role also includes delivering the replacement affordable homes for Love Lane residents, the new Library and Learning Centre and elements of the DEN. The Development Partner's obligations are guaranteed by a third party guarantor who is also a party to the DA.

Site wide and phase conditions

- 6.68 The DA contains three site wide conditions which must be satisfied before the DA becomes unconditional. These are:
- The Steering Group agreeing and adopting all of the required strategies to guide the Scheme;
 - The Council obtaining the necessary Statutory Consents to dispose of the land; and
 - The Development Partner securing an outline planning permission for the whole site.
- 6.69 The DA also contains a number of phase specific conditions which must be met before the land in a phase can be drawn down by the Development Partner and developed. The phase specific conditions include:
- The Pre and Post Planning Viability Conditions (for phases after phase 1 and only if the phase contains Private Sale Homes) - These conditions are satisfied when the Steering Group approves a viability assessment for the phase either pre or post planning;
 - The Planning Condition - This condition will be satisfied when the Development Partner has secured planning permission for the phase free of defined unacceptable planning conditions;
 - The Vacant Possession Condition - This condition will be satisfied when the Council has secured vacant possession of the land within the phase;
 - the Socio Economic Output Condition - This condition will be satisfied when the Council agree that certain social and economic benefits have been delivered or are in delivery; and
 - The Delivery Methodology Condition - This condition will be satisfied when the Council is satisfied that the phase can be delivered in a way which minimises disruption to the local community.

- 6.70 Once all of these conditions have been met and once the Council has agreed the Land Premium – the money it will receive for the land - the Council will grant the Development Partner a lease of the land within the relevant phase. The lease will be for a term of 250 years and will include the land within the phase that is to be developed.

Agreeing the Land Premium

- 6.71 The Land Premium will be paid to the Council by the Development Partner on the grant of each lease. A financial model will be attached to the DA and will form the basis for the calculation of each Land Premium.
- 6.72 The Land Premium for each phase (save Phase 1 which is explained in paras 6.74 and 6.745 below) will be calculated once the phase has planning permission. The financial model will be used to generate a residual land value for the phase, which if agreed by the Council will be paid as the Land Premium.
- 6.73 As the DA is structured on an open book basis, the Council will have full visibility of all of the costs and assumptions within the financial model and will be able to test and challenge their robustness.

Phase 1 Land Premium

- 6.74 Through the procurement process the Council has sought a fixed minimum Land Premium from the Development Partner for Phase 1 of the Scheme. By requesting a fixed minimum Land Premium for the first phase the Council has been able to drive value through the competitive procurement process and will have certainty as to the minimum level of the first land payment received from the Development Partner.
- 6.75 The DA will set out the minimum figure and the mechanism by which it can increase. Following planning permission having been granted for Phase 1, the financial model will be updated. If the updated financial model shows that the Residual Land Value for phase 1 is higher than the figure used to calculate the minimum Land Premium, then the Council will receive a sum based on the higher updated Residual Land Value. If the updated figure is lower than the Council will still receive the fixed minimum Land Premium. The minimum Phase 1 Land Premium on offer from the preferred bidder is contained in the exempt part of the report.

Dispute Resolution

- 6.76 The DA sets out a mechanism for the resolution of matters that cannot be agreed between the Council and the Development Partner at the Steering Group or elsewhere. The parties' first tier officers must use reasonable endeavours to resolve the matter, referring to the parties' second tier officers to do so if agreement cannot be reached.
- 6.77 If the second tier officers are also unable to agree, and the parties agree to do so, the matter is referred to an independent expert for determination. The

identity of the expert will vary depending on the nature of the matter for consideration. The expert will notify the parties of its decision.

Termination

- 6.78 The DA sets out the circumstances in which the DA can be terminated either entirely or in relation to the phase(s) on which the circumstances giving rise to the ability to terminate have arisen. These include insolvency of the Development Partner or its guarantor and material breach of the Development Partner's obligations which have not been remedied within a reasonable period of time. Before it can terminate, the Council must give notice to the Partner's approved funder who may either step in to the Development Partner's role or nominate a suitable party to do so.
- 6.79 If the DA is terminated, the Development Partner can be required to surrender leases of phases where development works have not reached a specified point, and no further phases can be drawn down.

Ensuring Value for Money

- 6.80 Ensuring that value for money is achieved by the Development Partner is important as the costs that they anticipate incurring in delivery of the Scheme will affect the Land Premium that is paid to the Council.
- 6.81 The DA requires that works related to the Scheme will be procured in line with a procurement strategy agreed at the Steering Group. This will help to ensure that value for money and social value is being driven through the supply chain and all construction/building contracts. In addition, an independent verification consultant will also be employed by the Council, at the Development Partner's expense, which will assist the Council to challenge and verify costs.
- 6.82 It is also the case that value for money will be achieved through the £10m of investment in socio-economic programmes that Lendlease will deliver over the lifetime of the Scheme, which will be captured and monitored through the DA. This key investment is likely to have a positive impact across many Council budgets due to the rise in increase economic activity, the jobs, employment and training opportunities, the funded community facilities and the health and wellbeing initiatives.

Ensuring Design Quality

- 6.83 The quality of the design through the lifetime of the Scheme has been a key priority for the Council. As such the DA includes specific mechanisms to ensure design quality. This includes the development of a Design Code, following signing of the DA. The Design Code will be agreed by the Steering Group and it will encapsulate the key principles of the Scheme to ensure that it retains quality throughout any future challenges which might arise over the duration of the scheme development. As mentioned in Para 6.59 above, the DA also ensures that the Council acting in its capacity as a landowner will be

involved in the development of each planning application and will approve the application before it is submitted to the Planning Authority.

- 6.84 The DA ensures that the Development Partner must retain their original bidder design team, until at least to the end of Phase 1, with any changes thereafter, requiring the approval of the Council.

CPOIA structure

- 6.85 Whilst it is called a CPO Indemnity Agreement, the Council will only seek to utilise its CPO powers as a last resort. The CPOIA sets out the roles and responsibilities of both parties in securing all of the land within the High Road West regeneration area for development. It also sets out who will cover land assembly costs, and how and when the Council will be repaid these costs. In addition, the document ensures that the assurances given to Love Lane residents regarding re-housing, and assurances given to businesses within the High Road West Business Charter, are adhered to.

Responsibilities for and costs of land assembly

- 6.86 Under the CPOIA the Council will acquire all the land required within the regeneration area. However, the Council will only be responsible for negotiating to acquire the land interests within the Love Lane Estate. The Development Partner will be responsible for negotiating to acquire all interests outside of the Love Lane Estate. All parties will be required to utilise the property cost estimate as a basis for making offers on property/land interests. The property cost estimate will set out the market value and compensation in line with the CPO code.
- 6.87 Whilst the Council will initially pay for all of the land interests acquired and the costs of the land assembly process (using the Housing Zone funding mentioned in Para 6.18 above), it will be reimbursed for 100% of these costs, on a phased basis over the duration of the High Road West Regeneration Scheme.
- 6.88 The indemnity for the land assembly costs will usually kick in prior to the Council incurring the costs. Repayments to the Council are though, as noted above, generally phased in accordance with the development phasing, with payments on grant of the Phase lease and afterwards. The Council will manage the cash flow implications of this by concentrating on acquisitions relating to forthcoming Phases where possible, seeking to acquire interests by way of options and through the use of a property cost estimate agreed with the Development Partner.
- 6.89 The CPOIA provides for a Land Assembly Working Group which is a forum for discussing the assembly of the land required for the Scheme between the Council and the Development Partner. It is not a decision-making body.
- 6.90 The Development Partner's obligations in the CPOIA are guaranteed by a parent company.

Use of statutory powers including CPO

- 6.91 In the event that it is not possible to acquire all interests in the relevant Phase by agreement, the Development Partner has the ability (subject to progress on certain Phase conditions under the DA) to ask the Council to consider using its powers of compulsory acquisition. The Council will consider whether to do so at the appropriate time, taking into account all the relevant statutory and policy tests including ensuring that the CPO is the last resort. If a CPO is confirmed, the CPOIA sets out the circumstances in which it may or must be implemented so as to achieve vacant possession.

Termination

- 6.92 The CPOIA can be terminated in the event that the DA is terminated, if the Development Partner becomes insolvent, or if there is a material breach of the CPOIA. In the event of termination, the obligations of the CPOIA fall away. However, where the Council has acquired land, thus paid the market value and compensation for the land, and not yet transferred land to the developer, the Council will retain the land (and will be able to sell it in the future to recover the market value element of the cost) and will be reimbursed the disturbance compensation and transaction costs elements from the Development Partner.

Overall commercial structure

- 6.93 There are several elements that come together to form the main pillar of the commercial deal with Lendlease. The principal elements include:
- A guaranteed minimum fixed payment for phase 1 (subject to abnormals)
 - A residual land value payment for each subsequent phase of development, calculated prior to each phase transfer
 - 100% indemnity to cover the Council's land assembly costs
 - Fixed developer profit rates throughout the course of development
 - 100% of finance risk carried by Lendlease
 - 50% share for the Council in any in-phase revenue overage (private sale and private rent disposals), subject to upward only in-phase build cost indices review
 - Delivery of new council facilities (incl. library learning centre and Decentralised Energy Network energy centre shell and core) at zero capital cost to the Council
- 6.94 Further details on the commercial deal are set out in the exempt part of this report.

Best consideration

- 6.95 Section 123 of the Local Government Act 1972 and Section 233 Town and Country Planning Act 1990 provides that local authorities may dispose of land as they see fit and that they must seek the best consideration reasonably obtainable ("best consideration").

6.96 The letter from the Council's commercial advisors GVA, included as part of Appendix 12 in the exempt part of this report, sets out GVA's assessment of the Council's commercial position in the commercial deal. This is partly to confirm that the Council is receiving best consideration for its assets under section 123 and Section 233.

6.97 The central conclusions within the letter are:

- The decision to appoint Lendlease was made following a thorough and detailed marketing process via Competitive Dialogue, which enabled the Council to drive the strongest possible commercial deal for itself.
- That the commercial terms agreed with Lendlease for the formation of a development partnership to deliver the regeneration of the High Road West area represent the best consideration reasonably obtainable as per s123 Local Government Act 1972 and s233 Town and Country Planning Act 1990.
- That the market value of the Council's interest if offered on the open market unfettered would be less than what Lendlease are offering (assuming a Day 1 Land Payment). It should be noted that given the presence of third party interests such a sale might be difficult to secure.

Ownership and Management of the replacement homes

6.98 As set out in the December 2014 Cabinet report, it has been the Council's ambition to own the replacement social housing and shared equity housing delivered as part of the High Road West Scheme. As also set out in the Cabinet report the Council could not make a firm commitment to this until more detail on the funding of the Scheme was known and until options on ownership and management had been further explored.

6.99 During the procurement process the Council has robustly explored with bidders the following options:

- the Council owning and managing the replacement homes; and
- a Registered Provider owning and managing the replacement homes.

6.100 The Council has also undertaken another statutory consultation pursuant to section 105 of the Housing Act 1985 with secure council tenants living on the Love Lane Estate to seek their views on the ownership and management of the replacement homes and at the same time undertook a consultation with resident leaseholders on the principles of the shared equity offer and their views on the ownership and management. Further detail on the consultation and the procurement process is detailed below.

6.101 The purpose of the consultation was to use the feedback to inform the ongoing dialogue with the three bidders involved in the procurement process to select a development partner and to help the Council's Cabinet make a decision on

the ownership of the 191 replacement homes. A detailed feedback report can be found at Appendix 6.

6.102 The consultation took place between 27th March 2017 ended on the 5th May 2017. The Council received the following responses:

- From secure council tenants there was a 51% response rate. 44 forms were received in total (2 online) from a total of 86 secure council tenants.
- From resident leaseholders there was a 36% response rate. 9 feedback forms (2 online) and one email response from a total of 28 resident leaseholders.

Feedback Summary

6.103 The feedback from secure council tenants demonstrated which statutory rights, tenancy terms and services are most important to them. As detailed in the table above this has included protecting rent levels, having secure parking and having CCTV.

6.104 The feedback from resident leaseholders has shown that they agree and or strongly agree with the principles the Council has developed for the shared equity homes and has shown that efficient and quality cleaning and refuse is the most important service to them.

6.105 The feedback was fed to the three bidders by the Resident Procurement Panel. The feedback will also be utilised to further develop the preferred bidder's proposals and the planned future engagement on services and future consultation on the detailed leasehold offer.

6.106 There is clear feedback from both secure council tenants and resident leaseholders that they would prefer the council to own the replacement housing built as part of the High Road West Regeneration Scheme.

Making a decision on ownership

6.107 Notwithstanding the results of the consultation which clearly favour council retaining ownership of the replacement homes, in making a decision the council needs to consider the bespoke nature of this particular estate renewal scheme as well as several other factors:

- The financial impact on the viability of the Scheme
- The financial impact on the Council's Housing Revenue Account and General Fund and availability of funding
- Alignment with the Council's housing strategy/objectives
- Meeting assurances given in regard to tenancy terms and statutory rights
- Resident statutory and non-statutory consultation

The financial impact on the viability of the Scheme

6.108 To help officers consider the financial impact of the two housing and management options on the viability of the Scheme, Bidders submitted two versions of a completed ISFT Financial Template. One of the templates assumed that the replacement housing is acquired by the bidders' RP partner (Option 1) and the other assumed that the Council buy back the replacement housing (Option 2). In the latter version of the Financial Template Bidders were told to assume the following values (paid 100% on practical completion of the units in question):

- £64,200 for social (target) rented properties; and
- £190,400 for shared equity properties.

6.109 The returned financial templates have shown that Option 1 provides a higher revenue contribution to the Scheme than Option 2. However, Option 2 still produces a viable and deliverable scheme and a healthy residual land value to the Council.

The financial impact on the Council's Housing Revenue Account

6.110 To help the Council to understand the implications of Option 1 and Option 2 on the Council's HRA, a specialist HRA consultant was engaged. The consultant noted that in both Option 1 and 2 there would be an impact on the HRA as there would be a net loss of rental income (due to the demolition of the existing properties) but that there will be savings in management, maintenance and depreciation costs as well as a reduction in repairs liabilities.

6.111 Apart from the above, Option 1 has no significant financial impact on the Council's HRA as there is no capital or borrowing required to acquire the new homes.

6.112 Option 2 however, has considerably more impact. The consultant reviewed and considered the capital and revenue implications of the Council acquiring the replacement homes and concluded:

- In principle, the borrowing costs can be met from the additional revenue but it will be important to develop a clear process for incorporating new stock into the current HfH fee and associated budgets.
- There will also be an initial capital cost associated with the acquisition of the shared equity stock of around £8.8m but it is assumed, that this will be met in due course from the subsequent sale to current / former leaseholders. Any additional value over and above the current valuations will be of potential benefit to the Council.

6.113 It also the case that the preferred bidder's financial proposal generates a healthy residual land value for the Council. As the HRA holds c. 30% of the land within the High Road West Scheme, it is anticipated that it will receive

30% of the residual land value generated. This can be utilised to pay down/off any initial borrowing incurred when acquiring the properties.

Alignment with the Council's housing strategy/objectives

- 6.114 The Council's housing strategy seeks to drive up the quality of housing for all residents. This includes both improving the quality and management of homes owned by the Council and by Housing Associations.
- 6.115 Under Options 1 and 2 the Council would agree the specification of the new homes and would therefore be seeking to drive up the physical quality and performance of the homes.
- 6.116 The Council would not have as much control over the management and maintenance of the homes in Option 1 as it would do in Option 2. However, a management and maintenance agreement could be agreed between the Council and the preferred bidder's RP partner, which would control both the level of performance of the management and maintenance of the properties, as well as the ongoing costs to residents.

Approach to tenancy terms and statutory rights and resident leaseholders

- 6.117 To facilitate the consideration of Options 1 and 2 on the approach to tenancy terms and statutory rights, during the procurement process bidders' RP partners were asked to confirm their approach to the Council's tenancy terms and to tenant's statutory rights. Further, as part of the Final Tender submission bidders were requested to set out their proposals to tenants and leaseholders in both options.
- 6.118 This has demonstrated that in Option 1, the existing tenancy terms and statutory rights would be protected and that the leaseholder offer would go further than the offer currently set out within the draft ERRP (including the addition of an equity share offer for properties off the new estate).
- 6.119 Option 2 would require no change in the tenancy terms and statutory rights of existing secure council tenants. The detailed leaseholder offer under this option, is still to be developed and will only be agreed following further consultation with resident leaseholders on the Love Lane Estate and following Cabinet approval of the ERRP, which will set out a minimum offer.
- 6.120 It is worth noting that in both options, as secure tenants would retain their Right to Buy, there is a risk that social housing will be lost.

Resident statutory and non-statutory consultation

- 6.121 Officers have considered the feedback of the s105 consultation undertaken with secure council tenants living on the Love Lane Estate and the feedback received from the consultation with resident leaseholders living on the Love Lane Estate on the ownership and management of the replacement homes,

which is summarised in paragraphs 6.103- 6.106 above and is detailed in Appendix 6.

- 6.122 The feedback from both secure council tenants and resident leaseholders is a clear preference for the Council to own the replacement housing.

Conclusion

- 6.123 After giving due consideration to all of the issues detailed above and having tested financial options through the procurement process, officers have found that:

- A financially viable scheme can still be delivered were the Council to exercise its option to acquire;
- Financial capacity exists within the HRA to acquire the 191 properties based on independent modelling of the HRA;
- The option to acquire fits with the Council's strategy to maximise affordable rented housing under the control of the local authority;
- Acquisition assists with meeting the guarantees made to existing tenants and there is a clear preference from the tenants themselves to retain the same landlord (the Council).

- 6.124 As a result, this report recommends that the council does go ahead and acquire the 191 replacement homes.

Risk

- 6.125 As set out in the business case considered by Cabinet in December 2015, including an assessment of the balance between control and risk (particularly the financial risk posed by this particular scheme) it was agreed that the Scheme was best delivered through a contractual Development Agreement. This method gave the Council the required level of control and responsibility. This includes control of key aspects of the development and the opportunity to share in any future additional value created through uplift in the land value from obtaining planning permission and overage arrangements but exposed the Council to the least amount of development and financial risk and the lowest ongoing revenue costs. It is accepted that in order to deliver the Scheme and its benefits the Council remains exposed to some risks. These risks are set out in Appendix 13 and can be considered in three categories:

- Procurement/JR challenge risk- There are risks associated with challenges to the Council and procurement processes.
- Delivery risks- There are some delivery risks such as the Council not securing SOS consent to dispose of housing land, the Council not securing vacant possession of land within a phase and the Council not procuring an operator for the DEN within the required timescales.

- Financial risks - There are some financial risks associated with the Scheme. For example, the Council is cash flowing the site assembly and acquisitions of third party interests utilising the Housing Zone funding and there is a risk that the Council may not recover all its costs within a phase, if the phase does not progress and in a termination scenario. There is a risk that changes to market conditions such as increased construction costs, could affect the anticipated land premiums for phases that follow phase 1.

6.126 The approach to risk management can be summarised as follows:

- The Council maintain a Council High Road West risk register, owned by the Tottenham Regeneration Programme. This is a tool which allows the Tottenham Regeneration Programme gain assurance on, and where necessary, actively manage risks.
- The Steering Group will also maintain a High Road West risk register which will monitor all risks associated with the delivery of the project.

Next Steps

Finalise Preferred Bidder Stage

6.126 The next stage of the procurement process is the Preferred Bidder stage to finalise the legal documentation with the preferred bidder in preparation for financial close. The principal activities within this stage will include the finalisation of the contract documents, the completion of the due diligence activities, such as deducing title for all of the land. A key activity within this stage will also be agreeing the transaction for the acquisition of the replacement homes. The key areas for refinement are set out in the exempt part of this report.

6.127 This report seeks Delegated Authority to the S151 Officer and the Director of Regeneration, after consultation with the Cabinet Member for Housing, Regeneration and Planning, to approve the legal documentation following the Preferred Bidder Stage.

6.128 If the Officers mentioned above cannot not agree the Development Agreement and all ancillary documents required to be agreed at the preferred bidder Stage with the preferred bidder, a further report will be brought back to Cabinet to seek permission to enter into the Preferred Bidder Stage with the reserved bidder.

Finalise strategies

6.129 Once the DA has been entered into the Council and Lendlease will work to finalise the strategies referred to in paragraph 6.58 above. These strategies will be fundamental to the delivery of the Scheme, providing direction and a tool to which the delivery can be monitored.

Design Code, planning applications and ensuring design quality

- 6.130 An early task following entering into the DA will be to develop the Design Code for the Scheme. The Design Code will be agreed by the Steering Group and will be an important tool for securing consistent high quality design throughout the Scheme.
- 6.131 The Council will also, in line with the DA, work with the preferred bidder to influence and then subsequently approve the hybrid planning application for the whole site and the detailed planning application for Phase 1.

Consultation and engagement with the community

- 6.132 The Council and Lendlease will implement the community engagement strategy which will build on, and further develop, the successful engagement that has happened to date. This will include refurbishing the Grange and transforming it into an Interactive Digital Tech Hub (IDT Hub), whilst retaining the existing services offered from the building. The IDT Hub will enable local people to engage with the regeneration project by offering them the opportunity to gain education and skills in the design and planning processes through a series of courses and qualifications delivered in partnership with a suitable learning provider.
- 6.133 Virtual reality, design software and game consoles, will offer the community the opportunity to interact with the scheme in a digital capacity, as well as access to the computerised BIM system we use to design our 'virtual' developments. This will motivate, inspire and support people by empowering them to help co-design HRW and raise their interest in digital working.

Consultation and engagement with Love Lane residents

- 6.134 Following the selection of a preferred bidder, the Council will continue to lead all consultation and engagement with Love Lane residents. The next step in engagement will be to issue a newsletter to Love Lane residents updating them on the procurement process and selection of a preferred bidder and inviting them to drop-in events where they can talk to residents about the Scheme's next steps.
- 6.135 The next 6 -9 months will see engagement focused on the phasing plan and the finer details of the replacement homes, such as the level of service and service charge for the properties and the kitchen, bathroom and colour choices which will be available to residents. The Council will also be undertaking a consultation with resident leaseholders on the Love Lane Estate on the detailed leaseholder offer.
- 6.136 Residents will be extensively engaged in the development of the planning application for the site, so they continue to have a sense of ownership in the Scheme.

Supporting local businesses

- 6.137 Lendlease have set out a robust proposal for supporting existing businesses. This includes providing 130,000ft² of commercial, retail and leisure space and providing significant opportunities to retain and relocate existing businesses within the Scheme, such as a new Maker's Yard concept which will support businesses from the existing industrial estates and foster a creative energy and entrepreneurial spirit. As a next step the Council and Lendlease will engage affected businesses to gain an understanding of their relocation requirements and engage them in the design proposals for the Scheme.
- 6.138 Lendlease will also initiate their High Road Revitalisation Programme, which will ensure businesses on the High Road benefit from specialist advice to improve their operations. This includes:
- Help with business support and grants to improve shop fronts, layouts and merchandising
 - A high street design guide to set out the principles of retail regeneration
 - Helping to improve the online presence of businesses so that they begin to have wider visibility, a less local source of sales, and draw in visitors from outside the area
 - Helping businesses to understand the essential marketing tools of social media, e.g. peer reviews and getting the attention of online influencers

Securing resources

- 6.139 To implement the DA and CPOIA the Council will need to ensure that it has the necessary resources and specialist advisors in place. This will include the following:
- Design support
 - Specialist valuation and property support
 - Specialist legal advice to support land assembly
 - Commercial support to interrogate the financial model
 - Cost consultant support to benchmark construction costs
- 6.140 Some of the resources will be paid for either directly by Lendlease or through the CPOIA, others such as design support will need to be paid for by the Council.
- 6.141 On signing the DA the Council will receive a £250k deposit from Lendlease. It is recommended that the deposit is used to secure and cash flow the required resources to deliver the Scheme.

7. Contribution to strategic outcomes

- 7.1 As set out in section 4 above, the delivery of the High Road West Scheme will support the Council in delivering all of its Corporate Priorities, as well as

supporting the progression of objectives in the London Plan to support regional growth in north London.

7.2 The regeneration at High Road West will help to enhance the area in relation to each of the Council's five priorities: -

- (i) Enable every child and young person to have the best start in life, with high quality education
- (ii) Enable all adults to live healthy, long and fulfilling lives
- (iii) A clean, well maintained and safe borough where people are proud to live and work
- (iv) Drive growth and employment from which everyone can benefit
- (v) Create homes and communities where people choose to live and are able to thrive

7.3 This is developed further through the themes and specific actions highlighted in the Tottenham Strategic Regeneration Framework, which describes as one of its actions, to "Deliver the High Road West regeneration scheme – creating a new residential neighbourhood, major leisure destination and hundreds of new jobs". The adopted Tottenham Area Action Plan DPD, identifies High Road West as "Masterplanned, comprehensive development creating a new residential neighbourhood and a new leisure destination for London. The residential led mixed-use development will include a new high quality public square and an expanded local shopping centre, as well as an uplift in the amount and quality of open space and improved community infrastructure", providing indicative quantum of development which has informed the bidders' proposals.

7.4 With the delivery of over 2,500 new homes the Scheme will in particular, be instrumental in taking forward the first objective of Priority 5, but the effect of an integrated masterplan and proposals ensure that the positive impact of this extends far beyond this into the other Corporate Priorities. The Council's requirements for bidders has focussed on ensuring that proposals provided an integrated response to the masterplan, which ensured that the design of the site provided inherent improvements to issues such as health, education and personal safety. Working in partnership with colleagues from the Council's Public Health Team, Economic and Employment Team and Highways / Sustainable Transport Teams the Council has ensured that proposals have complied with the principles of standards such as the Town and Country Planning document "Planning Healthy Weight Environments", promoted inclusive design and healthy streets principles, recognised the opportunities provided through the masterplan in promoting active travel and community activities which promote community cohesion, education and training and health benefits.

7.5 As well as this, the Council has recognised the need to support economic growth through its Economic Development and Growth Strategy. The major new leisure and commercial quarter located around Moselle Square and the new work spaces being created as part of the Scheme, will deliver an increase

in employment in the area and attract significant visitor spend ensuring that the Council meets the objectives of Priority 4.

- 7.6 The Scheme will provide ‘high street’ and business employment spaces for new and existing businesses, aimed at both reinforcing the north Tottenham Local Centre as well as providing vital local employment. The High Road West scheme will manage delivery of space within the site to optimise the potential for growth related to the scheme, while supporting local people to access education, training and employment opportunities through funded and dedicated schemes, matching local requirements.
- 7.7 This growth in the local economy will harness the opportunities provided by the new stadium, while recognising the needs of the Conservation Area and needs of the centre as a Local Centre for convenience goods and as a place for local community congregation. Based on the infrastructure of a strong masterplan and governance structure, investment into socio-economic benefits and town centre / business development will make sustainable and significant enhancements to the area.
- 7.8 The Scheme will build for sustainability, helping achieve the Council’s 40:20 goal and will be the home to the Council’s first District Energy Centre which will provide affordable energy to residents across north Tottenham.
- 7.9 In addition to the thousands of new homes and commercial space mentioned above the Scheme will see much needed investment in community infrastructure for local residents including a new Library and Learning Centre, a new public park and civic square and a new community theatre. Alongside this, funding will be made available to invest in skills support and training for local residents and there will be a construction framework that will deliver a range of benefits including a contractual obligation to pay the London Living Wage; jobs for local people; training and apprenticeships; and investment both in terms of money and time to engage with our local communities.
- 7.10 The Scheme will work towards an agreed set of socio-economic outcomes, grouped under the four impact themes below:
 - (i) **Create better prospects** -This theme focuses on the connectivity between education and employment. It explores how to capture opportunities from the physical development and businesses to:
 - Motivate, inspire and support people with their learning and development
 - Provide opportunities to progress to higher education and into employment
 - Address key barriers to finding and sustaining employment
 - (ii) **Enable healthy and safe lives** - This theme looks at improving community safety and creating opportunities and supporting people to make choices that

improve their health and wellbeing. It explores how to capture opportunities from the physical development and how to enhance services to:

- Embed health and community safety within regeneration plans and service delivery
- Empower people to improve their own health and wellbeing, enabling people and families to participate in sport, leisure and physical activities
- Develop community-led solutions that address obesity, mental health and community safety issues and manage demand on services by focusing on prevention

(iii) **Build community capacity-** This theme underpins strands 1 and 2 by looking at ways to enable people to engage with and support the regeneration programme and to shape and access services that will improve their education, health, employment and community safety. It explores how to capture opportunities from the physical development and how to enhance services to:

- Develop local ownership and civic pride by enabling people to shape the planning, design and operations of spaces and community facilities
- Enable local people to identify the needs of their community and to work with them to co-design and co-produce services
- Connect people and organisations to a range of opportunities that support individual or organisational development and growth

7.11 The Scheme will significantly contribute to these outcomes through the delivery of its Tottenham People Priority Strategy which puts these outcomes at the heart of delivery of all aspects of the Scheme. This includes the design and construction of new homes, neighbourhood and public spaces and new community facilities. The types of uses and commercial and creative operators who will be allowed to occupy space in the Scheme and through targeted funding and interventions which will, for example, provide local residents (including young people and those furthest from the employment market) with additional support, in order to be able to take advantage of the new opportunities on offer.

7.12 The delivery of these outcomes will ensure that the Council Priorities 1-3 are supported through the delivery of the Scheme.

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

Finance

8.1 This report asks Cabinet to approve the selection of the preferred and reserve bidders, to approve the next stage of work to refine and clarify the preferred bidder's proposal and to agree the disposal of the Council's land within the High Road West Regeneration Area.

Housing Zone Funding

- 8.2 The Housing Zone funding was secured in the form of an Overarching Borough Agreement, which was agreed by Cabinet in September 2017. The Housing Zone funding has been critical in supporting the viability of the Scheme and allows the Council to cash flow the significant costs associated with land assembly. The Housing Zone Funding package of £62m is made up of the following:
- Affordable Housing Grant which will ultimately be paid to the developer to ensure Affordable Housing is delivered on the site.
 - Housing Zone Grant to support the Council's acquisition and related borrowing costs
 - Mayoral Regeneration Funding which is existing monies for the delivery of Energy and Transport infrastructure.
- 8.3 The Council has also been offered the opportunity to join the Group Investment Syndicate. This would allow the Council to borrow monies at a beneficial rate of interest to support cash flow at a low rate of interest.

Evaluating the Final Tenders

- 8.4 As part of the procurement process, the three bidders were asked to provide:
- A fixed land offer for Phase 1
 - A land offer for the rest of the development site
 - Fixed required returns
 - Justification and evidence to support the cost and revenue assumptions, and;
 - proposed percentage of Gross Development Revenue (GDR) overage committed to sharing with the Council.

Land Offers

- 8.5 In undertaking evaluation of the bids it is important to note that the fixed land offer for phase 1 is subject to abnormals and that the land offer for the rest of the development site is based on forecasts and projections. The projections represent the best estimate at a point in time of what could be received and are not a fixed figure. The actual Land Premium the Council will receive will be determined on a phase basis and will be determined after the post planning viability assessment has been calculated.

Variables to be considered

- 8.6 The Land Premiums received on the transfer of land at each phase will be dependent on variables such as construction costs and house prices in the future which cannot be known at this point, along with other factors such as the final level of external grant received for areas like affordable housing, where bidders were asked to model on the basis of assumptions given to them by the Council, £16.2m (this figure is a minimum grant figure agreed within the Housing Zone bid), to ensure comparability of bids. In practice the actual level

of grant available over the lifetime of the Scheme will vary as Government policy and funding changes, indeed the level of affordable housing grant available per property is now higher than when the Housing Zone funding was agreed, so more funding could be made available.

8.7 It is also important to note, that the existing financial projections are based on the scheme designs and masterplans that bidders have submitted. These plans will inevitably undergo change as design, planning and the phases move through the development.

8.8 Examples of such variables would include:

- The profit level that the partner would expect from each discreet type of asset i.e. market sale, private rented sale and the affordable homes across the development or phase of development. This profit would help determine the residual land value to the Council and would influence the viability of individual phases and hence the pace of development.
- Each Phase will be independently valued at points using a residual value approach. Firstly, at the point at which initial planning is submitted for the phase i.e. a pre-planning viability test and second post planning viability test at the point of lease drawdown on the phase once all conditions precedent has been met. Between these times the value of the phase may have changed due to the activity of the Development Project, contracts being let and movements in market value.
- Funding offer and related interest rate risk as the project will last for the best part of 10 years, so any changes in funding cost i.e. LIBOR can affect the land offer from the developer.

8.9 By assessing these and other similar variables, the Council and its advisors were able to make a judgement of which bids were the most robust.

Fixed financial elements

8.10 In addition to reviewing the projected returns from the bidders the financial analysis also focused on the fixed elements of the bids from the prospective development partners, as these would be prime determinants of what final land offer would actually be received. This includes the required returns they are seeking to take from the development.

Funding strategy

8.11 The bidders were also requested to submit a funding strategy, so that there was transparency relating to the costs of financing which would inevitably be required on a scheme of this size. As set out in the exempt report, the preferred bidders funding strategy risk significantly de-risks the project from a Council position and makes the delivery of the phases and overall development more robust and at the same time removes a significant cost risk to the Council.

Land assembly costs

- 8.12 In order to enable the Scheme to be delivered the Council will need to provide vacant possession of the land in each phase before it is transferred to the preferred bidder.
- 8.13 The costs of assembling the land and securing vacant possession of the site are considerable. This cost is part of the reason the Scheme had viability challenges and why Housing Zone funding was secured to overcome these challenges and why in June 2016, a maximum budget of £98m for the necessary acquisitions was recommended by Cabinet for Council approval.
- 8.14 In addition to costs associated with purchasing all property interests and undertaking any future CPO processes, the Council will need to cash flow the other costs associated with securing vacant possession, this includes the costs of holding, securing, managing and marketing and letting (temporarily) land interests. The Council will be able to draw on its agreement with the GLA to cashflow these costs. These costs will be fully indemnified and paid by the preferred bidder.
- 8.15 As part of the procurement process bidders were asked to use figures provided by the Council to estimate the likely costs of providing vacant possession based on their specific masterplans and the amount of land they were including within their Scheme, along with predicted timescales of when the Scheme expected to draw the land down. The procurement process also sought to determine the level of reimbursement the bidders would provide the Council for these costs and the timescales for reimbursement.
- 8.16 The preferred bidder has agreed to reimburse the Council 100% of the costs of securing vacant possession. This means that whilst the Council will cash flow the vacant possession costs, 100% of the costs (even if the cost exceed the estimated costs) will be reimbursed to the Council by the preferred bidder.
- 8.17 It is expected that these estimates will be further refined at preferred bidder stage and thus the Capital Strategy should be updated at the point the HRW is established.

Accounting Treatment

- 8.18 The Council's land holdings that transfer to the preferred bidder are held in both the Housing Revenue Account i.e. Love Lane Estate and the General Fund i.e., all third party land interests acquired for planning purposes to support the delivery of the Scheme. In allocating income received from the Scheme between the General Fund and Housing Revenue Account, the Council will need to ensure it follows the appropriate Accounting regulations which will ensure both the General Fund and Housing Revenue Account are appropriately compensated for the loss of these assets.

Socio- economic financial contributions

- 8.19 The Council is also likely to benefit financially due to the socio-economic activities of the Scheme. The interventions proposed by the preferred bidder are dealt with elsewhere in this report, but can be expected to have a beneficial impact across many Council budgets and Corporate Plan objectives due to increases in economic activity, improvements in Education and Health services and wider economic growth benefits.

Tax

- 8.20 Grant Thornton, acting as our tax advisors, have reviewed the HRW documentation. Their advice goes on to suggest that there may be areas of complexity around the payment of Stamp Duty Land Tax (SDLT) on future transactions which will need to be identified for each phase with decisions about treatment at each stage.
- 8.21 This will be especially so with the land acquisition costs and the link to making a CPO. The need and timing of the CPO claim for relief is key to minimising any SDLT for the Council on initial acquisition. Whilst noting that the Council is fully indemnified by the Developer for these costs, but what will be focused on is to ensure that there is no double cost of SDLT i.e. once when the Council acquires and once when the Developer is transferred the land/asset from the Council. As any inefficiency in this process basically reduced any land value to the Council. Hence the need to focus on the CPO relief claim and treatment at each stage.
- 8.22 In terms of VAT, implications for the Council relate to the land transactions and the potential impact on the Council's VAT partial exemption (PE) threshold. It will be very important in future to ensure that the VAT implications on HRW transactions are captured and fed into the work on the PE threshold.
- 8.23 For the Library and Learning Centre the Council shall retain the land interest over the new centre, such that the Developer would only obtain a short building lease over this part of the site. As such this should not represent an acquisition by the Council and no SDLT would be charged. It is also felt that the Developer would prefer this to allow them to claim SDLT relief for the value of the construction works.
- 8.24 For the DEN project there are a number of tax matters that will again require more detailed review as the DEN project progresses, especially as a Company owned by the Council. The key issues being granting of a lease in order to lease the Energy Centre Shell back from the Developer who will have a long lease over the site, excluding the Library and Learning Centre, and this would be expected to be at no premium and for a peppercorn rent.

- 8.25 A further piece of tax review work will be procured from GT for the financial close process to set out and clarify for both Council and the HRW Developer's proposals the latest position on the issues above.

The HRA- Love Lane Estate and ownership and management of the replacement homes

- 8.26 There are financial implications for the HRA arising from the disposal of vacant dwellings to the Development Partner and the potential impact of buying the replacement dwellings. The calculations below are based on a number of assumptions as at the time of this Cabinet report, but shall require a fuller accounting review and final calculation based on actual data at the time of transfer.
- 8.27 The financial impact of disposal of 212 vacant dwellings is a net cost of £291k per annum as summarised in the table below:

	£000
Loss of rent	948
Less: saving in HFH management fee	(102)
Less: saving in Revenue Repairs Budget	(306)
Less: saving in Depreciation	(249)
Net impact cost	291

- 8.28 The net cost of £291k can be further mitigated by a reduction in capital financing costs, revenue contributions to capital and additional savings.
- 8.29 The financial impact of buying back 145 social rented dwellings is a net annual income of £372k, please see below.
- 8.30 The capital cost of acquiring these units is estimated at £9.3m.

	£000
Rental income	648
Less: saving in HFH management fee	(70)
Less: saving in Revenue Repairs Budget	(36)
Less: saving in Depreciation	(170)
Net impact income	372

The financial impact of buying 46 Shared Equity Properties

- 8.31 In addition to the social rented stock the Council is also considering the acquisition of 46 shared equity dwellings. The development bids considered a provision of £190,400 per dwelling. It is therefore expected to be a maximum of £6.4m assuming the properties are bought with a minimum of 25% shared equity and a minimum of £2.1m if 75% equity share is applied.

- 8.32 For simplicity, capital financing costs have been excluded from the above three calculations as the Scheme will be funded from a mixture of reserves and borrowing.

Land receipt to the HRA

- 8.33 The HRA will receive a capital receipt for the Love Lane Estate, which is c. 30% of the land within the High Road West Scheme. It is anticipated that the HRA will receive 30% of the total residual land value generated for the Scheme. Noting that the guaranteed land value for Phase 1 primarily relates to HRA assets. The preferred bidders anticipated land value to the Council is set out in the exempt part of this report. Whilst the total residual land value may change over time, any receipt can be offset against the balance sheet value of the HRA assets and/or utilised to pay down/off any initial borrowing incurred when acquiring the properties.
- 8.34 In summary, the HRA will be able to fund these acquisitions using a combination of HRA reserves and borrowing where necessary. The HRA will receive a land receipt. Noting that the cost of acquiring a further 145 units is estimated at £9.3m. The cost of acquiring 45 shared equity properties based on a very conservative value for each property of £190,400 could be in the between £2.1m- £6.4m, but more detailed and accurate calculations will be required at the time of transfer. A value of c.£250,000, which could be nearer the market value with 75% equity would fully repay the cost of acquiring these properties.

Ongoing revenue costs

- 8.35 To ensure the successful implementation of the Scheme, it will need to have the necessary financial and staff resource in place.

Procurement

- 8.36 Strategic Procurement (SP) were fully engaged by the Project Lead throughout the procurement process which culminated in the submission of the final tender responses from the 3 bidders that remained in the competition.
- 8.37 SP did not participate at any stage in the dialogue on the proposed final solutions with the 3 bidders but was kept informed of progress by the Project Lead.
- 8.38 SP acted as moderator for the assessment of the final tender responses and is satisfied that the advertised award criteria was applied to select the tender that is the most economically advantageous.

Legal

- 8.39 The Assistant Director of Corporate Governance has been consulted in the preparation of this report and comments are detailed below.

- 8.40 On 15 December 2015 Cabinet agreed to the commencement of a Competitive Dialogue Procedure in accordance with the Public Contracts Regulations 2015 and the Assistant Director of Corporate Governance has been consulted throughout the procurement process and during dialogue and the lead legal officer was also on the Evaluation Panel.
- 8.41 The report seeks authority from members to select the preferred bidder and proceed to the PB stage as outlined in section 6 of this report under 'Next steps'. Members should note the matters referred to in that part of the report, and that the legal documentation (i.e. the DA and the CPOIA) will be finalised at the PB Stage provided that this does not materially modify the essential aspects of the tender or the procurement and does not risk distorting competition or causing discrimination.
- 8.42 The Council will be entering into a DA which is a conditional sale agreement with development obligations. The Council will therefore be contracting to dispose of its properties within the High Road West Regeneration area once the conditions precedents mentioned in this report have been complied with. The properties set out in Section 1 of Appendix 5 of the report are held by the Council in the Housing Revenue Account. 65 of these properties are occupied by secure tenants. The Council must rehouse these tenants and the Development Agreement ensures that they will be rehoused within a phase.
- 8.43 The Council has the authority under Section 32 of the Housing Act 1985 to dispose of the properties held in the Housing Revenue Account in any manner it wishes but must first obtain the consent of the secretary of state. However an application to the Secretary of State in respect of a disposal under Section 32 (and or Section 43 of the Housing Act 1985) must be referred to full Council for approval first. In addition, prior to making any decision to dispose the Council needed to carry out a statutory consultation in accordance with Section 105 of the Housing Act 1985. Under that section the Council must consult with the secure tenants affected on matters concerning the management, maintenance, improvement or demolition of dwelling-houses let by the authority under secure tenancies, or the provision of services or amenities in connection with such dwelling-houses. The Council has conducted the necessary statutory consultation and must now conscientiously take the results of the consultation into account in taking its decision regarding ownership and management of the replacement homes.
- 8.44 The Council also has authority to dispose of land held for planning purposes under section 233 of the Town and Country Planning Act 1990. The Council must obtain best consideration and may dispose of the land to such person, in such manner and subject to such conditions as appear to be expedient in order: (a) to secure the best use of that or other land and any buildings or works which have been, or are to be, erected, constructed or carried out on it (whether by the Council or by any other person), or (b) to secure the erection, construction or carrying out on it of any buildings or works appearing to them to be needed for the proper planning of the area of the authority. The Council

will be entering into a Development Agreement that would secure the redevelopment of the whole High Road West Area.

- 8.45 The Council also has the power under section 123 of the Local Government Act 1972 to dispose of land held under General Funds. The Council may dispose of land held by it in any manner it wishes but must obtain best consideration otherwise the consent of the secretary of state is required .
- 8.46 The report seeks authority to also acquire the replacement homes to be constructed on the High Road West Regeneration Area, the Council has authority under section 120 of the Local Government Act 1972 to acquire land by agreement for the purposes of any of its functions under the 1972 Act or any other enactment. The Council will be acquiring the replacement homes for housing purposes.

Equality

- 8.47 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 for those with “protected characteristics” and those without them
 - Foster good relations between those with “protected characteristics” and those without them.
- 8.48 The protected characteristics are: age, disability, gender reassignment pregnancy/maternity, race, religion/fait, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 8.49 EqlAs were undertaken for the Cabinet decisions related to the High Road West Regeneration Scheme made at the Cabinet meetings held on 16 December 2014 and 15 December 2015 The EqlA for this decision (Appendix 7) has built on these to inform Cabinet of the likely equality implications. It has highlighted a range of implications including the following:
- Housing (such as, rehousing residents and providing a significant increase in new homes to the area)
 - Employment and Businesses (such as relocation of some existing businesses and new jobs and employment opportunities)
 - Healthy and safer communities (such as creating new public spaces, parks, community buildings)
- 8.50 These will impact on all protected groups in some way, but in particular older people, younger people, women, BAME communities, disabled people and people of different faiths or religions.
- 8.51 Mitigating actions have been identified in the EqlA to minimise the negative impacts of this decision, where this has been possible. This will help achieve

wider socio-economic benefits for the local community, as well as meet the housing needs in Haringey, as identified in the Housing Strategy EqIA.

- 8.52 The selected preferred partner will work with residents to develop a Design Code to ensure that properties are designed to the highest possible standard.
- 8.53 In the selection of a preferred partner, the Council have undergone standard equality and diversity requirements in order to prevent any harassment, victimisation or discrimination based upon the protected characteristics. This includes the business support service.
- 8.54 The selection of the partner will include a new Library and Learning Centre which will have particular benefits for the local community in regards to education and job opportunities. Consideration will be needed to ensure it is fully accessible.

9. Use of Appendices

- 9.1 The table below details the appendices relevant to this report:

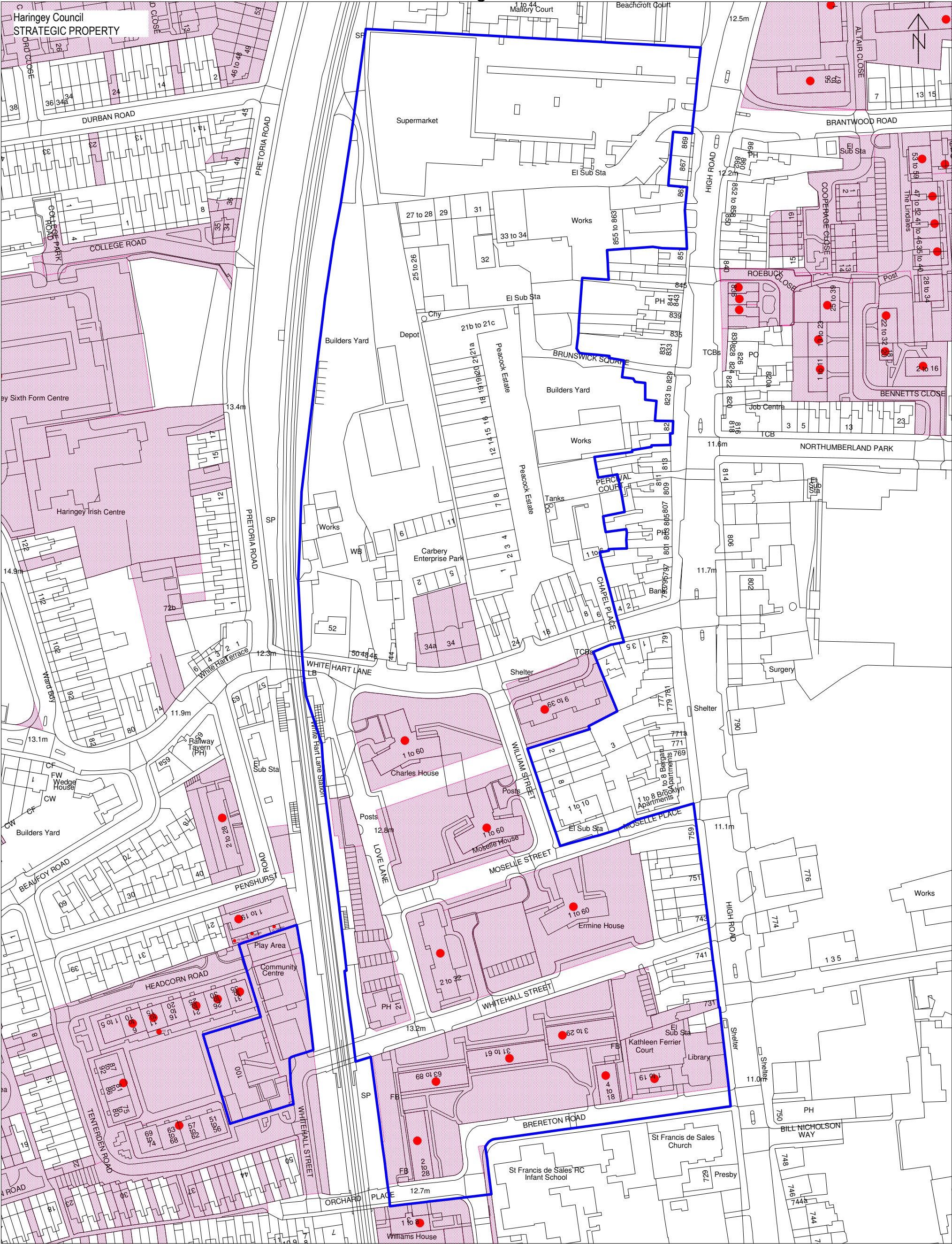
Appendix	Document
Appendix 1	High Road West Site Plan
Appendix 2	Draft Development Agreement- EXEMPT
Appendix 3	Draft CPOIA - EXEMPT
Appendix 4	Draft Lease- EXEMPT
Appendix 5	List of properties to be disposed
Appendix 6	High Road West ownership and management of replacement homes consultation feedback report
Appendix 7	Equalities Impact Assessment
Appendix 8	Grant Thornton independent procurement review letter
Appendix 9	High Road West Engagement Log
Appendix 10	Final Tender – EXEMPT
Appendix 11	Bidders' scores- EXEMPT
Appendix 12	GVA Best Consideration Letter - EXEMPT
Appendix 13	Risk Assessment

10. Local Government (Access to Information) Act 1985

10.1 Background Papers:

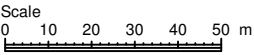
- 13th September 2016 Cabinet Report- Tottenham Housing Zone Phase 2- North Tottenham
- 15th December 2015 Cabinet Report- High Road West Regeneration Scheme Update and Next Steps
- 16th December 2014 Cabinet Report- High Road West Regeneration Scheme- Masterplan and Next Steps
- 15th July 2014 Cabinet Report- High Road West Regeneration Scheme Consultation.

- 28th November 2013- High Road West Regeneration Project - Master Plan Option Consultation Feedback and Next Steps.



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**HARINGEY COUNCIL OWNERSHIP in vicinity of
HIGH ROAD WEST**



Shaded pink - Haringey Council freehold ownership.
Shaded green - Haringey Council leasehold ownership
Red dot - Over 21yr lease out
Green dot - Over 21yr lease in
Shaded brown - Other Council interest (right of way, held in trust etc.)
Hatched grey - Query

Blue verging - High Road West boundary

Overlay : PropTerLive + RegenJAD
Plan produced by Janice Dabinett on 30/08/2017

Scale 1:1750@A3
BVES Drawing No. BVES A3 misc.

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Appendix 5: OWNERSHIP OF PROPERTIES FOR INCLUSION IN HIGH ROAD WEST**SECTION 1 – HRA PROPERTIES**

Composition of homes on the Love Lane estate (August 2017) is summarised as follows and represent HRA ownership in relation to the High Road West scheme. Properties in the General Fund and acquired for Planning purposes are included in section 2 below. Reference numbers refer to the Land Referencing plan at the end of this appendix.

Composition of Homes by ownership / tenure

Resident Leaseholder	31
Non-resident leaseholder	45
Secure tenant	65
Temporary Accommodation (Council owned)	156
TOTAL	297

In addition to this, the HRA portfolio includes the following properties within the High Road West scheme.

- Coombes Croft Library
- Car parking including garages adjacent to 3 Whitehall Street
- Love Lane estate 'grounds'
- British Queen PH and adjoining residential unit at 21 Love Lane
- Southern edge of garages on Love Lane (that area of garages not already approved for transfer as part of White Hart Lane station)

Homes and other HRA land is included below, with a detailed breakdown of units by tenure included below this.

LB Haringey land included in referencing for the High Road West Scheme– excluding public highway

Plot No	Description in land referencing schedule	Current Use	Statutory powers under which land held	Consultation
97	Residential premises (9 to 39 (odd) White Hart Lane) part of:- (Title Number: MX321986)	16 flats (tenants and long lessees)	HRA – residential block	2015 Masterplan including s105. 2017 Ownership including s.105
117	Residential premises (Charles House, Love Lane) part of:- (Title Number: MX321986)	60 flats (tenants and long lessees))	HRA – residential block + amenity land	2015 Masterplan including s105. 2017 Ownership including s.105
119	Residential premises (Moselle House, 1 to 60 Moselle Street) part of:- (Title Number: MX321986)	60 flats (tenants and long lessees)	HRA – residential block	2015 Masterplan including s105. 2017 Ownership including s.105
121	Land, residential premises, (2 -32 (even) Whitehall Street and Ermine House) part of:- (Title Numbers: NGL224482 & MX321986)	76 flats (tenants and long lessees))	HRA – residential block + amenity land	2015 Masterplan including s105. 2017 Ownership including s.105

138	Coombes Croft Library and residential premises (1 to 19 Kathleen Ferrier Court, Brereton Road) <i>(Title Number: NGL224482)</i>	Library & 19 flats (tenants and long lessees)	HRA	2015 Masterplan including s105. 2017 Ownership including s.105
139	Residential premises (4 to 18 (even) Brereton Road) <i>(Title Number: MX227110)</i>	9 flats (tenants and long lessees)	HRA	2015 Masterplan including s105. 2017 Ownership including s.105
140	Land (west of 4- 18 (even) Brereton Road and south of 31 to 61 Whitehall Street) <i>(Title Numbers: MX412906; MX410474; MX338406; MX282512; MX27965 & MX467646)</i>		HRA	2015 Masterplan including s105. 2017 Ownership including s.105
143	Car park, pathways and residential premises (2 to 28 (even) Orchard Place and part of 63 to 89 (odd) Whitehall Street) <i>(Title Numbers: AGL158913 & MX219994)</i>	Car Park & 28 flats (tenants and long lessees, including Newlon Housing Trust)	HRA	2015 Masterplan including s105. 2017 Ownership including s.105
144	Access way, car park and footbridge (west of 2 to 28 (even) Orchard Place) <i>(Title Number: MX475360)</i>		HRA	2015 Masterplan including s105.

145	Land and car park (west of 2 to 28 (even) Orchard Place) <i>(Title Number: MX479263)</i>		HRA	2015 Masterplan including s105.
147	Car park and land (north of 63 to 89 (odd) Whitehall Street) <i>(Title Number: NGL30731)</i>		HRA	2015 Masterplan including s105.
151	Footway and part of residential premises (63 to 89 (odd) Whitehall Street) <i>(Title Number: NGL224482)</i>	(residential part =plot 143)	HRA	2015 Masterplan including s105. 2017 Ownership including s.105
152	Footway and residential premises (3 to 61 (odd) Whitehall Street) <i>(Title Number: MX467643)</i>	30 flats (tenants and long lessees)	HRA	2015 Masterplan including s105. 2017 Ownership including s.105
153	Garages (east side 3 Whitehall Street) <i>(Title Number: MX471871)</i>		HRA	2015 Masterplan including s105.
157	Land, garages and residential premises (21 Love Lane) <i>(Title Number: MX321986)</i>	Public House Residential	HRA	2015 Masterplan including s105. 2017 Ownership including s.105

172	Access way and private car parking spaces (31 Headcorn Road) <i>(Title Number: MX34149)</i>		HRA	2015 Masterplan including s105.
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Breakdown of Units on Love Lane Estate

The breakdown of these ownership / tenures is indicated below, with individual properties shown.

RESIDENT LEASEHOLDERS

12 Brereton Road	London	N17 8BY	Leaseholder	YES
18 Brereton Road	London	N17 8BY	Leaseholder	YES
10 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	Leaseholder	YES
14 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	Leaseholder	YES
15 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	Leaseholder	YES
18 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	Leaseholder	YES
7 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	Leaseholder	YES
4 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	Leaseholder	YES
47 Ermine House, Moselle Street	London	N17 8DE	Leaseholder	YES
18 Ermine House, Moselle Street	London	N17 8DE	Leaseholder	YES
30 Ermine House, Moselle Street	London	N17 8DE	Leaseholder	YES
6 Orchard Place	London	N17 8BH	Leaseholder	YES
12 Orchard Place	London	N17 8BH	Leaseholder	YES
14 Orchard Place	London	N17 8BH	Leaseholder	YES
16 Orchard Place	London	N17 8BH	Leaseholder	YES
28 Orchard Place	London	N17 8BH	Leaseholder	YES
27 White Hart Lane	Tottenham, London	N17 8DU	Leaseholder	YES
29 White Hart Lane	Tottenham, London	N17 8DU	Leaseholder	YES
31 White Hart Lane	Tottenham, London	N17 8DU	Leaseholder	YES
4 Whitehall Street	London	N17 8BP	Leaseholder	YES
11 Whitehall Street	London	N17 8BP	Leaseholder	YES
31 Whitehall Street	London	N17 8BP	Leaseholder	YES
39 Whitehall Street	London	N17 8BP	Leaseholder	YES
43 Whitehall Street	London	N17 8BP	Leaseholder	YES
63 Whitehall Street	London	N17 8BP	Leaseholder	YES
77 Whitehall Street	London	N17 8BP	Leaseholder	YES
85 Whitehall Street	London	N17 8BP	Leaseholder	YES
3 Moselle House, William Street	London	N17 8DD	Leaseholder	YES
33 Moselle House, William Street	London	N17 8DD	Leaseholder	YES
51 Moselle House, William Street	London	N17 8DD	Leaseholder	YES
60 Moselle House, William Street	London	N17 8DD	Leaseholder	YES

NON-RESIDENT LEASEHOLDERS

4 Brereton Road	London	N17 8BY	Leaseholder	NO
6 Brereton Road	London	N17 8BY	Leaseholder	NO
10 Brereton Road	London	N17 8DA	Leaseholder	NO
13 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	Leaseholder	NO
8 Kathleen Ferrier Court, Brereton Road	Tottenham, London	N17 8BY	Leaseholder	NO
6 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	Leaseholder	NO
1 Charles House, Love Lane	London	N17 8DB	Leaseholder	NO
11 Charles House, Love Lane	London	N17 8DB	Leaseholder	NO
19 Charles House, Love Lane	London	N17 8DB	Leaseholder	NO
30 Charles House, Love Lane	London	N17 8DB	Leaseholder	NO
32 Charles House, Love Lane	London	N17 8DB	Leaseholder	NO
37 Charles House, Love Lane	London	N17 8DB	Leaseholder	NO
21 Charles House, Love Lane	Tottenham, London	N17 8DB	Leaseholder	NO
3 Ermine House, Moselle Street	Tottenham, London	N17 8DE	Leaseholder	NO
15 Ermine House, Moselle Street	London	N17 8DE	Leaseholder	NO
17 Ermine House, Moselle Street	London	N17 8DE	Leaseholder	NO
24 Ermine House, Moselle Street	London	N17 8DE	Leaseholder	NO
4 Orchard Place	London	N17 8BH	Leaseholder	NO
10 Orchard Place	London	N17 8BH	Leaseholder	NO
24 Orchard Place	London	N17 8BH	Leaseholder	NO
26 Orchard Place	London	N17 8BH	Leaseholder	NO
15 White Hart Lane	Tottenham, London	N17 8DU	Leaseholder	NO
21 White Hart Lane	Tottenham, London	N17 8DU	Leaseholder	NO
23 White Hart Lane	Tottenham, London	N17 8DU	Leaseholder	NO
87 Whitehall Street	Tottenham, London	N17 8BP	Leaseholder	NO
19 White Hart Lane	Tottenham, London	N17 8DU	Leaseholder	NO
2 Whitehall Street	London	N17 8BP	Leaseholder	NO
3 Whitehall Street	London	N17 8BP	Leaseholder	NO
7 Whitehall Street	London	N17 8BP	Leaseholder	NO
10 Whitehall Street	London	N17 8BP	Leaseholder	NO
13 Whitehall Street	London	N17 8BP	Leaseholder	NO
14 Whitehall Street	London	N17 8BP	Leaseholder	NO

15 Whitehall Street	London	N17 8BP	Leaseholder	NO
16 Whitehall Street	London	N17 8BP	Leaseholder	NO
17 Whitehall Street	Tottenham, London	N17 8BP	Leaseholder	NO
18 Whitehall Street	London	N17 8BP	Leaseholder	NO
27 Whitehall Street	London	N17 8BP	Leaseholder	NO
30 Whitehall Street	London	N17 8BP	Leaseholder	NO
51 Whitehall Street	London	N17 8BP	Leaseholder	NO
57 Whitehall Street	London	N17 8BP	Leaseholder	NO
61 Whitehall Street	London	N17 8BP	Leaseholder	NO
67 Whitehall Street	London	N17 8BP	Leaseholder	NO
81 Whitehall Street	London	N17 8BP	Leaseholder	NO
42 Moselle House, William Street	Tottenham, London	N17 8DD	Leaseholder	NO
39 Moselle House, William Street	London	N17 8DD	Leaseholder	NO

SECURE COUNCIL TENANTS

16 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	Council tenant
18 Charles House, Love Lane	London	N17 8DB	Council tenant
24 Charles House, Love Lane	London	N17 8DB	Council tenant
8 Charles House, Love Lane	London	N17 8DB	Council tenant
15 Moselle House, William Street	London	N17 8DD	Council tenant
19 Moselle House, William Street	London	N17 8DD	Council tenant
21 Moselle House, William Street	London	N17 8DD	Council tenant
33 White Hart Lane	Tottenham, London	N17 8DU	Council tenant
31 Moselle House, William Street	London	N17 8DD	Council tenant
23 Moselle House, William Street	London	N17 8DD	Council tenant
14 Moselle House, William Street	London	N17 8DD	Council tenant
36 Charles House, Love Lane	London	N17 8DB	Council tenant
22 Charles House, Love Lane	London	N17 8DB	Council tenant
58 Moselle House, William Street	London	N17 8DD	Council tenant
6 Charles House, Love Lane	London	N17 8DB	Council tenant

49 Charles House, Love Lane	London	N17 8DB	Council tenant
13 Moselle House, William Street	London	N17 8DD	Council tenant
56 Charles House, Love Lane	London	N17 8DB	Council tenant
31 Charles House, Love Lane	London	N17 8DB	Council tenant
38 Charles House, Love Lane	London	N17 8DB	Council tenant
35 White Hart Lane	Tottenham, London	N17 8DU	Council tenant
25 Charles House, Love Lane	London	N17 8DB	Council tenant
43 Charles House, Love Lane	London	N17 8DB	Council tenant
43 Moselle House, William Street	London	N17 8DD	Council tenant
2 Moselle House, William Street	London	N17 8DD	Council tenant
54 Charles House, Love Lane	London	N17 8DB	Council tenant
12 Moselle House, William Street	London	N17 8DD	Council tenant
35 Moselle House, William Street	London	N17 8DD	Council tenant
51 Charles House, Love Lane	London	N17 8DB	Council tenant
60 Charles House, Love Lane	London	N17 8DB	Council tenant
43 Ermine House, Moselle Street	London	N17 8DE	Council tenant
44 Ermine House, Moselle Street	London	N17 8DE	Council tenant
45 Ermine House, Moselle Street	London	N17 8DE	Council tenant
48 Ermine House, Moselle Street	London	N17 8DE	Council tenant
50 Ermine House, Moselle Street	London	N17 8DE	Council tenant
10 Ermine House, Moselle Street	London	N17 8DE	Council tenant
14 Ermine House, Moselle Street	London	N17 8DE	Council tenant
27 Ermine House, Moselle Street	London	N17 8DE	Council tenant
1 Ermine House, Moselle Street	London	N17 8DE	Council tenant
40 Ermine House, Moselle Street	London	N17 8DE	Council tenant
56 Ermine House, Moselle Street	London	N17 8DE	Council tenant
22 Orchard Place	London	N17 8BH	Council tenant
9 White Hart Lane	Tottenham, London	N17 8DU	Council tenant
35 Charles House, Love Lane	London	N17 8DB	Council tenant
58 Charles House, Love Lane	London	N17 8DB	Council tenant

29 Whitehall Street	London	N17 8BP	Council tenant
45 Whitehall Street	London	N17 8BP	Council tenant
49 Whitehall Street	London	N17 8BP	Council tenant
75 Whitehall Street	London	N17 8BP	Council tenant
52 Moselle House, William Street	London	N17 8DD	Council tenant
41 Charles House, Love Lane	London	N17 8DB	Council tenant
6 Moselle House, William Street	London	N17 8DD	Council tenant
30 Moselle House, William Street	London	N17 8DD	Council tenant
40 Moselle House, William Street	London	N17 8DD	Council tenant
53 Charles House, Love Lane	London	N17 8DB	Council tenant
20 Moselle House, William Street	London	N17 8DD	Council tenant
44 Moselle House, William Street	London	N17 8DD	Council tenant
10 Charles House, Love Lane	London	N17 8DB	Council tenant
17 Moselle House, William Street	London	N17 8DD	Council tenant
26 Charles House, Love Lane	London	N17 8DB	Council tenant
3 Charles House, Love Lane	London	N17 8DB	Council tenant
47 Charles House, Love Lane	London	N17 8DB	Council tenant
2 Charles House, Love Lane	London	N17 8DB	Council tenant
9 Moselle House, William Street	London	N17 8DD	Council tenant
33 Charles House, Love Lane	London	N17 8DB	Council tenant

COUNCIL TEMPORARY ACCOMMODATION TENANTS

8 Brereton Road	London	N17 8BY	TA tenant
14 Brereton Road	London	N17 8BY	TA tenant
16 Brereton Road	London	N17 8DA	TA tenant
11 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	TA tenant
12 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	TA tenant
17 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	TA tenant

19 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	TA tenant
9 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	TA tenant
5 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	TA tenant
3 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	TA tenant
2 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	TA tenant
1 Kathleen Ferrier Court, Brereton Road	London	N17 8BY	TA tenant
56 Moselle House, William Street	London	N17 8DD	TA tenant
7 Charles House, Love Lane	London	N17 8DB	TA tenant
13 Charles House, Love Lane	London	N17 8DB	TA tenant
8 Moselle House, William Street	London	N17 8DD	TA tenant
14 Charles House, Love Lane	London	N17 8DB	TA tenant
16 Charles House, Love Lane	London	N17 8DB	TA tenant
37 White Hart Lane	Tottenham, London	N17 8DU	TA tenant
27 Charles House, Love Lane	London	N17 8DB	TA tenant
28 Charles House, Love Lane	London	N17 8DB	TA tenant
34 Charles House, Love Lane	London	N17 8DB	TA tenant
41 Moselle House, William Street	London	N17 8DD	TA tenant
44 Charles House, Love Lane	London	N17 8DB	TA tenant
46 Charles House, Love Lane	London	N17 8DB	TA tenant
59 Moselle House, William Street	London	N17 8DD	TA tenant
52 Charles House, Love Lane	London	N17 8DB	TA tenant
50 Charles House, Love Lane	London	N17 8DB	TA tenant
12 Charles House, Love Lane	London	N17 8DB	TA tenant
38 Moselle House, William Street	London	N17 8DD	TA tenant
11 Moselle House, William Street	London	N17 8DD	TA tenant
55 Charles House, Love Lane	London	N17 8DB	TA tenant
45 Charles House, Love Lane	London	N17 8DB	TA tenant
28 Moselle House, William Street	London	N17 8DD	TA tenant
59 Charles House, Love Lane	London	N17 8DB	TA tenant
55 Moselle House, William Street	London	N17 8DD	TA tenant
19 Ermine House, Moselle Street	London	N17 8DE	TA tenant
23 Ermine House, Moselle Street	London	N17 8DE	TA tenant
7 Ermine House, Moselle Street	London	N17 8DE	TA tenant
41 Ermine House, Moselle Street	London	N17 8DE	TA tenant
46 Ermine House, Moselle Street	London	N17 8DE	TA tenant
49 Ermine House, Moselle Street	London	N17 8DE	TA tenant
51 Ermine House, Moselle Street	London	N17 8DE	TA tenant
52 Ermine House, Moselle Street	London	N17 8DE	TA tenant
53 Ermine House, Moselle Street	London	N17 8DE	TA tenant

54 Ermine House, Moselle Street	London	N17 8DE	TA tenant
55 Ermine House, Moselle Street	London	N17 8DE	TA tenant
57 Ermine House, Moselle Street	London	N17 8DE	TA tenant
58 Ermine House, Moselle Street	London	N17 8DE	TA tenant
59 Ermine House, Moselle Street	London	N17 8DE	TA tenant
60 Ermine House, Moselle Street	London	N17 8DE	TA tenant
2 Ermine House, Moselle Street	London	N17 8DE	TA tenant
4 Ermine House, Moselle Street	London	N17 8DE	TA tenant
5 Ermine House, Moselle Street	London	N17 8DE	TA tenant
6 Ermine House, Moselle Street	London	N17 8DE	TA tenant
8 Ermine House, Moselle Street	London	N17 8DE	TA tenant
9 Ermine House, Moselle Street	London	N17 8DE	TA tenant
11 Ermine House, Moselle Street	London	N17 8DE	TA tenant
12 Ermine House, Moselle Street	London	N17 8DE	TA tenant
13 Ermine House, Moselle Street	London	N17 8DE	TA tenant
16 Ermine House, Moselle Street	London	N17 8DE	TA tenant
20 Ermine House, Moselle Street	London	N17 8DE	TA tenant
21 Ermine House, Moselle Street	London	N17 8DE	TA tenant
22 Ermine House, Moselle Street	London	N17 8DE	TA tenant
25 Ermine House, Moselle Street	London	N17 8DE	TA tenant
26 Ermine House, Moselle Street	London	N17 8DE	TA tenant
28 Ermine House, Moselle Street	London	N17 8DE	TA tenant
29 Ermine House, Moselle Street	London	N17 8DE	TA tenant
31 Ermine House, Moselle Street	London	N17 8DE	TA tenant
32 Ermine House, Moselle Street	London	N17 8DE	TA tenant
33 Ermine House, Moselle Street	London	N17 8DE	TA tenant
34 Ermine House, Moselle Street	London	N17 8DE	TA tenant
35 Ermine House, Moselle Street	London	N17 8DE	TA tenant
36 Ermine House, Moselle Street	London	N17 8DE	TA tenant
37 Ermine House, Moselle Street	London	N17 8DE	TA tenant
42 Ermine House, Moselle Street	London	N17 8DE	TA tenant
38 Ermine House, Moselle Street	London	N17 8DE	TA tenant
39 Ermine House, Moselle Street	London	N17 8DE	TA tenant
2 Orchard Place	London	N17 8BH	TA tenant
8 Orchard Place	London	N17 8BH	TA tenant
18 Orchard Place	London	N17 8BH	TA tenant
20 Orchard Place	London	N17 8BH	TA tenant
11 White Hart Lane	Tottenham, London	N17 8DU	TA tenant
13 White Hart Lane	Tottenham, London	N17 8DU	TA tenant
17 White Hart Lane	Tottenham, London	N17 8DU	TA tenant
25 Moselle House, William Street	London	N17 8DD	TA tenant
47 Moselle House, William Street	London	N17 8DD	TA tenant

25 White Hart Lane	Tottenham, London	N17 8DU	TA tenant
45 Moselle House, William Street	London	N17 8DD	TA tenant
1 Moselle House, William Street	London	N17 8DD	TA tenant
7 Moselle House, William Street	London	N17 8DD	TA tenant
16 Moselle House, William Street	London	N17 8DD	TA tenant
54 Moselle House, William Street	London	N17 8DD	TA tenant
26 Moselle House, William Street	London	N17 8DD	TA tenant
32 Moselle House, William Street	London	N17 8DD	TA tenant
48 Moselle House, William Street	London	N17 8DD	TA tenant
49 Moselle House, William Street	London	N17 8DD	TA tenant
18 Moselle House, William Street	London	N17 8DD	TA tenant
5 Whitehall Street	London	N17 8BP	TA tenant
6 Whitehall Street	London	N17 8BP	TA tenant
8 Whitehall Street	Tottenham, London	N17 8BP	TA tenant
9 Whitehall Street	London	N17 8BP	TA tenant
12 Whitehall Street	London	N17 8BP	TA tenant
19 Whitehall Street	London	N17 8BP	TA tenant
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21 Whitehall Street	London	N17 8BP	TA tenant
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25 Whitehall Street	London	N17 8BP	TA tenant
26 Whitehall Street	London	N17 8BP	TA tenant
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33 Whitehall Street	London	N17 8BP	TA tenant
35 Whitehall Street	London	N17 8BP	TA tenant
37 Whitehall Street	London	N17 8BP	TA tenant
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47 Whitehall Street	London	N17 8BP	TA tenant
53 Whitehall Street	London	N17 8BP	TA tenant
55 Whitehall Street	London	N17 8BP	TA tenant
59 Whitehall Street	London	N17 8BP	TA tenant
65 Whitehall Street	London	N17 8BP	TA tenant
69 Whitehall Street	London	N17 8BP	TA tenant
71 Whitehall Street	London	N17 8BP	TA tenant
73 Whitehall Street	London	N17 8BP	TA tenant
79 Whitehall Street	London	N17 8BP	TA tenant
83 Whitehall Street	London	N17 8BP	TA tenant
89 Whitehall Street	London	N17 8BP	TA tenant
20 Charles House, Love Lane	London	N17 8DB	TA tenant
23 Charles House, Love Lane	London	N17 8DB	TA tenant

40 Charles House, Love Lane	London	N17 8DB	TA tenant
34 Moselle House, William Street	London	N17 8DD	TA tenant
53 Moselle House, William Street	London	N17 8DD	TA tenant
4 Moselle House, William Street	London	N17 8DD	TA tenant
46 Moselle House, William Street	London	N17 8DD	TA tenant
15 Charles House, Love Lane	London	N17 8DB	TA tenant
29 Moselle House, William Street	London	N17 8DD	TA tenant
5 Moselle House, William Street	London	N17 8DD	TA tenant
39 Charles House, Love Lane	London	N17 8DB	TA tenant
57 Charles House, Love Lane	London	N17 8DB	TA tenant
22 Moselle House, William Street	London	N17 8DD	TA tenant
10 Moselle House, William Street	London	N17 8DD	TA tenant
24 Moselle House, William Street	London	N17 8DD	TA tenant
27 Moselle House, William Street	Tottenham, London	N17 8DD	TA tenant
5 Charles House, Love Lane	London	N17 8DB	TA tenant
48 Charles House, Love Lane	London	N17 8DB	TA tenant
42 Charles House, Love Lane	London	N17 8DB	TA tenant
17 Charles House, Love Lane	London	N17 8DB	TA tenant
39 White Hart Lane	Tottenham, London	N17 8DU	TA tenant
37 Moselle House, William Street	London	N17 8DD	TA tenant
29 Charles House, Love Lane	London	N17 8DB	TA tenant
9 Charles House, Love Lane	London	N17 8DB	TA tenant
50 Moselle House, William Street	London	N17 8DD	TA tenant
4 Charles House, Love Lane	London	N17 8DB	TA tenant
36 Moselle House, William Street	London	N17 8DD	TA tenant
57 Moselle House, William Street	London	N17 8DD	TA tenant

Appendix 5: OWNERSHIP OF PROPERTIES FOR INCLUSION IN HIGH ROAD WEST

SECTION 2 – GENERAL FUND AND PLANNING USE PROPERTIES

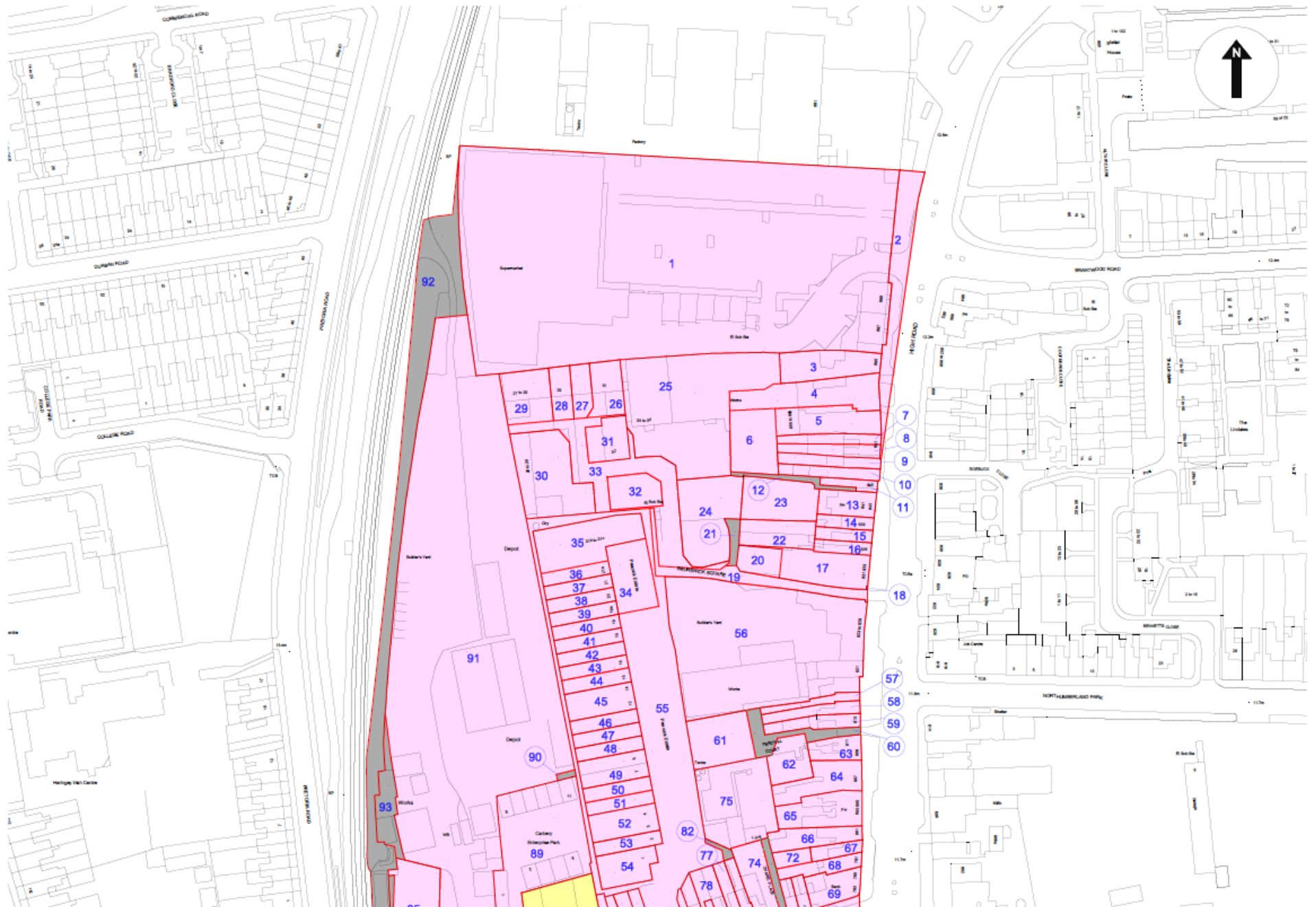
Properties included in the Haringey Council 'General Fund' or acquired for Planning Purposes.

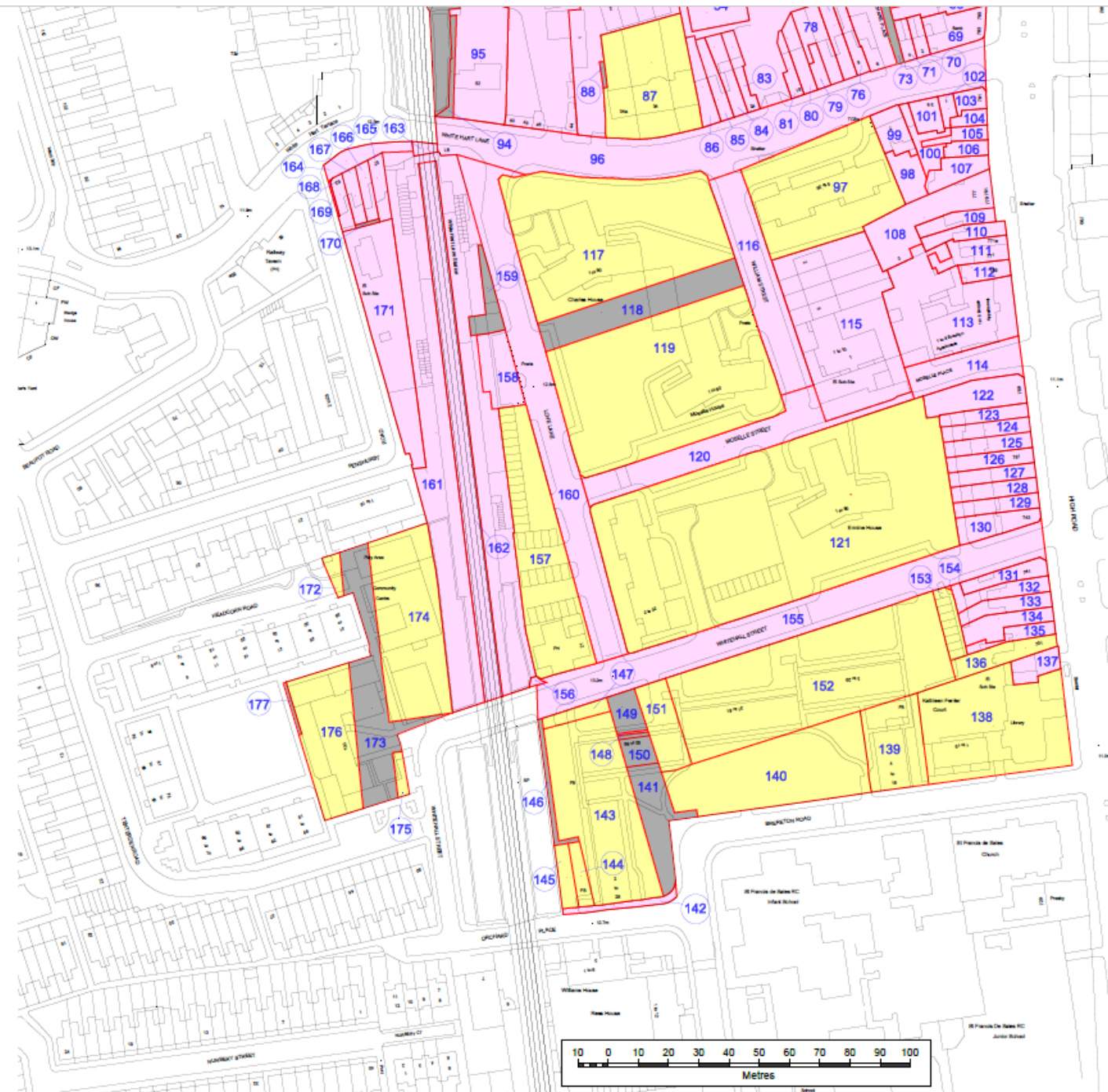
Plot No	Description in land referencing schedule	Current Use	Statutory powers under which land held	Consultation
18	1 square metres, or thereabouts, of residential and commercial premises (831-833 High Road) <i>(Title Number: MX139783)</i>		GF	2015 Masterplan including s105.
87	The Grange Community Hub (32-34 White Hart Lane) <i>(Title Number: NGL32041)</i>	Community use	GF	2015 Masterplan including s105.
97	Access way (access road fronting block (adopted highway)) part of:- <i>(Title Number: MX321986)</i>		GF	2015 Masterplan including s105.
117	Footway, car park (access road (Adopted highway)) part of:- <i>(Title Number: MX321986)</i>		GF	2015 Masterplan including s105.

121	Land and car park adj to (2 -32 (even) Whitehall Street and Ermine House) part of:- <i>(Title Numbers: NGL224482 & MX321986)</i>		GF – access road (Adopted highway)	2015 Masterplan including s105.
136	Residential and commercial premises (731 High Road) <i>(Title Number: MX166584)</i>	Residential and commercial	GF	2015 Masterplan
154	Land (rear of 741 High Road) <i>(Title Number: MX166584)</i>		GF – Acquired with 731 High Rd	2015 Masterplan including s105.
174	Play area and community centre (Grace Day Care Centre and Church, south of 1 to 19 (odd) Penshurst Road) <i>(Title Numbers: NGL56432; NGL34579; MX453543; MX423984; MX402451; MX402317; MX401528; MX355476; MX304795; MX169367 & NGL42495)</i>	Community	GF	2015 Masterplan
175	Part of car park (east of 100 Whitehall Street) part of:-		GF	2015 Masterplan

	(Title Numbers: MX344842; MX284325; MX124184 & MX277962)			
176	Land, footway and residential premises (100 Whitehall Street) (Title Numbers: NGL186; NGL33912; NGL218432; MX269004; MX268151; MX264213; MX226539; MX10788 & NGL224482)		GF	2015 Masterplan including s105.

High Road West Land Ownership Plan





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Ver	Date	Comments	Dm	Chk	App
Key plan: <div style="display: flex; justify-content: space-around;"> <div> Private Ownership Parcels</div> <div> Council Ownership Parcels</div> <div> Unknown Ownership Parcels</div> </div>					
Delivered to:					
Business Unit: Land Acquisition		Status: Draft			
Approved By: AR	Approved Date: 19/05/16	Checked By: AR	Checked Date: 19/05/16	Drawn By: GSB	Date Drawn: 19/05/16
Title: High Road West Land Ownership Plan					
Date of Issue: 20/05/16		Project Code: 1704-7762		Scale: 1:1250 @A2	
Drawing Reference: -					Version: 2.0

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Appendix 6

High Road West Ownership and Management of replacement homes Consultation Feedback Report September 2017

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Appendices

Appendix 1- Section 105 Housing Act 1985 consultation on the ownership and management of replacement social rented housing consultation pack

Appendix 2- Secure Council tenant feedback form

Appendix 3- Resident Leaseholders consultation on the ownership and management of the new shared equity housing consultation pack

Appendix 4- Resident leaseholder feedback form

Executive Summary

Introduction

The Council undertook a six-week public consultation with residents living on the Love Lane Estate between the 27 March 2017 and the 5 May 2017 about the replacement housing which will be delivered in the High Road West regeneration area as part of the High Road West Scheme (“the Scheme”). The consultation had two separate sets of questions and accompanying information for two different resident groups:

- For the 86 secure council tenants living on the Love Lane Estate, the consultation was a statutory consultation pursuant to section 105 of the Housing Act 1985 and sought views on the ownership and management of the replacement housing and the tenancy terms, statutory rights and services which were most important to them.
- For the 28 resident leaseholders living on the Love Lane Estate, the consultation sought views on the ownership and management of the new shared equity housing and views on the shared equity principles developed by the Council.

The purpose of the consultation was to provide information to residents, receive their views, and then ensure that these are considered by Cabinet when the decision on ownership is taken in September. For the secure tenants the consultation was a statutory requirement pursuant to section 105 of the Housing Act 1985.

The purpose of doing the consultation at this point in time was to ensure that resident views could feed into the developer dialogue to influence the final proposals from the developers prior to selection.

Feedback

The Council received the following responses to the consultation:

- From secure Council tenants there was a 51% response rate. 44 forms were received in total (2 online) from a total of 86 secure Council tenants.
- From resident leaseholders there was a 35% response rate. 9 feedback forms (2 online) and one email response from a total of 28 resident leaseholders.

There is a clear message from all residents that they would prefer the Council to own the replacement housing (close to 100% of preferences expressed were for this).

Secure Council tenants stated that they would prefer the Council to own and manage the replacement housing because:

- Tenants have trust in the Council: to respond to issues, to keep things the same and to be accountable
- Tenants know where to go to ask for help from the Council
- Tenants believe the Council will keep costs low: by minimising rent and service charge increases.

Resident leaseholders also stated that they would prefer the Council to own and manage the replacement housing because:

- Resident leaseholders trust the Council and think that the Council will keep costs low.

Both secure Council tenants and resident leaseholders rated the most important services. The 5 highest ranked choices are;

Ranked importance of service	Secure Council tenants	Resident leaseholders
1 st (highest)	CCTV	Cleaning and refuse
2 nd	Lift maintenance	Fire safety
3 rd	Door entry	Door entry
4 th	Cleaning and refuse	High quality fixtures
5 th	Fire safety	CCTV

Apart from the key questions of ownership and the services delivered, the two consultations were different in content and questions. This is explained in detail below.

Secure Council Tenants

For secure Council tenants, the potential move from secure to assured tenancy was explained and they were asked to feedback their most important rights and tenancy terms. The table below sets out the ranking for statutory rights.

Ranked importance by secure Council tenants	Statutory right	Tenancy term/area
1 st (highest)	Rent level	Allocated/secure parking
2 nd	Right to repair	Keeping terms the same
3 rd	Right to buy	Social rent
4 th	Right to be consulted on matters affecting your tenancy	Service charge to stay the same

5 th	Right to succeed	Free parking
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[Resident Leaseholders](#)

For resident leaseholders, the Council's ambitions for the leaseholder shared equity offer were explained and they were asked to feedback whether they agreed with key elements of the offer. Resident leaseholders who responded to the consultation informed us that they:

- strongly agreed that resident leaseholders should not be required to make repayments on the equity loan and it only needs to be paid upon sale of the property,
- strongly agreed that the resident leaseholders should have the right to succession*,
- agreed that the resident leaseholders should be able to increase their share of the property at any time subject to valuation which is the responsibility of the leaseholder, and
- agreed that if a resident leaseholder wants a property with a larger number of bedrooms than their current property they should be offered a shared ownership home.

There are however a number of concerns that resident leaseholders have about the potential shared equity offer:

- Affordability: the minimum level of equity required and the ability to transfer a mortgage.
- Reduced level of ownership: the level of equity being less than 100% means that the property cannot be passed on in a will

[Feedback Summary](#)

The feedback from secure Council tenants has demonstrated exactly which statutory rights, tenancy terms and services are most important to them. As detailed in the table above this has included protecting rent levels, having secure parking and having CCTV.

The feedback from resident leaseholders has shown that they “agree” and/or “strongly agree” with the principles the Council has developed for the shared equity homes and has shown that efficient and quality cleaning and refuse is the most important service to them.

The feedback was fed to the three bidders by the Resident Procurement Panel. The feedback will also be utilised to further develop the preferred bidders' proposals and the planned future engagement on services and future consultation on the detailed leasehold offer.

* By 'right to succession' for resident leaseholders in a new shared equity property, the Council is referring to the ability to pass on the shared equity arrangements. Further definition and detail will be discussed with resident leaseholders in a future consultation on the HRW leaseholder offer.

There is clear feedback from both secure Council tenants and resident leaseholders that they would prefer the Council to own the replacement housing built as part of the High Road West Regeneration Scheme.

1. Previous Consultation with residents

There has been extensive consultation with the all stakeholders regarding the regeneration proposals for Scheme over the past 5 years.

The 2014 Cabinet decision to agree the High Road West Masterplan Framework for comprehensive redevelopment also agreed a number of documents/charters/policies that arose from the considerable consultation and engagement in the time leading up to the decision, this includes:

- [The Business Charter](#)
- [The Love Lane Residents Charter](#)
- [The Secure Tenant Guide](#)
- [The Leaseholder Guide](#)
- [The Private Tenant Guide](#)
- [An Indicative Phasing Plan](#)

Each of these documents was intended to inform the residents, businesses and wider community of the Council's commitments regarding the regeneration. They were also intended to inform the future development partner of the Scheme, of what the expectations of the Council are, as derived from the views of local stakeholders.

The consultation that has taken place to date, is set out in the table below of the main report, but a summary of the most recent consultation is detailed below.

Resident Design Panel, Design Guide and Procurement Team

Throughout 2015 and 2016, the Council worked with residents and the Independent Tenant and Leaseholder Advisor ("ITLA") for the Love Lane Estate, to create a Resident Design Panel, as was agreed in the Love Lane Resident Charter. The purpose of the Design Panel was to involve residents in all design aspects of the High Road West Regeneration Scheme.

After an extensive programme of community consultation and research undertaken by the Resident Design Panel facilitated by the ITLA and Council officers, which included; visits to other estate regeneration schemes, specialist training in design from the Design Council/CABE and dedicated workshops in key areas, such as housing and community facilities, the Resident Design Panel produced the High Road West Resident Design Guide.

To ensure that residents' aspirations for the area were clear to Bidders from the outset, the Design Guide was sent to Bidders early in the procurement process-allowing Bidders to use the Design Guide to shape their proposals. As the residents have written within the document, the Resident Design Guide "exemplifies good practice in engaging a community over a sustained period on the key design issues facing any housing regeneration scheme."

Members of the Resident Design Panel were elected (by other members of the Panel) to form the Love Lane Resident Procurement Panel. These members have been involved throughout the duration of the procurement process. They have met

with the bidders at each stage and have provided critical feedback on their proposals.

1.1. Consultation timeline

Spring 2012	Arup was appointed to help Haringey Council develop the High Road West Masterplan
Spring – Autumn 2012	A series of consultation events were held with residents and businesses
April – June 2013	A six-week consultation was held on a series of options for the future of High Road West.
November 2013	The High Road West consultation report was presented to Haringey Council's Cabinet.
October 2013 – February 2014	A five-month consultation was held on Tottenham's Future.
February –July 2014	A series of consultation events were held to help shape the masterplan for High Road West.
September 2014	Love Lane secure tenants are formally consulted about the masterplan proposals over a six week period in compliance with section 105 Housing Act 1985
September 2014	The Community Hub, at the Grange, 32-34A White Hart Lane, N17 8AD opens. In December 2014 and ongoing, the Love Lane rehousing team support residents from this central location and hub.
December 2014	<p>The High Road West Masterplan was approved by Haringey Council's Cabinet.</p> <p>Included a Resident Charter which made the commitment that all secure Council tenants on the Love Lane Estate will:</p> <ul style="list-style-type: none"> • Be offered a new, high quality, modern home in the redevelopment area that meets their needs • Continue to pay social rent, not new affordable rents • Continue to have a long-term tenancy • Have a dedicated re-housing officer to support them through the whole moving process • Receive home loss compensation, with all reasonable moving costs paid
May 2015	29 Love Lane residents move to new homes in Newlon Housing Trust: Ambrose and Mallory Court development in North Tottenham, formally the old Cannon Rubber factory site
December 2015	Approval by Cabinet of procurement of development partner for High Road West regeneration scheme

June 2016	Bidders day held for interested parties to learn more about the High Road West regeneration scheme
October 2016	Resident representatives on a specially formed 'Design Panel' took part in dialogue sessions with six shortlisted bidders to feedback on the vision and designs proposed for High Road West.
January- May 2017	Three bidders are selected to continue in competitive dialogue. They are selected by scoring highest overall on the different elements of their propositions – including their response to the Resident Charter and Design Panel. Resident Procurement Team meet with bidders.
April 2017	<p>A six-week consultation held with Love Lane residents about the replacement housing on the new development.</p> <p>Secure Council tenants undertook a 'Section 105' consultation on the ownership and management of the replacement social rented housing. Resident leaseholders were consulted on the ownership and management of the new shared equity housing.</p> <p>Residents were clear about their preference for Council ownership but also let the Council know what is most important to them about their tenancy and the services they receive.</p>
May 2017	Resident Design Panel delivered the results and messages of the consultation directly to the three bidders. The Council also discussed the consultation results and key issues raised by residents with the bidders during the final stage of the competitive dialogue process.

2. Consultation Feedback

2.1. Consultation purpose and timing

Purpose

The consultation sought residents' views on the replacement housing which will be provided for residents within the High Road West Regeneration area with the purpose of using the feedback to inform the ongoing dialogue with the three bidders involved in the procurement process and to help the Council's Cabinet make a decision on the ownership of the 191 replacement homes.

For the 86 secure Council tenants living on the Love Lane Estate, the consultation took the form of a statutory consultation pursuant to section 105 of the Housing Act 1985 and sought views on the ownership and management of the replacement social rented housing and the tenancy terms, statutory rights and services which were most important to them.

For the 28 resident leaseholders living on the Love Lane Estate, the consultation sought views on the ownership and management of the new shared equity housing and views on the shared equity principles developed by the Council.

Consultation Timing

The timing of the consultation was carefully considered due to the interplay between the ability to influence the proposals being developed by the three bidders and the amount of detailed information available on the proposals. It was decided, following advice from Senior Counsel, that the consultation should be undertaken prior to the Council selecting a preferred development partner, as opposed to after a preferred developer had been selected. Whilst this meant that there was not a detailed proposal from the preferred partner with which to consult upon, it did mean that the feedback received could be utilised to influence the bidder's proposals as they were being developed.

Consultation Methodology

The consultation was widely advertised, with every secure Council tenant and resident leaseholder being sent a consultation pack and the consultation materials being published online. Posters were put up on the estate advertising the consultation drop-in sessions at the Grange Community Hub. The rehousing and engagement officers contacted residents and responded to enquiries regarding the consultation and followed these up with home-visits in order to assist residents with providing feedback.

The two drop-in sessions were held at the Grange Community Hub, one in the day time and one in the evening, with officers, the Independent Tenant and Leaseholder Adviser (ITLA) and the Turkish translator present and on hand to answer questions and provide assistance. The Council also attended sessions of the Love Lane leaseholders' sub-committee. All residents were encouraged to put their feedback into writing in order to formally include it in the process.

Methods of engagement

- Letters sent out to inform residents about the consultation to arrive on 20th March 2017
- Information packs and forms sent to 86 secure Council tenants and 28 resident leaseholders to arrive on 27th March 2017
- All material published online on 27th March 2017
- Translation of all materials available on request
- Drop-ins at the Grange on Tuesday 4 April 2017, 12 noon – 4pm and Thursday 20 April 2017, 7pm – 9pm
- Door knocking and home visits
- Turkish translator available at drop ins and for home visits
- Independent Tenants and Leaseholder Advisor
- Advertising the consultation: Letters, posters, website

Information pack contents

- An introductory letter from Cabinet Member for Regeneration Cllr Alan Strickland
- Instructions for how to respond to the consultation including contact details for assistance and dates of drop in sessions
- Information about the consultation
- Key considerations for residents
- The Council's preferred option
- Background information about the High Road West regeneration scheme
- A glossary of terms

Methods of analysis

Overall

The feedback forms included discrete and continuous data, for example ranked services and reasons why.

The feedback was inputted into a database with the continuous or free form responses being categorised so as to enable an analysis based on themes.

The categories were not selected to then present a positive or negative response from residents, rather, they were to show the types of issue or concern raised – more or less often, and by particular groups.

The feedback was analysed based on the total responses and also based on equalities information provided by respondents. The distribution of answers based

on equality was compared to the distribution for all responses together to check whether there were any answers that came from one particular group (with a protected characteristic) more than another. There weren't any statistically significant instances of a mismatch in distributions. A full equalities impact assessment has been produced regarding the replacement housing proposals and will be submitted to Cabinet to inform the decision on ownership.

There was an issue that some residents did not fill in correctly the sections asking them to rank things in order of importance. Rather than putting in numbers sequentially, they put in more than one of the same number, or simply put an 'x' or tick in those that they felt were important. If a respondent put in some but not all numbers, those were still counted.

Where a respondent put in the same number more than once, or put in an 'x' or tick in multiple answers, these were counted separately and then the distribution compared to those who filled in the form correctly to check that there was not a mismatch.

Analysis of secure Council tenants' feedback forms

The secure Council tenant feedback form had 8 questions. The question of ownership preference was asked at five points in the form in order to try to draw out the reasons for the preference, as we considered this would be an important issue for residents.

The question was asked in relation to; statutory rights, tenancy terms, service package, cost to the Council and then overall. At each point the tenant was asked to provide reasons why, and as mentioned above, these have been categorised in order to analyse the results by theme.

There were three questions which sought to understand which elements of the tenants' tenancy they considered most important. For statutory rights and the services provided, there were sufficiently few options for those to be listed and a numerical ranking sought. There was an 'other' category with space to specify available for those questions.

Whilst all tenancy terms were made available for residents to consider, only the example headings in the tenancy agreement were provided within the feedback form (as there are many terms) along with a link to the tenancy agreement. Respondents were asked to write down the tenancy terms that are most important to them. These answers were categorised and counted in order to come up with an overall ranking.

Analysis of resident leaseholders' feedback forms

The resident leaseholder feedback forms had 4 questions. The question of ownership preference was asked twice, in relation to service package and overall, both times asking for reasons why. As above, these have been categorised in order to analyse the results by theme.

The first question sought to get feedback on the four Council ambitions for the Love Lane leaseholder offer, asking residents to put the extent to which they agreed with the ambitions, with five being 'completely agree' and 1 being 'not at all'. For each response, the reasons why were asked with a free text response.

The smaller number of feedback forms from resident leaseholders means that the free-text analysis was not then counted and ranked, rather, key themes and responses have been listed. As with the categories for the secure Council tenants' feedback, these responses have not been used to represent a 'positive' or 'negative' view of resident leaseholders, rather they show which issues have been raised.

3. Results

3.1. Secure Council tenant feedback results

Please see the results to the questions below. Please note the text in the blue boxes are taken from the feedback form and as such some of the links and information are not included within this feedback report.

3.2. Question 1 – Existing Statutory Rights preference

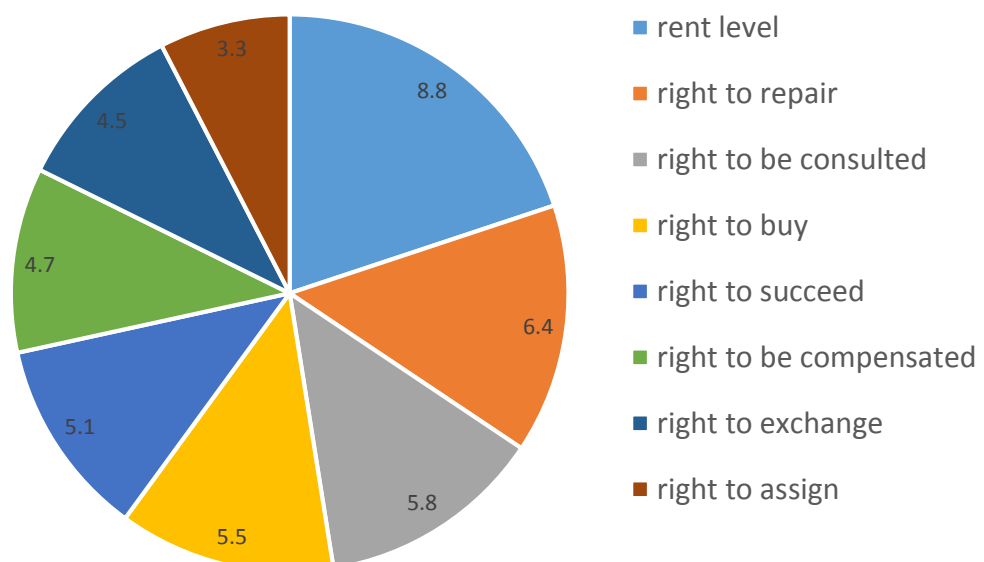
Please rank these Existing Statutory rights in order of importance to you, where 1 is most important and 9 is least important.

See information pack for more details; Section 2 under the heading 'Existing Statutory rights' and Section 4 – Glossary of terms.

- Rent Level
- Right to Succeed
- Right to be consulted on matters affecting your tenancy
- Right to Buy
- Right to assign
- Right to repair
- Right to exchange
- Right to be compensated for improvements
- Other (please state):

3.2.1. Response to “please rank these Statutory Rights...”

Statutory Rights Average Score (as scores out of 9)



Note that score and corresponding rating of importance has been inverted for presentation purposes.

3.3. Question 2 – Ownership preference in relation to Existing Statutory Rights

We aim to ensure that any Housing Association seeking to buy the replacement social housing will match, as far as possible your Existing Statutory Rights so that the tenancy feels the same.

In light of this, do you have a preference who owns the replacement social rented homes?

See information pack for more details; Section 2 under the heading 'Existing Statutory Rights' and Section 4 – Glossary of terms.

If yes what is your preference and why?

3.3.1. Response to “do you have a preference...”

Response	Count	Percentage
Yes	38	90%
No	2	5%
Don't know	2	5%

3.3.2. Response to “if yes...”

Response	Count	Percentage
Council	38	100%
Housing Association	0	0%

3.3.3. Please note that the results of the free form ‘why’ part of this question will be grouped with the other ‘why’ responses to the question of ownership in order to show themes, at the end of this section.

3.4. Question 3 – Existing Tenancy Terms preference

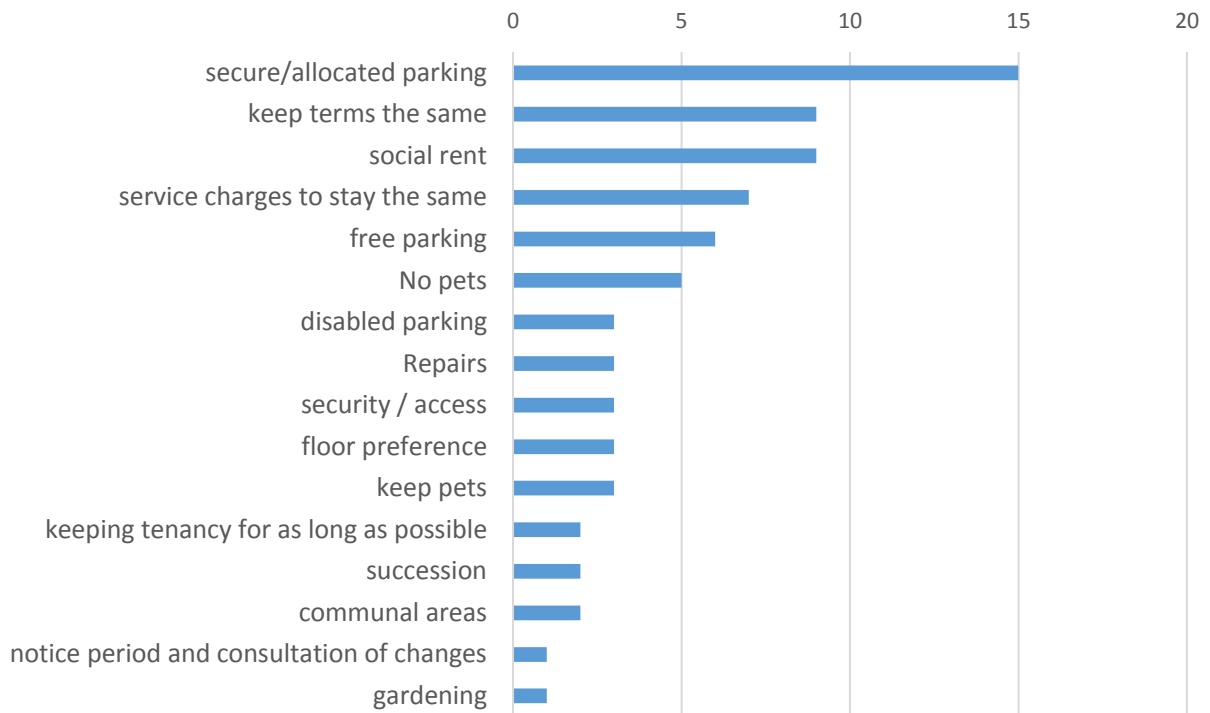
You can take a look at your existing Tenancy Terms at and you will see there are 106 terms listed. We are aiming to match your existing terms but still want to know which terms are most important to you or if you would like those terms enhanced. For example; how you use your home, whether you can keep pets, whether you have parking and what re-charges there are.

Please can you tell us what tenancy terms are most important to you? Please do expand where you wish to:

See information pack for more details; Section 2 under the heading 'Existing Tenancy terms' and Section 4 – Glossary of terms.

3.4.1. Response to “please can you tell us what tenancy terms...”

Tenancy term/area Total Number of Mentions



3.5. Question 4 – Ownership preference in relation to Existing Tenancy Terms

We aim to ensure that any Housing Association seeking to buy the replacement social housing will match, as far as possible your Existing Tenancy Terms so that the tenancy feels the same,

In light of this, do you have a preference who owns the replacement social rented homes? *See information pack for more details; Section 2 under the heading 'Existing Tenancy terms' and Section 4 – Glossary of terms.*

3.5.1. Response to “do you have a preference...”

Response	Count	Percentage
Yes	38	93%
No	3	7%
Don't know	0	0

3.5.2. Response to “if yes...”

Response	Count	Percentage
Council	38	100%
Housing Association	0	0%

3.5.3. Please note, as above, that the results of the free form ‘why’ part of this question will grouped with the other ‘why’ responses to the question of ownership in order to show themes, at the end of this section.

3.6. Question 5 – Services preference

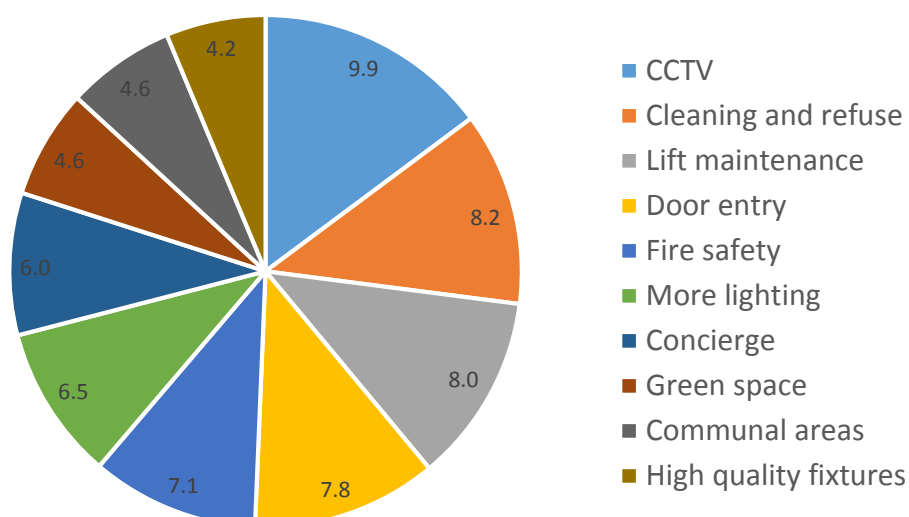
Please rank these services in order of preference where 1 is most important and 11 is least important.

See information pack for more details; Section 2 under the heading ‘Service charge and services provided’ and Section 4 – Glossary of terms.

- CCTV
- Concierge
- Lift maintenance
- More lighting
- Communal area decoration
- Green space and planting
- High quality fixtures and finish
- Cleaning and refuse
- Door entry
- Fire safety
- Other (please state):

3.6.1. Response to “Please rank these services...”

Services Average Score (as scored out of 11)



Note that score and corresponding rating of importance has been inverted for presentation purposes.

3.7. Question 6 – Ownership preference in relation to service package

We do not know how much the service charge will be for the replacement social housing if the Council buys it or if a Housing Association buys it. But the service charge will reflect the level of service and will only apply to services for your building.

We will seek to get the best possible deal on the service package for tenants in the new High Road West by negotiating the services you require.

In light of this, do you have a preference who owns the replacement social rented homes?

See information pack for more details; Section 2 under the heading ‘Service package’ and Section 4 – Glossary of terms.

3.7.1. Response to “do you have a preference...”

Response	Count	Percentage
Yes	35	85%
No	5	12.5%
Don't know	1	2.5%

3.7.2. Response to “if yes...”

Response	Count	Percentage
Council	35	100%
Housing Association	0	0%

3.7.3. Please note, as above, that the results of the free form ‘why’ part of this question will grouped with the other ‘why’ responses to the question of ownership in order to show themes, at the end of this section.

3.8. Question 7 – Ownership preference in relation to the Council’s ‘Preferred option’

When you consider the financial cost to the Council of buying the replacement homes and the impact this may have on the Council’s existing and future housing stock, do you have a preference for who owns the replacement housing?

See information pack for more details: Section 3 - What is our preferred option – financial implications and Section 4 – Glossary of terms.

3.8.1. Response to “do you have a preference...”

Response	Count	Percentage
Yes	34	85%
No	5	12.5%
Don't know	1	2.5%

3.8.2. Response to “if yes...”

Response	Count	Percentage
Council	34	100%
Housing Association	0	0%

3.8.3. Please note, as above, that the results of the free form ‘why’ part of this question will grouped with the other ‘why’ responses to the question of ownership in order to show themes, at the end of this section.

3.9. Question 8 – Overall view

Taking all of the above into considerations into account, do you have a preference as to who owns the replacement housing?

3.9.1. Response to “do you have a preference...”

Response	Count	Percentage
Yes	37	93%
No	3	7%
Don't know	0	0%

3.9.2. Response to “if yes...”

Response	Count	Percentage
Council	35	100%
Housing Association	0	0%

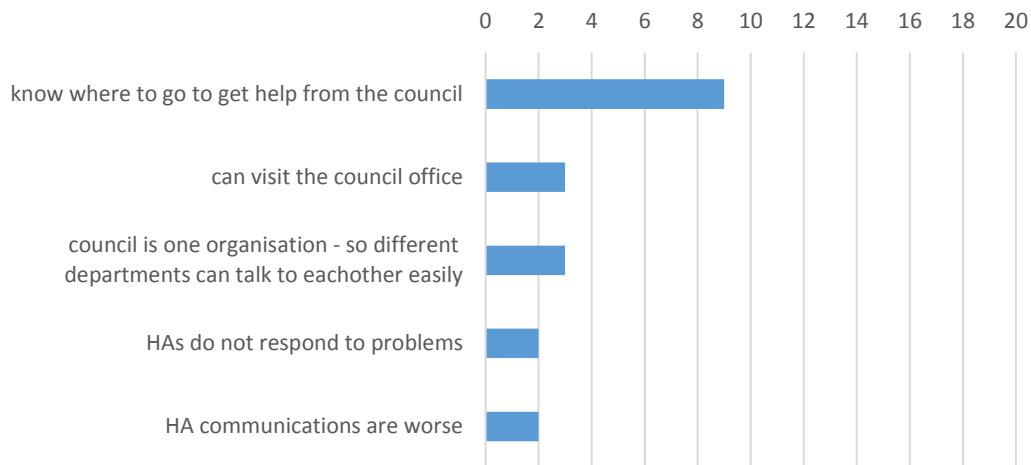
3.9.3. Please note, as above, that the results of the free form ‘why’ part of this question will grouped with the other ‘why’ responses to the question of ownership in order to show themes, at the end of this section.

3.10. Analysis of the 'why' part of the ownership preference questions:

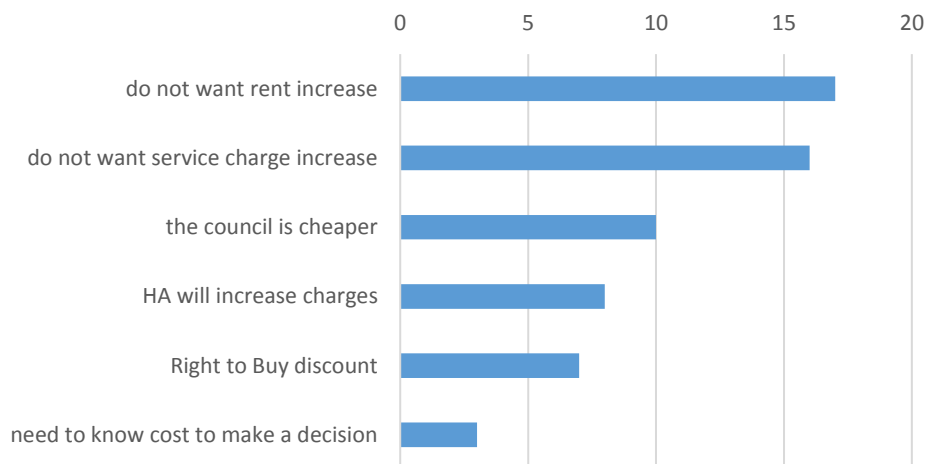
- 3.10.1. The reasons given in the free text part of the questions on ownership preference have been categorised and then counted in order to show which views were expressed most.
- 3.10.2. It is the number of mentions and not the number of respondents that are counted.
- 3.10.3. The rehousing and engagement officers, the ITLA and the Turkish translator who helped residents to fill in feedback forms all encouraged residents to provide as much feedback as possible.
- 3.10.4. The responses mostly fell into four main categories:
 - Trust
 - Communication
 - Cost
 - Living Environment



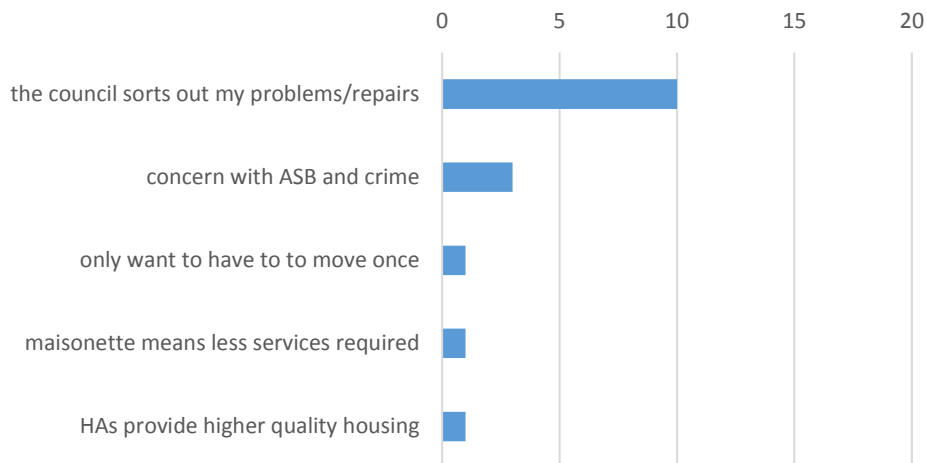
mentions related to communication



Mentions related to cost



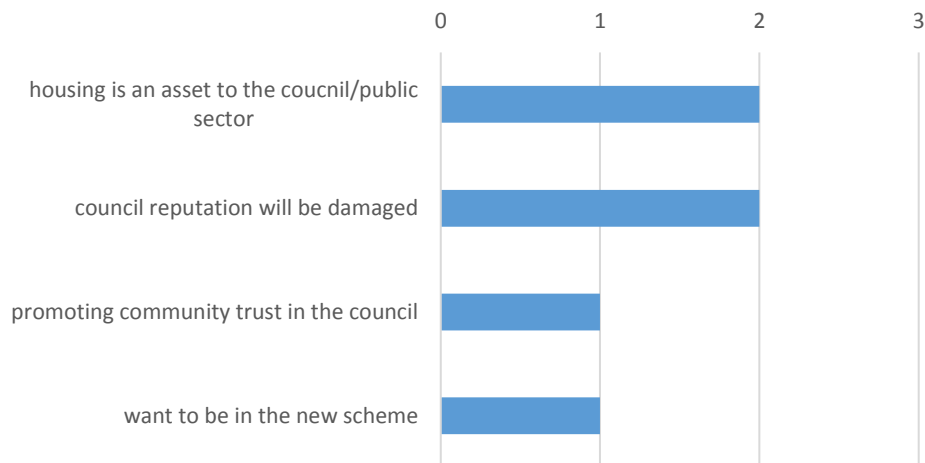
Mentions related to living environment



3.10.5. There was overlap between these themes such as relating to trust and quality of service, but these results capture that nuance where possible.

3.10.6. There were also a handful of responses that can be said to relate to political concerns such as the overall supply of Council housing, or the long-term financial impact on the Council, but these were too low in number to constitute a key theme.

Mentions relating to wider implications



3.11. Resident leaseholder feedback results

Please see the results to the questions below. Please note the text in the blue boxes are taken from the feedback form. Please note the text in the blue boxes are taken from the feedback form and as such some of the links and information are not included within this feedback report.

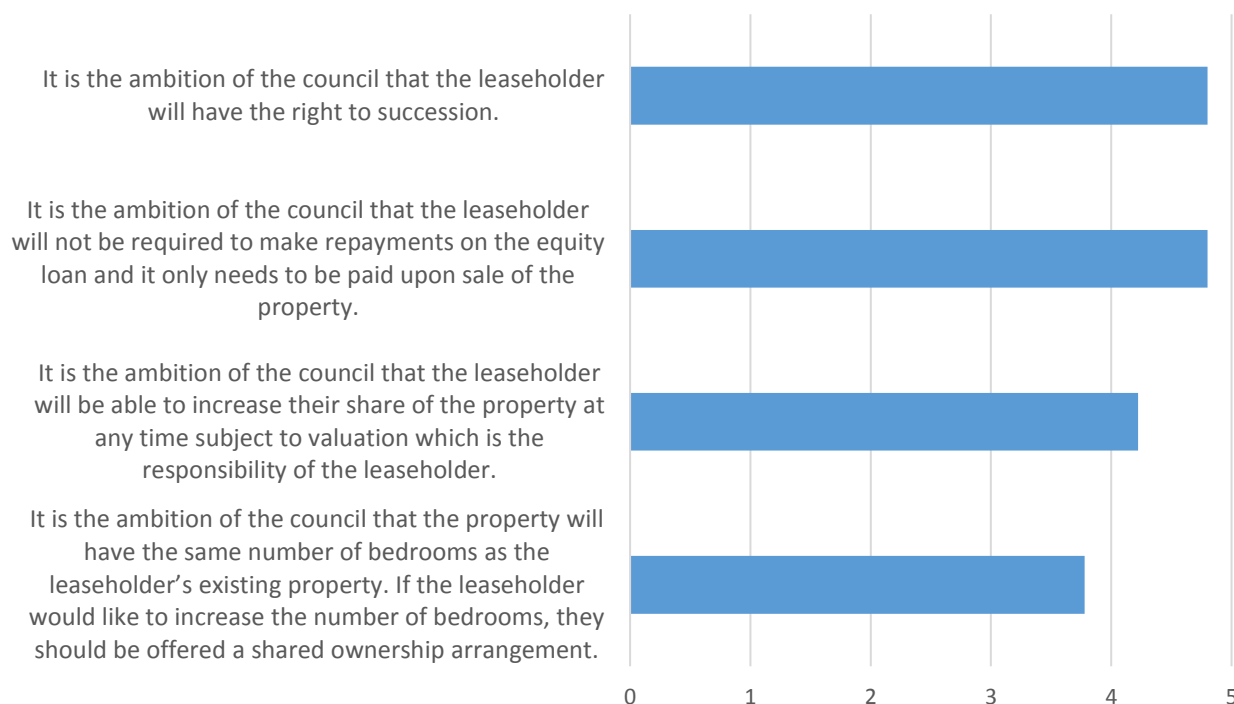
3.12. Question 1: Our ambitions for your new shared equity home

The statements below set out the Council's ambitions for the terms of the shared equity offer to resident leaseholders. Please respond to each of the ambitions laid out below with how far you agree with each. Please mark on the scale where 1 is do not agree and 5 is completely agree.

Feel free to comment on your reasons why.

3.12.1. Response to 'Please mark on a scale...'

Average score: 4 = agree, 5 = completely agree



3.12.2. The reasons given for the responses to question 1 tended to be issues and concerns felt in relation to each of the ambitions and can be summarised in the table below:

Council's Ambition	Resident's issues/concerns
It is the ambition of the Council that the leaseholder will not be required to make	<ul style="list-style-type: none"> Can't afford repayments

repayments on the equity loan and it only needs to be paid upon sale of the property.	<ul style="list-style-type: none"> • Want to own 100% • Can't get a mortgage due to being elderly or change of circumstances • Leaseholders shouldn't be priced out of the neighbourhood
It is the ambition of the Council that the leaseholder will be able to increase their share of the property at any time subject to valuation which is the responsibility of the leaseholder.	<ul style="list-style-type: none"> • Want to own 100% • Don't trust the proposed share • Equity should be gifted
It is the ambition of the Council that the leaseholder will have the right to succession [†] .	<ul style="list-style-type: none"> • Immediate family members should succeed • Children should be able to take on the lease
It is the ambition of the Council that the property will have the same number of bedrooms as the leaseholder's existing property. If the leaseholder would like to increase the number of bedrooms, they should be offered a shared ownership arrangement.	<ul style="list-style-type: none"> • Don't want to be forced to downsize • Shouldn't be a matter for the Council to determine the number of bedrooms

3.12.3. It is the ambition of the Council that the property will have the same number of bedrooms as the leaseholder's existing property. If the leaseholder would like to increase the number of bedrooms, they should be offered a shared ownership arrangement.

- Don't want to be forced to downsize
- Shouldn't be a matter for the Council to determine the number of bedrooms

3.12.4. For the resident leaseholder consultation feedback, the free-text responses have also been categorised and counted in order the points of view that were made most often. It is important to note that these views are in relation to the Council ambitions for the leaseholder offer as well as the question of ownership of the replacement housing. This free text analysis will be shown at the end of this section.

By 'right to succession' for resident leaseholders in a new shared equity property, the Council is referring to the ability to pass on the shared equity arrangements. Further definition and detail will be discussed with resident leaseholders in a future consultation on the HRW leaseholder offer.

3.13. Question 2: Services preference

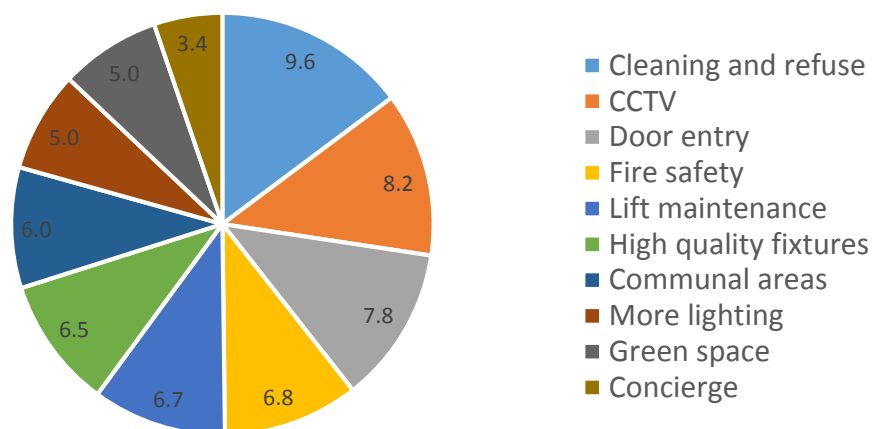
We want to ensure that you are provided with the services that are important to you.

Please rank these services in order of preference where 1 is most important and 11 is least important.

- CCTV
- Concierge
- Lift maintenance
- More lighting
- Communal area decoration
- Green space and planting
- High quality fixtures and finish
- Cleaning and refuse
- Door entry
- Fire safety
- Other (please state):

3.13.1. Response to ‘Please rank these services...’

Most important Service Average Score



Note that score and corresponding rating of importance has been inverted for presentation purposes.

3.14. Question 3: Ownership preference in relation to service package

We do not know how much the service charge will be for the shared equity housing if either Haringey Council or if a Housing Association owns the homes. However, the service charge will reflect the level of service and will only apply to services for your building. We will seek to get the best possible deal on the service package for tenants in the new High Road West homes by negotiating the services you require.

In light of this, do you have a preference who owns the shared equity housing?

3.14.1. Response to “do you have a preference...”

Response	Count	Percentage
Yes	7	78%
No	0	0%
Don't know	2	22%

3.14.2. Response to “if yes...”

Response	Count	Percentage
Council	7	100%
Housing Association	0	0%

3.15. Question 4: Overall view

Taking all of the above into considerations into account, do you have a preference as to who owns the shared equity housing?

3.15.1. Response to “do you have a preference...”

Response	Count	Percentage
Yes	7	78%
No	0	0%
Don't know	2	22%

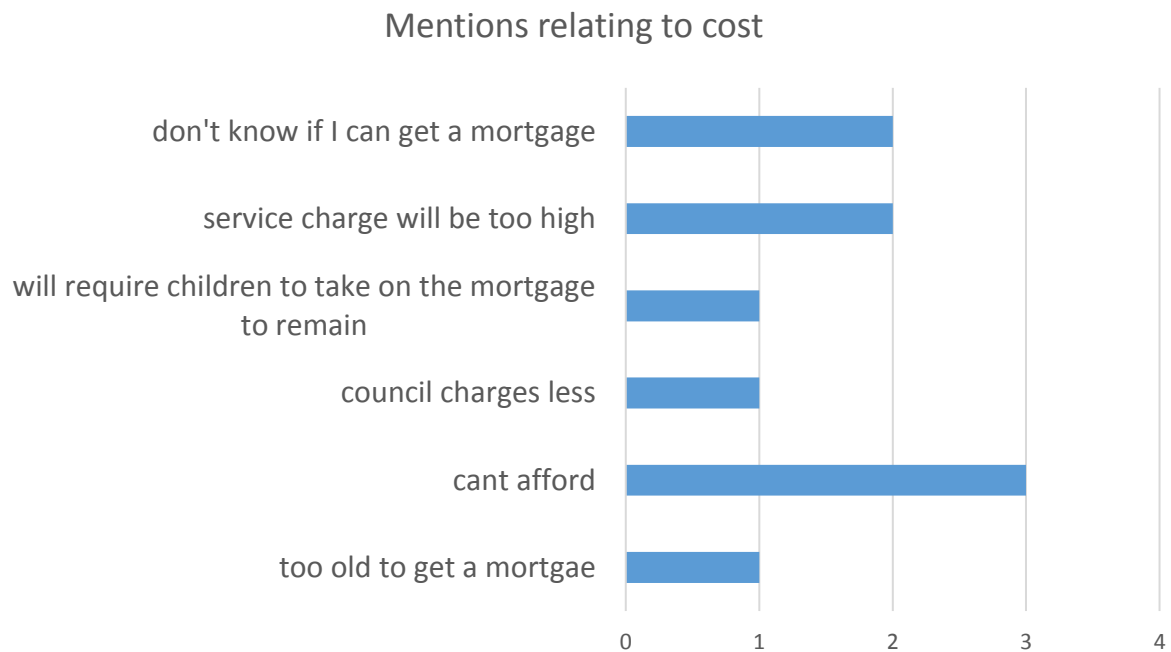
3.15.2. Response to “if yes...”

Response	Count	Percentage
Council	6	67%
Housing Association	1	33%

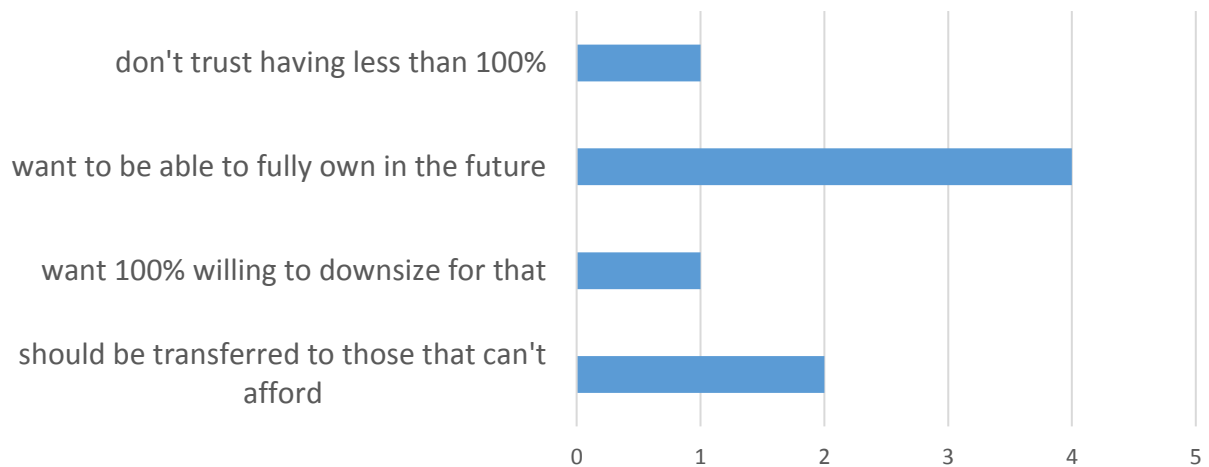
3.15.3. Answers for reasons why relating to ownership of the replacement housing can be summarised as follows:

- Prefer Council
 - Council charges less
 - Do not trust HAs
 - Used to the Council
 - HAs less accountable
- Prefer Housing Association (one response)
 - More reliable on offering better properties and quicker to fix services

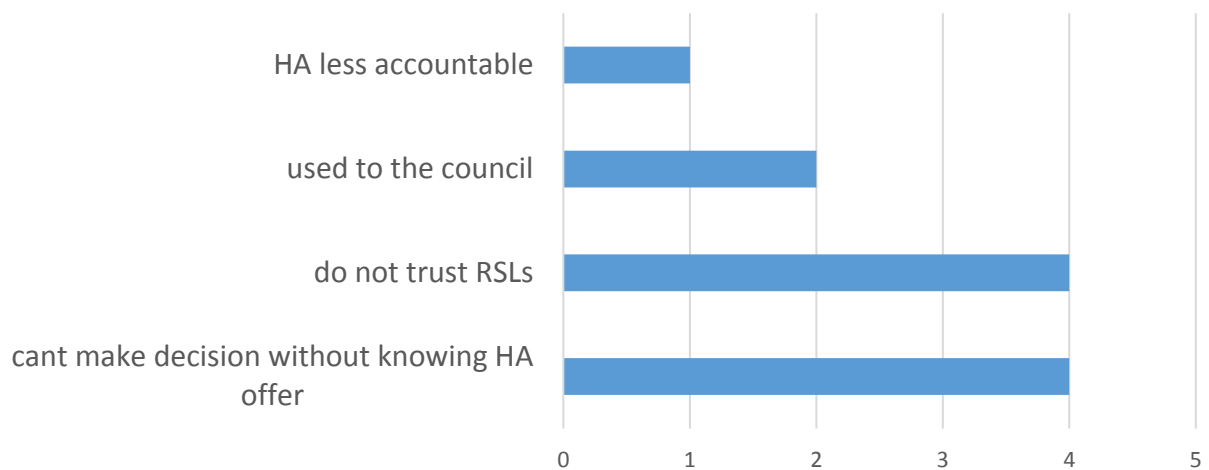
3.16. Analysis of the free-text responses from the resident leaseholder feedback forms



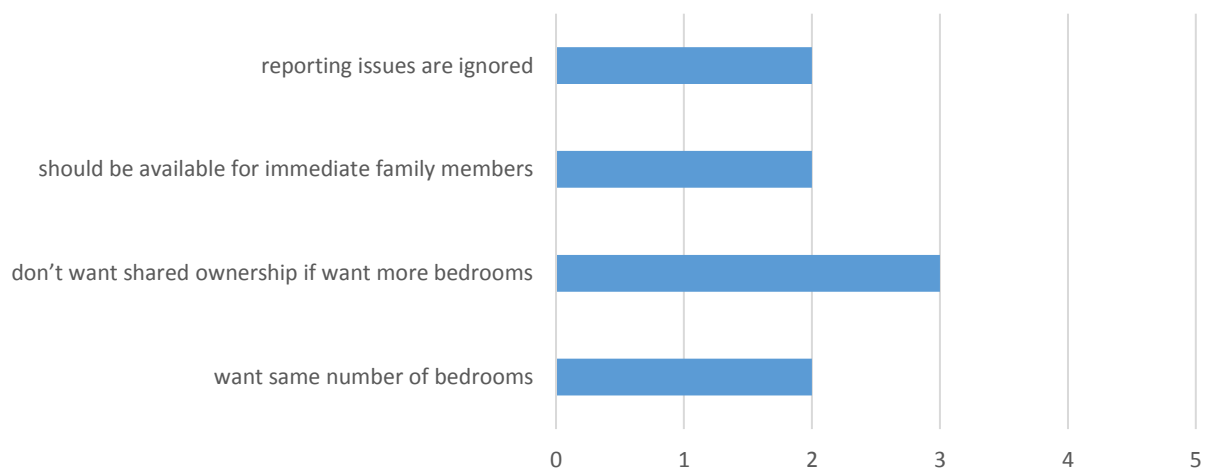
Mentions relating to equity share

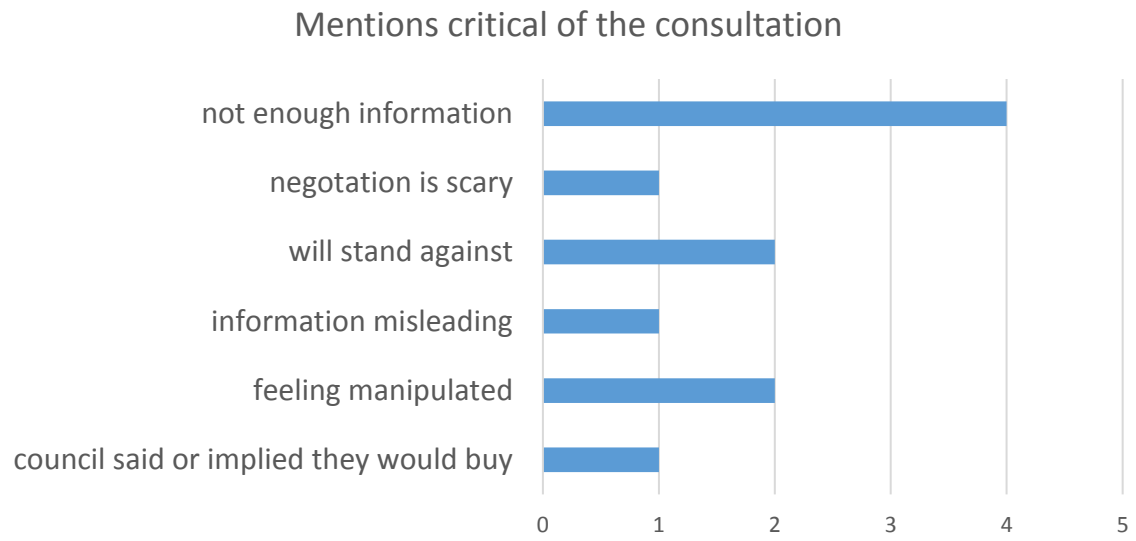


Mentions relating to trust and information



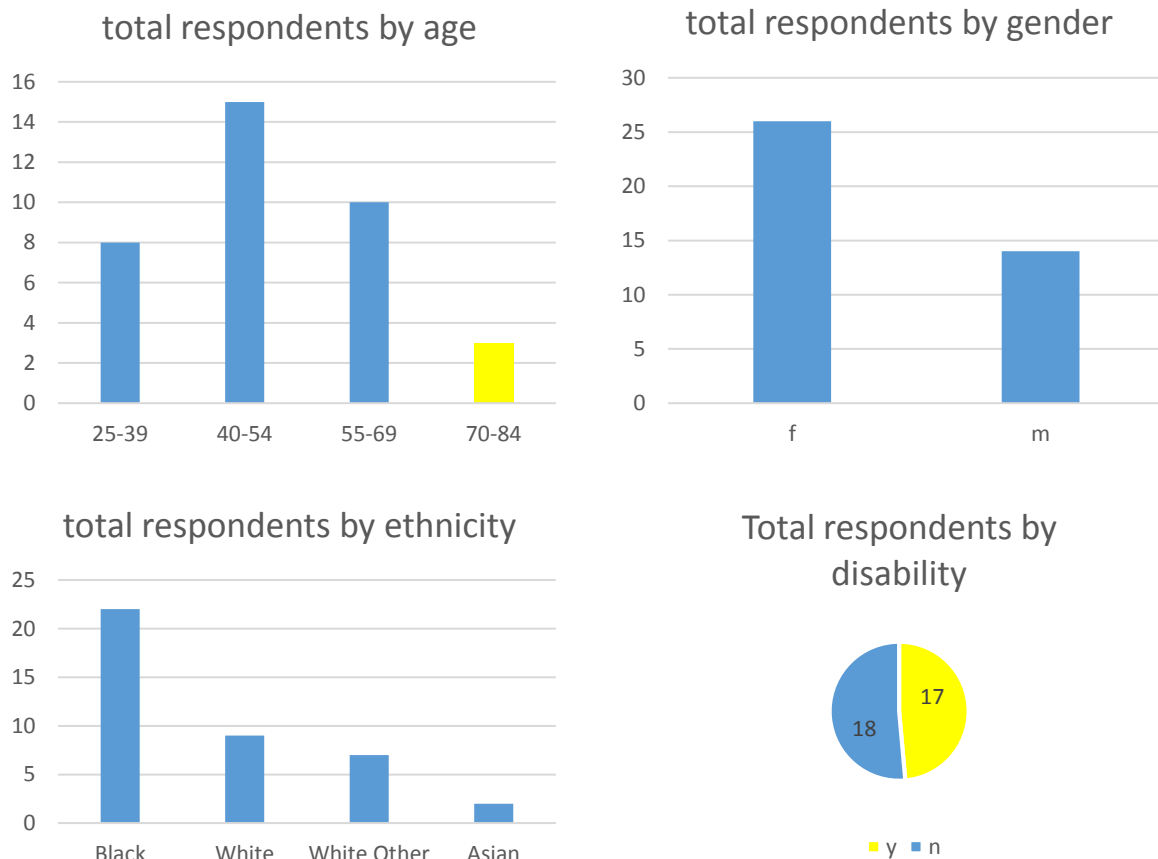
other





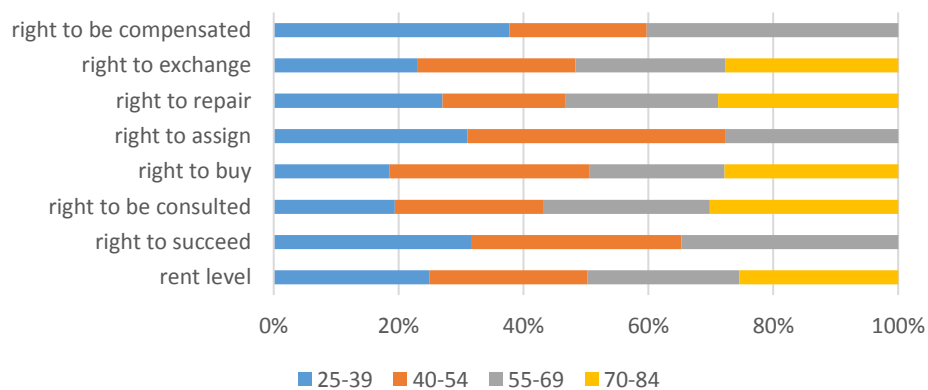
4. Equalities information for secure Council tenants and analysis related of section 105 consultation responses based on equalities data

Profile of Respondents

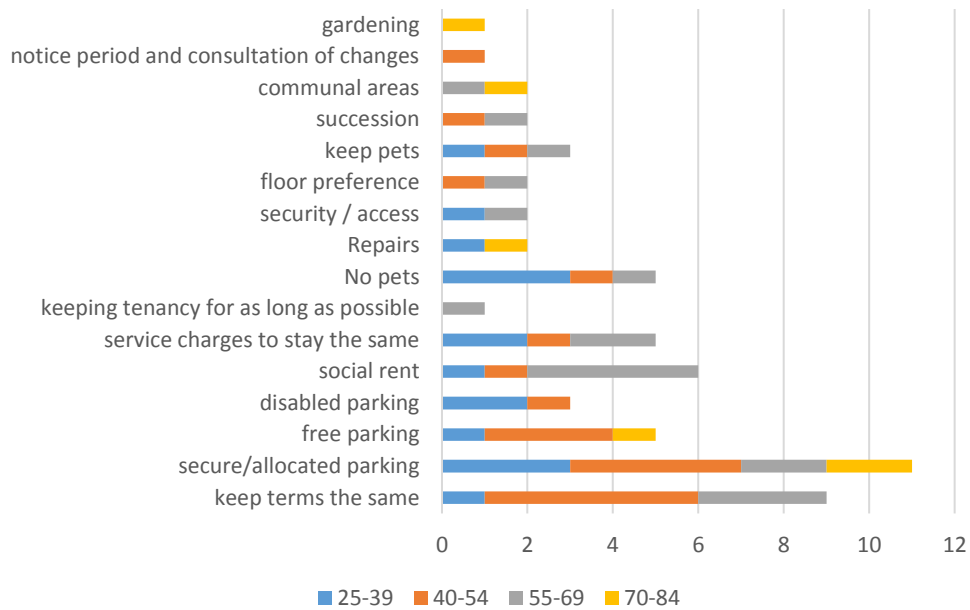


Age analysis

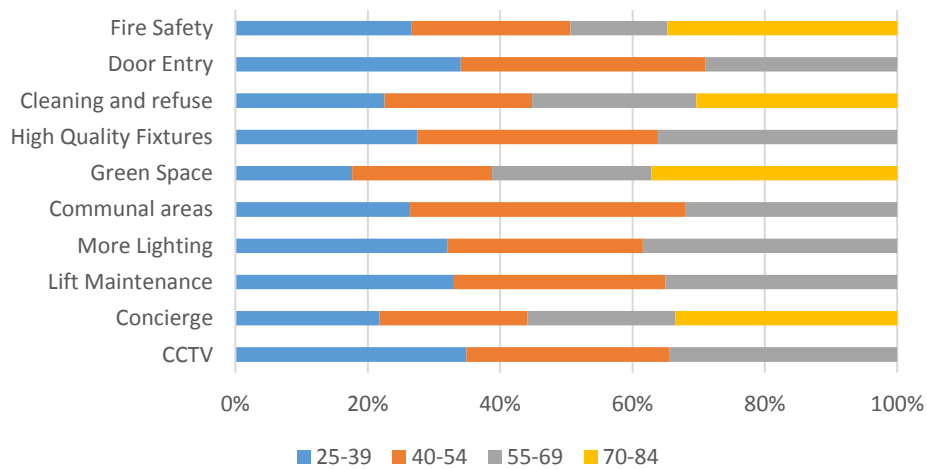
Distribution of responses by age group for most important statutory right



Number of mentions of tenancy terms/areas by age

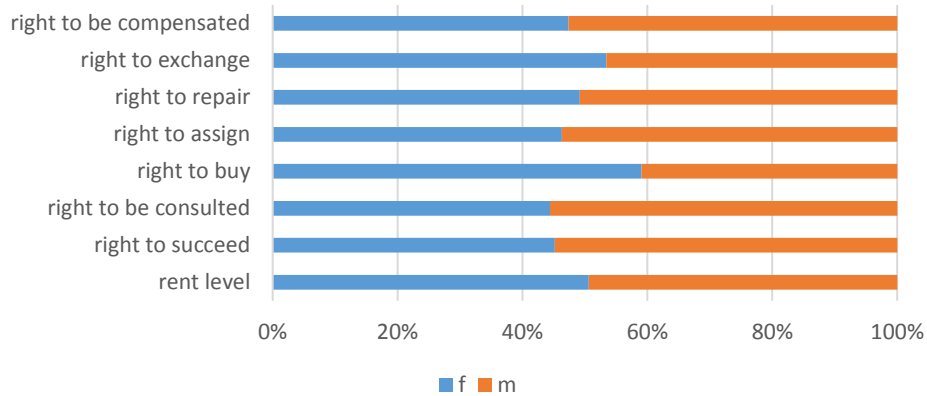


Distribution of responses by age group for most important service

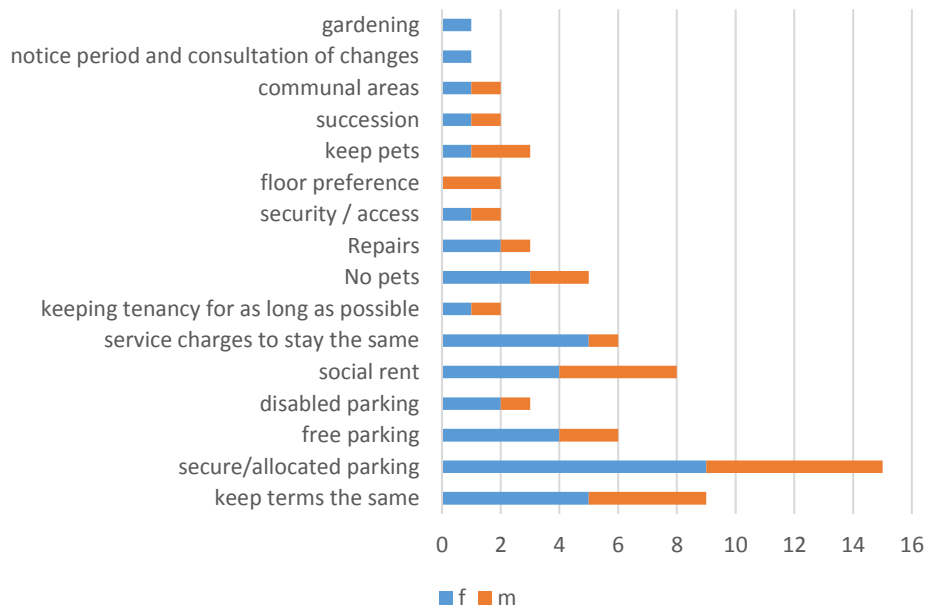


Sex Analysis

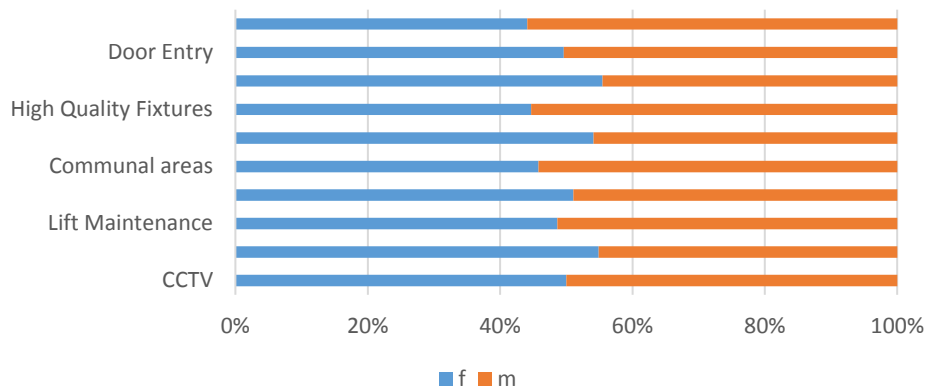
Distribution of responses by gender for most important statutory right



Number of mentions of tenancy terms/areas by gender

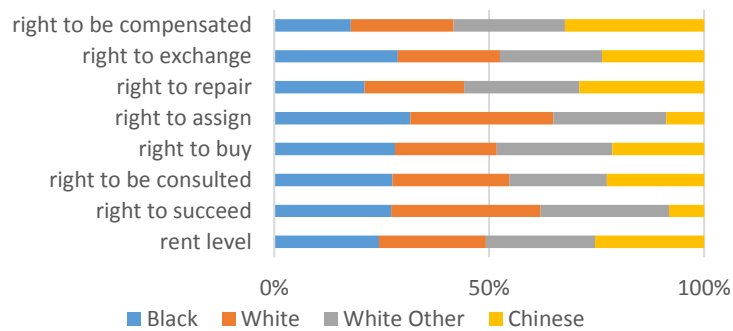


Distribution of responses by gender for most important service

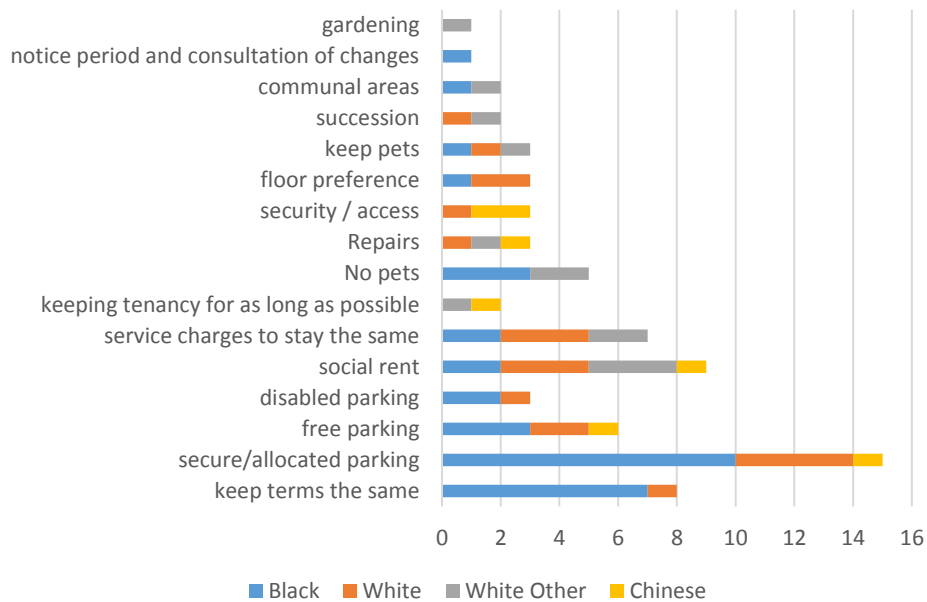


Ethnicity Analysis

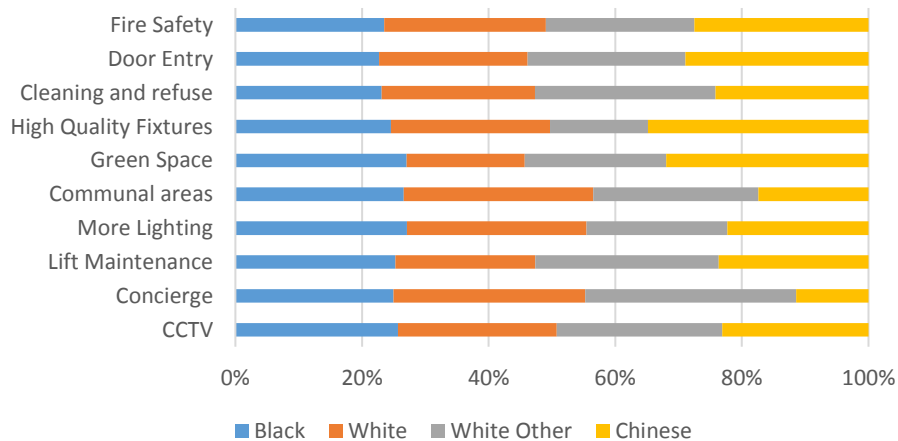
Distribution of responses by ethnicity for most important statutory right



Number of mentions of tenancy terms/areas by ethnicity

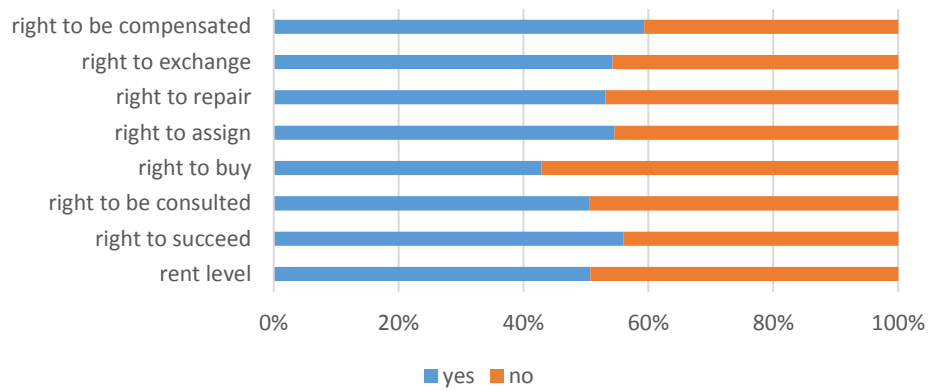


Distribution of responses by ethnicity for most important services

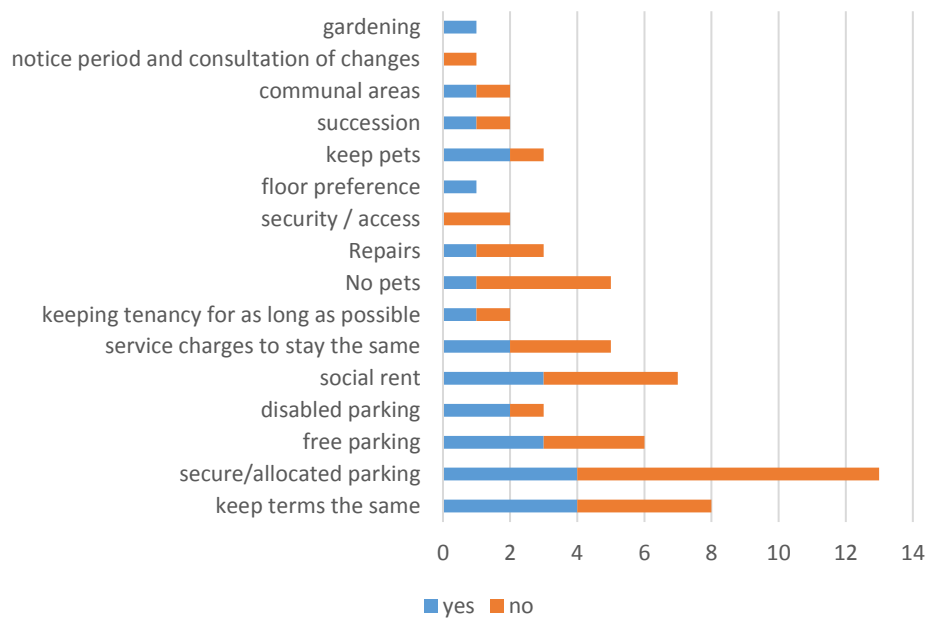


Disability Analysis

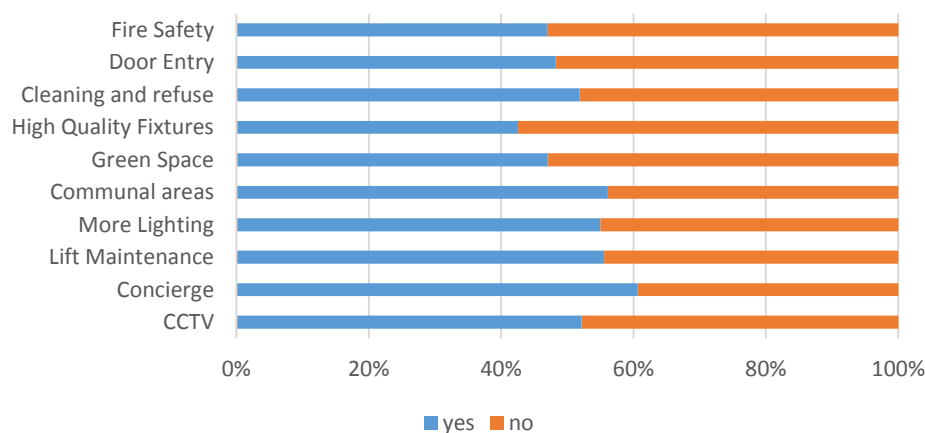
Distribution of responses by disability for most important statutory right



Number of mentions of tenancy terms/areas by disability



Distribution of responses by disability for most important services



Notable points from the Equalities data analysis

Protected Characteristic	S.105 questions asking residents what is most important to them		
	Statutory Rights	Tenancy Terms <i>Note this is taken on number of mentions – so the results reflect the views of those who specified more terms.</i>	Services
Age <i>Note 3 respondents over age of 70.</i>	Distribution: Even Notable: - 70-84 year olds did not score anything for right to be compensated, right to assign or right to succeed. Although this is a sample size of 3.	Distribution: Uneven Notable: - 25-39 year olds care about pet policy but not about communal areas, succession and less about social rent (<i>are younger residents less worried about money?</i>) - 40-54 year olds want to keep terms the same and also to have free/allocated/secure/disabled parking more than other age groups. - 55-69 year olds were particularly concerned about social rent.	Distribution: Slightly uneven Notable: - 70-84 year olds did not score anything for door entry, high quality fixtures, communal areas, more lighting, lift maintenance or CCTV. Although this is a sample size of 3.

		- 70-84 year olds were the only age group to mention gardening and then only otherwise mentioned free/allocated/secure parking, as well as repairs and communal areas. Although this is a sample size of 3.	
Ethnicity	Distribution: Even Notable: None	Distribution: Uneven Notable: - 'White Other' (such as Turkish) respondents didn't mention parking which was by far the most mentioned tenancy area. Sample size of 7. - Black respondents did not mention security/access or repairs which each had three mentions.	Distribution: Even Notable: None
Gender	Distribution: Even Notable: None	Distribution: Fairly Even Notable: None	Distribution: Even Notable: None
Disability <i>Note over half of respondents have got a disability</i>	Distribution: Even Notable: None	Distribution: Slightly uneven Notable: - Both disabled and not disabled respondents mentioned disabled parking.	Distribution: Even Notable: None

HIGH

ROAD

WEST

SECTION 105 HOUSING ACT 1985 CONSULTATION ON THE OWNERSHIP AND MANAGEMENT OF REPLACEMENT SOCIAL RENTED HOUSING





LONDON BOROUGH OF HARINGEY

**LOVE
LANE**

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Introduction



Dear Secure Council Tenant

As you will be aware, in December 2014 we agreed a masterplan and regeneration proposals for the High Road West area which includes the Love Lane Estate.

Your feedback was overwhelming in support of regenerating the estate and building new homes, with 70% of residents supporting the change.

I believe that the plans, created in partnership with the community, will bring far reaching benefits to you and your neighbours, including new homes, job opportunities, new community and health facilities and a brand new Library and Learning Centre. But I want to continue to consult residents every step of the way about the future of High Road West.

Thank-you for being so involved and for working with us to create a Residents Charter, Residents Association and Design Guide and thank-you to those residents who have been involved in the procurement process to find a development partner to build the High Road West Scheme, helping us select three development partners from a long list of 6. I hope these residents will continue to be involved as we discuss the partners' proposals for High Road West and choose one partner.

In 2014, 90 Love Lane residents contributed to a list of 101 regeneration principles forming the Resident Charter. I took the Charter to the Council's Cabinet and the Cabinet agreed the Charter and committed to addressing all 101 principles. One of the key principles within the Charter was that 'existing council tenants should have the right to remain council tenants', our commitment was that 'whilst we are ambitious that replacement social housing in the masterplan area remains in council ownership we cannot guarantee this at this stage in the regeneration process.'

This means that I was always expecting to have further engagement and consultation with you on the ownership and management of the new homes when more information about the regeneration scheme was known.

The questions we are asking you today form part of this consultation and the next steps to delivering your new homes. I want to know what your thoughts are on the management and ownership of the new homes, whilst we are still talking to three potential development partners and are able to shape each partner's proposals.

The three potential development partners are; Barratt Developments Plc, Leandlease Developments Ltd and Linkcity (Bouygues). We are engaged in what is called a competitive dialogue process with the potential partners which means that your views will feed into those conversations and shape the final agreement with the selected developer for High Road West. We aim to select the partner in the summer.

The questions we are asking you today are the next steps to delivering your new homes, with the options clearly laid out in this document, and is formal consultation under section 105 Housing Act 1985.

I really look forward to hearing your views.

Cllr Alan Strickland
Cabinet Member for Housing
and Regeneration



What we would like you to do



Please read this pack to help you understand the options we are considering and what this means for you.

Then, to make your views known to the council you can do one of the following:

- Complete a feedback form online at **www.tottenham.london/HRWConsultation**
- Complete the paper feedback form included with this pack and return in the supplied prepaid envelope
- Hand your form back in person to one of your Rehousing Officers, Sheila Miranda and Fatima Kirsarkye, who are based at the Grange 32-34a White Hart Lane, N17 8DP
- Hand your form back in person to your Independent Tenant and Leaseholder Association representative for the Love Lane Estate, Damian Tissier
- Email your views to **tottenhamregeneration@haringey.gov.uk**
- Write to:
**High Road West Consultation
Haringey Council
639 Enterprise Centre,
639 High Road,
London, N17 8AA**

The consultation ends on the 5 May 2017. Your feedback and views must be received by this date.

If you would like to speak to a Council Officer about the information within this pack you can:

- Attend one of the drop-in events (dates detailed below) where you can speak to a Council Officer on a one-to-one basis or Damian Tissier, the Independent Tenant and Leaseholder Advisor for the Love Lane Estate
- Arrange for your Rehousing Officer to visit you in your home.

Your Rehousing Officers' details and the dates of the drop-in sessions can be found below:

Drop in events will be held for Love Lane residents at the Grange, 32-34A White Hart Lane, Tottenham, London, N17 8DP, on the following dates:

- **Tuesday 4 April 2017, 12 noon – 4pm.**
A Turkish interpreter will be available
- **Thursday 20 April 2017, 7pm – 9pm.**
A Turkish interpreter will be available

To arrange for a Rehousing Officer to visit you in your home, please contact one of the Re-housing Officers on the contact details below:

- Sheila Miranda,
Email: **Sheila.miranda@haringey.gov.uk**
Tel: **020 8489 5298/ 078 9055 6506**
- Fatima Kirsarkye,
Email: **Fatima.kirsarkye@haringey.gov.uk**
Tel: **020 8489 2499/ 078 1265 9154**

If you would like this document in another language, please call **020 8489 5317**

About the consultation



What is the section 105 Housing Act 1985 consultation about/why am I being consulted?

When the High Road West regeneration scheme goes ahead it will mean all properties on the Love Lane estate will need to be demolished and new high quality replacement homes will be built.

As a secure council tenant on the Love Lane estate you have been provided with a range of rehousing options, one of which is to move to a high quality modern home in the High Road West regeneration area.

The consultation is about the ownership and management of the replacement social rented housing to be built in the new High Road West redevelopment and so will only apply to you if you

move into one of these homes. We have a duty to consult you under section 105 of the Housing Act 1985.

If you would like more information about the High Road West redevelopment and your rehousing options – please contact your rehousing officer (see page 6) or visit www.tottenham.london/HighRoadWest

Properties included in the consultation

This area includes the following properties on the Love Lane estate: Charles House, Ermine House, Moselle House, 2-32 Whitehall Street, 3-89 Whitehall Street, 4-18 Brereton Road, 2-28 Orchard Place, 9-39 White Hart Lane and Kathleen Ferrier Court.

What are the options I am being consulted on?

You are being consulted on who should buy and own the 145 replacement social rented homes on the High Road West redevelopment, and who therefore, would be the landlord of your new home, if you choose to be rehoused in one of the replacement homes.

We have two options:

- **Option 1: Haringey Council buys and owns the replacement social rented housing**
- **Option 2: A Housing Association buys and owns the replacement social rented housing**

Throughout this document we have used the term "Housing Association" by which we mean a private registered provider of social housing held on a government register (formerly known as housing associations or registered social landlords). Some are charitable bodies and others are not.

All of the feedback received will be used to inform discussions with the three bidders and subsequently the selected development partner and will inform the following decisions:

- Ownership and management of the replacement social rented housing to be council or Housing Association
- The management arrangements, i.e. services and service charge of the replacement social rented housing
- The tenancy terms of the replacement social rented housing if they are bought by a Housing Association, These terms can match or enhance your existing tenancy terms and can replicate your existing statutory (legal) rights by writing them into a contract with the Housing Association which will last the whole of your lifetime tenancy



Key considerations

Change of tenancy type

Currently you have a **secure tenancy** with Haringey Council as your landlord. Secure tenancies are provided for under the Housing Act 1985. If a Housing Association was to buy the social housing in High Road West, it would mean that the tenancy of your new home would not be a secure tenancy.

This is because Housing Associations cannot grant these forms of tenancy. Your new tenancy would be an **assured tenancy** and the property would be owned and managed by them. Assured tenancies are provided for under the Housing Act 1988.

Your existing secure tenancy with Haringey Council consists of statutory rights, which are set in law and include rights such as the right to buy, and your tenancy terms which are set by Haringey Council and include what you can and cannot do in your property (for example have pets in the property).

Existing Statutory rights

There are some statutory (legal) differences between a secure and an assured tenancy, which results in secure tenants having greater rights. However, it is possible to grant to an assured tenant similar rights to a secure tenancy. This can be done by different routes, in particular by including additional terms in the tenancy agreement. Where these routes are taken, **in practice secure and assured tenancies can feel the same.**

We want to reassure you that if we decide that your new landlord is to be a Housing Association, and not the Council, we will take all the steps we reasonably can to see that:

- Your new tenancy will be a lifetime tenancy
- Your rent, excluding service charge, will remain a "social rent", set at approximately the same level as if you were a council tenant i.e target rent
- You will have a similar right to buy your new property
- You will be able to pass your property to a successor e.g. spouse, civil partner, long term live-in partner in the same way as if the council was the landlord of your new property
- You will still have similar rights to be consulted on any changes to your tenancy terms and conditions

For more information about your Existing Statutory Tenancy rights contact your dedicated rehousing officers Sheila on **Sheila.Miranda@haringey.gov.uk** or Fatima on **Fatima.Kirsarkye@haringey.gov.uk**

You can also speak to the Independent Tenant and Leaseholder Association for the Love Lane Estate, Damian Tissier – **DamianTissier@gmail.com**



Existing Tenancy Terms

Currently you have a written Secure Tenancy Agreement with Haringey Council. This Agreement sets out the terms of your tenancy, i.e what you can and can't do and what the council can and cannot do. In this informationpack this is what we mean by your 'Existing Tenancy terms'.

You are welcome to review your tenancy agreement for more information, but to remind you of what tenancy terms you have, examples of headings in the agreement are:

- Using your home
- Cleaning and Refuse
- Gardens and Outside Spaces
- Repairs
- Alterations and Improvements

Your Existing Tenancy terms can be found at **www.tottenham.london/HRWconsultation**

If the new social rented housing in High Road West is bought by a Housing Association, then you would have a new written Assured Tenancy Agreement with them. We will ensure that your rights in the Existing Tenancy Terms will be carried through into a new Assured Tenancy Agreement.

We want to reassure you that if we decide that your new landlord is to be a Housing Association, and not the Council, we will take all the steps we reasonably can to see that the tenancy terms remain the same, or are enhanced based on the feedback you provide.

For more information about tenancy terms contact your dedicated rehousing officers or to the Independent Tenant and Leaseholder Association representative.



Service package

The service package is the range of services provided to you as a tenant in your building and includes the costs directly related to your building that the landlord or their management company must pay for those services. These costs are called a service charge. The services provided could be things like repairing lifts, maintaining gardens and decorating the building and communal areas.

Currently your building is managed and maintained by Homes for Haringey. You already pay service charge but this is included with your rent and charged as a single sum.

If the social housing in High Road West is sold to a Housing Association, the housing will be managed by them. Your Assured Tenancy Agreement will require you to pay a service charge as a sum separate from your rent.

We are committed to ensuring that the service charge for the new homes within the development are affordable for all residents, however, due to the fact that there will be more services provided for tenants in an improved and more secure environment, it is likely that the cost will go up – this may be due to increased services such as CCTV, concierge, lift maintenance, cleaning and repairs, more lighting and lots of green space and planting.

If the replacement social rented housing is bought by the council, your service charge is likely to increase due to the reasons above and this will be added to your rental payment. If the replacement social rented housing is bought by a Housing Association, your service charge will likely increase for those same reasons and you will be charged this on top of your social rent (target rent).

Your feedback in this consultation can influence the services that are delivered for the replacement social rented housing in High Road West which would therefore influence the service charge. However the overall quality and service offer improvements mean that the service charge is still likely to increase.

We want to ensure that we provide safe, secure homes in an attractive and welcoming environment and provide the services you require at an affordable level. We have not yet agreed the design and level of services delivered through the High Road West Scheme, therefore your feedback in this consultation can influence the services that are delivered for the replacement social rented housing in High Road West which would consequently influence the service charge costs.

We would also add that whether the landlord of your new property is the council or a Housing Association you will also be required to pay for all energy bills and utilities costs.

We want to reassure you that we will get the best possible deal for tenants when negotiating a new service charge and service package.

Our preferred option

Financial implications

When we consulted in the autumn of 2014 a number of you expressed a desire that the council should be the landlord of the replacement social rented housing to be built on the High Road West development. Following the consultation our preference was also to own the replacement social rented housing. We have looked very carefully at this possibility and it is now our preferred option for a Housing Association to own this replacement housing due to the financial implications below.

The cost of the replacement social housing on the High Road West scheme is projected to be approximately £13m.

If this was to be council housing we would have to buy it back from the developer which would mean less money to spend or invest in current housing stock elsewhere in the Borough e.g. major works or repairs or building new houses.

We would like to undertake these activities to increase and improve our existing housing stock as well as having new regeneration schemes which can benefit as many residents in the borough as we can.



The High Road West regeneration scheme

What has happened so far?

In order to get to this point we have created a series of proposals, each informed by consultation with residents.

Spring 2012	Arup was appointed to help Haringey Council develop the High Road West masterplan and the process of developing a masterplan was commenced.
Spring 2012-September 2014	A series of consultation events were held with the local community to help shape the masterplan options and the final masterplan. These events included workshops, training, one-to-one meetings, drop-in sessions.
2013-2014	Haringey Council worked with Love Lane residents to develop the secure tenant and leaseholder guides and the Resident Charter.
September 2014	The Community Hub, at the Grange, 32-34A White Hart Lane, N17 8AD opens. In December 2014 and ongoing, the Love Lane rehousing team support residents from this central location and hub.
December 2014	<p>The High Road West Masterplan was approved by Haringey Council's Cabinet. Included a Resident Charter which made the commitment that all secure council tenants on the Love Lane Estate will:</p> <ul style="list-style-type: none"> • Be offered a new, high quality, modern home in the redevelopment area that meets their needs • Continue to pay social rent, not new affordable rents • Continue to have a long-term tenancy • Have a dedicated re-housing officer to support them through the whole moving process • Receive home loss compensation, with all reasonable moving costs paid
December 2015	Approval by Cabinet of procurement of development partner for High Road West regeneration scheme.
Summer/Autumn 2016	High Road West procurement process commenced to select a development partner.
October 2016	Resident representatives on a specially formed 'Design Panel' took part in dialogue sessions with six shortlisted bidders to feedback on the vision and designs proposed for High Road West.
January 2017	Three bidders are selected to continue in competitive dialogue. They are selected by scoring highest overall on the different elements of their propositions – including their response to the Resident Charter and Design Panel.

What stage are we at now?

From a longlist of six potential developers, we have shortlisted three. They are; Barratt Developments Plc, Lendlease Developments Ltd, Linkcity (Bouygues).

As part of the selection process the developers met with Love Lane residents and pitched their ideas to resident representatives on a specially formed 'Design Panel'.

In the Spring, the bidders will each submit a final tender document and these will be scored and independently moderated in order to reach a preferred bidder.

The final decision on which developer is chosen will be taken by Haringey Council's Cabinet in Summer 2017.

What happens with my comments on this consultation?

Your comments will feed into the decision by Haringey Council's cabinet on who should own the replacement social rented housing and therefore be the landlord of these properties. This will happen in summer 2017 alongside the Cabinet decision on

the preferred developer for the High Road West regeneration scheme.

We are holding this consultation now as your responses will shape discussions with the developers, inform their future plans and inform our decision regarding whether it should buy the replacement homes (and be your landlord) or whether a Housing Association should do so (and be your landlord).

We do not propose to consult you again on the precise identity of the Housing Association if the we do decide that that is the route to be taken. We do not consider it would be necessary because the chosen Housing Association would have to agree to honour the reassurances we have made in this consultation document. However the council and any future Housing Association will continue to work closely with existing Love Lane residents.

For your information the Housing Association that is potentially partnering with Barratt Developments Plc is L&Q (London & Quadrant), whilst Genesis is potentially partnering with Linkcity (Bouygues). These are both substantial, well-established Housing Associations.



Glossary of Terms

- **High Road West** – a proposed regeneration scheme covering 11 hectares broadly between Tottenham High Road and the railway line (White Hart Lane Station), running from Brereton Road in the south to the former Sainsbury's site in the north
- **Replacement social rented housing** – the new housing to be built in the High Road West regeneration scheme that has been allocated for current secure council tenants in the Love Lane estate and which will continue to offer social rents
- **Private registered provider** – a private provider of social housing held on a government register (formerly known as registered social landlords or Housing Associations). Some PRPs are charitable bodies and others are not
- **Secure tenancy** – Most council tenancies are secure tenancies. They carry certain statutory (legal) rights
- **Assured tenancy** – Most social tenancies granted by Housing Associations are assured tenancies. They are regulated and guided by government bodies but do not carry the same statutory rights as an assured tenancy
- **Existing Statutory rights** – statutory rights conferred on secure tenants which are not conferred in an identical way or at all on assured tenants
- **Existing Tenancy terms** – the rights and responsibilities contained within your current written Secure Tenancy Agreement
- **Tenancy Agreement** – the contract between a landlord and a tenant regarding the rights and responsibilities of both parties
- **Target Rent** – the Government's standard formula for setting social rents, including a standard rent increase formula
- **Succession** – the right to pass on the tenancy to a successor, usually a family member who is resident in the home
- **Right to buy** – the legal right to buy, at a discount, the home lived in by eligible secure council tenants
- **Assignment** – the legal transfer of a secure tenancy by an eligible secure council tenant to another person, who then becomes the secure tenant
- **Right to repair** – entitlement to have 'qualifying repair's undertaken and completed within a prescribed amount of time'
- **Right to exchange** – entitlement to swap a secure council home with another council or PRP tenant anywhere in the UK
- **Right to be compensated for improvements** – compensation for certain tenant improvements (to which consent was or should have been granted) that may be payable when a secure council tenancy comes to an end
- **Service charge** – a payment made by the tenant to the landlord or management company as a portion of the costs of servicing only the tenant's building e.g. repairing lifts, maintaining gardens and decorating the building and communal areas
- **Homes for Haringey** – Homes for Haringey is an Arms Length Management Organisation (ALMO), set up in April 2006 to manage Haringey's council housing
- **Concierge** – a security guard present in your building or protected neighbourhood
- **CCTV** – Close Circuit Television uses camera to provide surveillance
- **Door Entry** – the access into a secure building

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Section 105 Consultation of Secure Council Tenants on the Love Lane Estate

Your views are very important to us and will be a key part of the final decision on ownership and management of the replacement social rented housing for Love Lane secure council tenants.

The options for ownership of the replacement social rented housing are either that Haringey Council, or that a Housing Association* buys and owns the housing.

Full information on the consultation and what it means for you can be found in the enclosed information pack. Please read the pack in full before answering the below questions.

If you would like this document in another language or large print please call **0208 489 5317**.

How to give your views

You can give your views by:

- Completing a feedback form online at **www.tottenham.london/HRWconsultation**
- Completing the paper feedback form included with this pack and return in the supplied prepaid envelope

- Hand your form back in person to your rehousing officers, **Sheila Miranda** or **Fatima Kirsarkye**, who are based at the Grange 32-34a White Hart Lane, N17 8DP
- Hand your form back in person to your Independent Tenant and Leaseholder Association representative for the Love Lane Estate, Damian Tissier
- Emailing your views to **tottenhamregeneration@haringey.gov.uk**
- Writing to: High Road West Consultation
Tottenham Regeneration
Enterprise Centre
639 High Road
London, N17 8AA

If you need assistance in completing this form please contact **Lauren Schnieder** by emailing: **Lauren.Schnieder@haringey.gov.uk** or calling **020 8489 5317** or come to one of the drop-in events where officers will be available to help.

Please note: Only one feedback form will be considered per person.

All data responses will be reported anonymously.

The consultation ends on the **5TH MAY 2017**. Your feedback and views must be received by this date.

*A Housing Association is legally referred to as a private registered provider but we will use the term "Housing Association" throughout this document.

FEEDBACK SHEET

There is information to help you answer these questions in the information pack and definitions in the glossary of terms. If you are unsure please feel free to contact us to talk it through.

Question 1: Existing Statutory Rights preference

- a) We want to ensure that your Existing Statutory Rights are matched, as far as possible, for the replacement social rented housing. Please rank these Existing Statutory rights in order of importance to you, where 1 is most important and 9 is least important.

- ☐ Rent Level
- ☐ Right to Succeed
- ☐ Right to be consulted on matters affecting your tenancy
- ☐ Right to Buy
- ☐ Right to assign
- ☐ Right to repair
- ☐ Right to exchange
- ☐ Right to be compensated for improvements
- ☐ Other (please state):

Question 2: Ownership preference in relation to Existing Statutory Rights

- a) We aim to ensure that any Housing Association that would like to buy the replacement social housing will match, as far as possible, your Existing Statutory Rights so that the tenancy feels the same.

Taking this into account, do you have a preference who owns the replacement social rented housing?

Yes ☐ No ☐ Don't Know ☐

- b) If yes what is your preference and why?

- Housing Association buys and owns the replacement social rented housing
- Council buys and owns the replacement social rented housing

Reasons why:

FEEDBACK SHEET

Question 3: Existing Tenancy Terms preference

- a) Please note we are aiming to match, as far as possible, your tenancy terms.

We would like to know which tenancy terms are most important to you or if you would like those terms changed in any way?

For example – how you use your home, whether you can keep pets, whether you have parking and what recharges there are.

Visit www.tottenham.london/HRWconsultation to look at your existing Tenancy Terms.

Question 4: Ownership preference in relation to Existing Tenancy Terms

- a) We aim to ensure that any Housing Association seeking to buy the replacement social housing will match, as far as possible, your Existing Tenancy Terms so that the tenancy feels the same.

In light of this, do you have a preference who owns the replacement social rented housing?

Yes ☐ No ☐ Don't Know ☐

- b) If yes what is your preference and why?

- Housing Association buys and owns the replacement social rented housing
- Council buys and owns the replacement social rented housing

Reasons why:

FEEDBACK SHEET

Question 5: Services preference

- a) We want to ensure that you are provided with the services that are important to you. Please rank these services in order of preference where 1 is most important and 11 is least important.

- ☐ CCTV
- ☐ Concierge
- ☐ Lift maintenance
- ☐ More lighting
- ☐ Communal area decoration
- ☐ Green space and planting
- ☐ High quality fixtures and finish
- ☐ Cleaning and refuse
- ☐ Door entry
- ☐ Fire safety
- ☐ Other (please state):

Question 6: Ownership preference in relation to service package

- a) We do not know how much the service charge will be for the replacement social rented housing if either Haringey Council or if a Housing Association owns the replacement homes. However the service charge will reflect the level of service and will only apply to services for your building. We will seek to get the best possible deal on the service package for tenants in the new High Road West homes by negotiating the services you require.

In light of this, do you have a preference who owns the replacement social rented housing?

Yes ☐ No ☐ Don't Know ☐

- b) If yes what is your preference and why?

- Housing Association buys and owns the replacement social rented housing
- Council buys and owns the replacement social rented housing

Reasons why:

FEEDBACK SHEET

Question 7: Ownership preference in relation to service package

- a) When you consider the financial cost to the Council of buying the replacement social rented housing and the impact this may have on the Council's existing and future housing stock, do you have a preference for who owns the replacement housing?

Yes ☐ No ☐ Don't Know ☐

- b) If yes what is your preference and why?

- Housing Association buys and owns the replacement social rented housing
- Council buys and owns the replacement social rented housing

Reasons why:

Question 8: Overall view

- a) Taking all of the above considerations into account, do you have a preference as to who owns the replacement housing?

Yes ☐ No ☐ Don't Know ☐

- b) If yes what is your preference and why?

- Housing Association buys and owns the replacement social rented housing
- Council buys and owns the replacement social rented housing

Reasons why:

Personal Details

Full name:

Address

FEEDBACK SHEET

YOUR INFORMATION

Age ☐ Prefer not to say

Do you consider yourself to have a disability?

☐ Yes ☐ No ☐ Prefer not to say

Sex

☐ Female ☐ Male ☐ Prefer not to say

Ethnicity – please tick the box that best describes your ethnic group:

White

☐ British ☐ Irish

White other

☐ Greek ☐ Greek/Cypriot ☐ Turkish ☐ Turkish/Cypriot
☐ Kurdish ☐ Gypsy/Roma ☐ Irish Traveller
☐ Other (please specify):

Black

☐ Caribbean ☐ African ☐ British
☐ Other (please specify):

Asian

☐ Indian ☐ Pakistani ☐ East African Asian
☐ Bangladeshi ☐ British
☐ Other (please specify):

Chinese or Other Ethnic Group

☐ Chinese
☐ Any other ethnic background (please specify):

Mixed

☐ White & Black African ☐ White & Asian ☐ White & Black Caribbean
☐ Other (please specify):
☐ Prefer not to say

DATA PROTECTION

We will not process information for any purpose other than that for which it was collected and we will not pass it on to third parties other than those delivering services on our behalf (without permission).

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CONSULTATION ON THE OWNERSHIP AND MANAGEMENT OF THE NEW SHARED EQUITY HOUSING



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Introduction



Dear Resident Leaseholder

As you will be aware, in December 2014 we agreed a masterplan and regeneration proposals for the High Road West area which includes the Love Lane Estate.

Your feedback was overwhelming in support of regenerating the estate and building new homes, with 70% of residents supporting the change.

I believe that the plans, created in partnership with the community, will bring far reaching benefits to you and your neighbours, including new homes, job opportunities, new community and health facilities and a brand new Library and Learning Centre. But I want to continue to consult you every step of the way about the future for High Road West.

Thank-you for being so involved and for working with us to create a Residents Charter, Residents Association and Design Guide and thank –you to the Love Lane residents who have been involved in the procurement process to find a development partner to build the High Road West Scheme, helping us select three development partners from a long list of 6. I hope these residents will continue to be involved as we discuss the partners' proposals for High Road West and choose one partner.

I am now seeking your views on the affordable replacement homes, which will be built in the High Road West regeneration area, and made available to existing resident leaseholders on the Love Lane Estate.

I am committed to ensuring that existing resident leaseholders are able to stay within the regeneration area should they wish, therefore, your views on the ownership and management and terms of the replacement homes are important to me.

We are currently in the process of selecting a development partner for High Road West and there are three remaining bidders. They are; Barratt Developments Plc, Lendlease Developments Ltd and Linkcity (Bouygues). We are engaged in what is called a competitive dialogue process with the potential partners which means that your views will feed into those conversations and shape the final agreement with the selected developer for High Road West.

The views you give during this consultation will also feed into the leaseholder offer. We will complete a 6 week consultation on the leaseholder offer once it is further developed in the summer.

The questions we are asking you today are the next steps to delivering your new homes, with the options clearly laid out in this document.

I really look forward to hearing your views.

Cllr Alan Strickland
Cabinet Member for Housing and Regeneration

What we would like you to do



Please read this pack to help you understand the options we are considering and what this means for you.

To give your feedback on this consultation you can do one of the following:

- Complete a feedback form online
www.tottenham.london/HRWconsultation
- Complete the paper feedback form included with this pack and return in the supplied prepaid envelope
- Hand your form back in person to your Rehousing Officer, Lin Edwards or Lauren Schnieder, Engagement Officer, who are based at the Grange, 32-34A White Hart Lane, Tottenham, London, N17 8DP
- Hand your form back in person to your Independent Tenant and Leaseholder Association representative for the Love Lane Estate, Damian Tissier
- Email your views to:
tottenhamregeneration@haringey.gov.uk
- Write to: **High Road West Consultation
Haringey Council, 639 Enterprise Centre,
639 High Road, London, N17 8AA**

The consultation ends on the 5 May 2017. Your feedback and views must be received by this date.

If you would like to speak to a council officer about the information within this pack you can:

- Attend one of the drop-in events (dates detailed below) where you can speak to a council officer on a one-to-one basis or Damian Tissier, the Independent Tenant and Leaseholder Advisor for the Love Lane Estate;

- Arrange for your dedicated Rehousing Officer to visit you in your home

Your Rehousing Officer's details and the dates of the drop-in sessions can be found below:

Drop in events will be held for Love Lane residents at the Grange, 32-34A White Hart Lane, Tottenham, London, N17 8DP, on the following dates:

- **Tuesday 4 April 2017, 12 noon – 4pm.**
A Turkish interpreter will be available
- **Thursday 20 April 2017, 7pm – 9pm.**
A Turkish interpreter will be available

Lin Edwards, Leaseholder Rehousing Officer
Email: **Lin.Edwards@haringey.gov.uk**
Tel: **020 8489 5317**

If you would like this document in another language or large print call **020 8489 5317**.

All of the feedback received will help to inform discussions with the three bidders and subsequently the selected development partner.

The feedback will influence the following decisions:

- Ownership and management of the new shared equity housing to be council or Housing Association
- The management arrangements, i.e. services and service charge for the new shared equity housing
- The terms of the shared equity offer

About the consultation

What is the consultation about and why am I being consulted?

When the High Road West regeneration scheme goes ahead it will mean all properties on the Love Lane estate will need to be demolished and new high quality homes will be built.

As a resident leaseholder on the Love Lane estate you have been provided, within the Leaseholder Guide 2014, a range of housing options, which include:

- **Option 1:** Purchase a new home in the High Road West area (either shared equity or shared ownership)
- **Option 2:** Purchase a low-cost ownership home built by the council
- **Option 3:** Leasehold swap
- **Option 4:** Purchase a property elsewhere

These options are still available to you and are being further developed by us through the development of the Leaseholder Offer, which we will consult with you on further later in the Summer.

This consultation focuses ONLY on Option 1 – to purchase a new home in the High Road West regeneration area.

Since writing the Leaseholder Guide we have committed to ensuring that the High Road West Scheme delivers a minimum of 46 shared equity units for, in the first instance, resident leaseholders on the Love Lane Estate.

The consultation is about the ownership and management of these replacement shared equity housing and so will only apply to you if you move into one of these homes.

If you would like more information about the High Road West redevelopment and your housing options – please contact your dedicated Rehousing Officer Lin Edwards or visit www.tottenham.london/HighRoadWest

Properties included in the consultation

This area includes the following properties on the Love Lane estate: Charles House, Ermine House, Moselle House, 2-32 Whitehall Street, 3-89 Whitehall Street, 4-18 Brereton Road, 2-28 Orchard Place, 9-39 White Hart Lane and Kathleen Ferrier Court.

What are the ownership options I am being consulted on?

You are being consulted on who should own the replacement shared equity housing on the High Road West redevelopment.

We have two options:

- **Option 1: Haringey Council buys and owns the new Shared Equity Housing**
- **Option 2: A Housing Association buys and owns the new Shared Equity Housing**

This is legally referred to as a private registered provider but we will use the term "Housing Association" throughout this document.

Are there relevant future consultations?

Yes – we are currently developing a detailed leaseholder offer which you will be consulted on later on in the year.

The leaseholder offer is a document being developed which sets out the details of what we are offering to leaseholders on the Love Lane Estate. The offer is for all leaseholders but there are additional options for resident leaseholders.

It will build on the options presented the Leaseholder Guide (freely available online and by request) which was sent to all leaseholders in 2014. The Leaseholder Guide sets out that as a resident leaseholder you will:

- Be offered the market value of your home
- Receive a 10% Home-loss compensation
- Be offered the opportunity to purchase a new affordable replacement home in the regeneration area

The leaseholder offer will include much more detail on the procedures for the council acquiring your property as well as your financial entitlements and options for moving.

We will be consulting you on the leaseholder offer later this year.

What might affect my views?

What is a shared equity property?

A 'shared equity' property is a housing option where the resident leaseholder pays for a proportion of the property and the rest is funded by an equity loan.

What is the typical process for getting a shared equity property?

To purchase a shared equity home, typically resident leaseholders would use the funds from the sale of their existing property (market value plus 10%) to buy a property in the new development. This includes continuing to invest the same level of mortgage borrowing they hold in their current property.

If the cost of a new property is higher than the amount received from the Council for their

existing property, then the Council or a Housing Association, would hold on to a share of the new property. No rent or interest would be charged on the share of the property that the council holds.

Under this arrangement leaseholders can purchase a new, higher value property without increasing their existing level of borrowing. If leaseholders want to invest more in the new property then leaseholders are able to do so.

Leaseholders have the opportunity to increase their share in the property over time by gradually buying up the council's equity share.

See diagram below for example on how shared equity works.

Existing home compensation

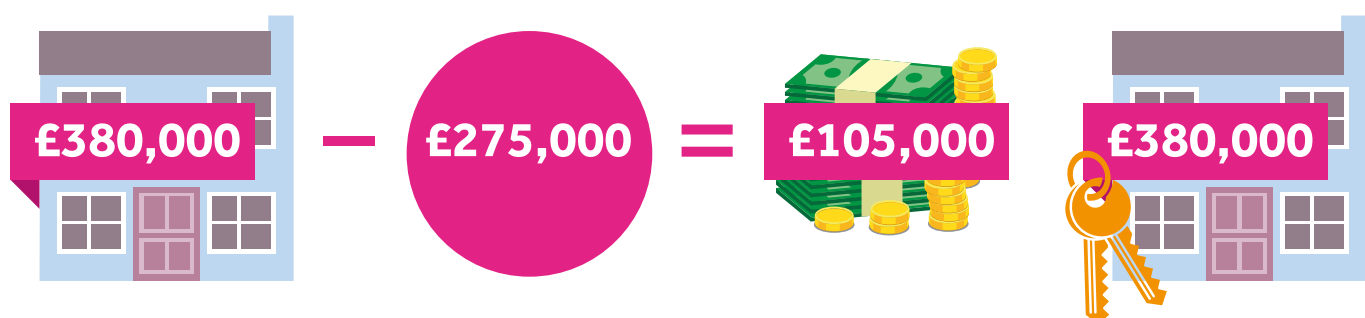


Your home is valued as being worth £250,000

You will receive £25,000 Home Loss compensation (10% of market value)

You will receive a total of £275,000 compensation

You can use your money to buy a new home in the regeneration area



the new home in the regeneration area is valued as being worth £380,000

You would need to put in your full compensation package of £275,000

Haringey Council, a Housing Association would contribute £105,000

You will own 72% of the property and Haringey Council or a Housing Association would own 18% of the property.

You have the opportunity to increase your share in the property over time by gradually buying the Council's or Housing Association's equity share.

The values used in the illustration are indicative and do not necessarily reflect the value of your home.

Developing the detailed terms for the new shared equity homes in High Road West

The council will ensure that the terms of any future shared equity homes are subject to consultation with resident leaseholders. These terms will need to be met regardless of whether Haringey Council or the Housing Association own the homes.

Whilst we are still developing these terms, they are likely to include the following:

- The leaseholder will not be required to make repayments on the equity loan and it only needs to be paid upon sale of the property
- The leaseholder will be able to increase their share of the property at any time subject to valuation
- The leaseholder will have the right to succession (pass the property on to a family member, who resides in the home)
- The property will have the same number of bedrooms as the leaseholder's existing property. If the leaseholder would like to increase the number of bedrooms, they should be offered a shared ownership arrangement

Service package

The service package is the range of services provided to you as leaseholder in your building and includes the costs directly related to your building that the landlord or their management company must pay for those services. These costs are called a service charge. The services provided could be things like repairing lifts, maintaining gardens and decorating the building and communal areas.

Currently your building is managed and maintained by Homes for Haringey. You already pay service charge to Homes for Haringey for the service they provide.

If the shared equity homes in High Road West are sold to a Housing Association, the housing will be managed by them.

We are committed to ensuring that the service charge for the new homes within the development are affordable for all residents, however, due to the fact that there will be more services provided for residents in an improved and more secure

environment, it is likely that the cost will go up – this may be due to increased services such as CCTV, concierge, lift maintenance, cleaning and repairs, more lighting and lots of green space and planting.

If the new shared equity housing is bought by the Council or a Housing Association, it is likely in both instances, your service charge will increase due to the reasons listed above. This will be charged to you.

Your feedback in this consultation will influence the services that are delivered for the replacement social rented housing in High Road West which would therefore influence the service charge. However the overall quality and service offer improvements mean that the service charge is still likely to increase.

We want to reassure you that we will get the best possible deal for leaseholders when negotiating a new service package.

For more information about the shared equity offer or the service package contact your dedicated Rehousing Officers:

- Lin Edwards
Email: Lin.Edwards@haringey.gov.uk
Tel: **020 8489 8272**
- Lauren Schnieder
Email: Lauren.Schnieder@haringey.gov.uk
Tel: **020 8489 5008/07725 269 569**

Or you can speak to the Independent Tenant and Leaseholder Association for the Love Lane Estate, Damian Tissier – damiantissier@gmail.com



Our preferred option

Financial implications

It is our preferred option for a Housing Association to buy and own the replacement shared equity housing to be built on the High Road West development.

This is due to the fact that we would need to buy the 46 shared equity homes from the developer. This would be a significant cost and would mean less money to spend or invest in current housing stock e.g. major works or repairs or building new houses.

We would like to undertake these activities to increase and improve housing as well as having the new regeneration schemes.

We believe that a Housing Association would be able to offer a high quality service across the whole of the High Road West Development and will benefit from the scale of the development. If the developer and housing association partner own and manage the whole site, the operation will warrant a dedicated team that all High Road West residents will benefit from.



The High Road West regeneration scheme

What has happened so far?

In order to get to this point we have created a series of proposals, each informed by consultation with residents.

Spring 2012	Arup was appointed to help Haringey Council develop the High Road West masterplan and the process of developing a masterplan was commenced.
Spring 2012- September 2014	A series of consultation events were held with the local community to help shape the masterplan options and the final masterplan. These events included workshops, training, one-to-one meetings, drop-in sessions.
2013- 2014	Haringey Council worked with Love Lane residents to develop the secure tenant and leaseholder guides and the Resident Charter.
September 2014	The Community Hub, at the Grange, 32-34A White Hart Lane, N17 8AD opens. In December 2014 and ongoing, the Love Lane rehousing team support residents from this central location and hub.
December 2014	<p>The High Road West Masterplan was approved by Haringey Council's Cabinet. Included a Resident Charter which made the commitment that all secure council tenants on the Love Lane Estate will:</p> <ul style="list-style-type: none"> • Be offered a new, high quality, modern home in the redevelopment area that meets their needs • Continue to pay social rent, not new affordable rents • Continue to have a long-term tenancy • Have a dedicated re-housing officer to support them through the whole moving process • Receive home loss compensation, with all reasonable moving costs paid
December 2015	Approval by Cabinet of procurement of development partner for High Road West regeneration scheme.
Summer/ Autumn 2016	High Road West procurement process commenced to select a development partner.
October 2016	Resident representatives on a specially formed 'Design Panel' took part in dialogue sessions with six shortlisted bidders to feedback on the vision and designs proposed for High Road West.
January 2017	Three bidders are selected to continue in competitive dialogue. They are selected by scoring highest overall on the different elements of their propositions – including their response to the Resident Charter and Design Panel.

What stage are we at now?

From a longlist of six potential developers, we have shortlisted three. They are; Barratt Developments Plc, Lendlease Developments Ltd, Linkcity (Bouygues).

As part of the selection process the developers met with Love Lane residents and pitched their ideas to resident representatives on a specially formed 'Design Panel'.

In the Spring, the bidders will each submit a final tender document and these will be scored and independently moderated in order to reach a preferred bidder.

The final decision on which developer is chosen will be taken by Haringey Council's Cabinet in Summer 2017.

What happens with my comments on this consultation?

Your comments will feed into the decision by Haringey Council Cabinet on who should own

the replacement shared equity housing. This will happen in Summer 2017 alongside the Cabinet decision on the preferred developer for the High Road West regeneration scheme.

We are holding this consultation now as your responses will shape discussions with the developers and inform their future plans.



Glossary of Terms

- **High Road West** – a proposed regeneration scheme covering 11 hectares broadly between Tottenham High Road and the railway line (White Hart Lane Station), running from Brereton Road in the south to the former Sainsbury's site in the north.
- **New shared equity housing** – the new housing to be built in the High Road West regeneration scheme that has been allocated for current resident leaseholders.
- **Shared equity property** – a housing option where the leaseholder pays for a proportion of the property and the rest is funded by an equity loan.
- **Private registered provider** – a private provider of social housing held on a government register (formerly known as registered social landlords or Housing Associations). Some PRPs are charitable bodies and others are not.
- **Housing Association** – this is the commonly used term to describe a registered provider of social housing.
- **Succession** – the right to pass on the shared equity homes to a successor, usually a family member who is resident in the home.
- **Service charge** – a payment made by the resident to the landlord or management company as a portion of the costs of servicing only the tenant's building e.g. repairing lifts, maintaining gardens and decorating the building and communal areas.
- **Homes for Haringey** – Homes for Haringey is an Arm's Length Management Organisation (ALMO), set up in April 2006 to manage Haringey's council housing.
- **Concierge** – a security guard present in your building or protected neighbourhood.
- **CCTV** – Close Circuit Television uses camera to provide surveillance.
- **Door Entry** – the access into a secure building.

HIGH

ROAD

WEST

Consultation of Resident Leaseholders on the Love Lane Estate

Haringey Council are seeking your views on the ownership and management of the shared equity homes that will be available for resident leaseholders currently living on the Love Lane Estate.

As set out in the information pack, moving to a shared equity home is just one of the rehousing options for resident leaseholders and is the option we are seeking feedback on as part of this consultation.

Your views are very important to us and will be a key part of the final decision regarding who will own the replacement shared equity homes. The options for ownership of the replacement shared equity housing are either that Haringey Council, or that a Housing Association* buys and owns the housing.

Your feedback will also be used to help us develop the detailed terms for the shared equity homes which will be included within the leaseholder offer. We will be consulting all Love Lane leaseholders on the leaseholder offer later in the Summer.

Full information on the consultation and what it means for you can be found in the enclosed information pack.

Please read the pack in full before answering the below questions.

If you would like this document in another language or large print contact Lauren Schneider on **020 8489 5008**.

How to give your views

You can give your views by:

- Completing a feedback form online at **www.tottenham.london/HRWconsultation**
- Completing the paper feedback form included with this pack and return in the supplied prepaid envelope
- Handing your form back in person to your rehousing officer, Lin Edwards or Lauren Schnieder, Engagement Officer, who are based at the Grange (address below)
- Handing your form back in person to your Independent Tenant and Leaseholder Association representative for the Love Lane Estate, Damian Tissier
- Emailing your views to **tottenhamregeneration@haringey.gov.uk**
- Writing to: High Road West Consultation
Tottenham Regeneration
Enterprise Centre
639 High Road
London, N17 8AA

If you need assistance in completing this form please contact **Lauren Schnieder** by emailing: **Lauren.Schnieder@haringey.gov.uk** or calling **020 8489 5317** or come to one of the drop-in events where officers will be available to help.

Please note: Only one feedback form will be considered per person.

All data responses will be reported anonymously.

The consultation ends on the **5TH MAY 2017**. Your feedback and views must be received by this date.

*A Housing Association is legally referred to as a private registered provider but we will use the term "Housing Association" throughout this document.

FEEDBACK SHEET

There is information to help you answer these questions in the information pack and definitions in the glossary of terms. If you are unsure please feel free to contact us to talk it through.

Question 1: Our ambitions for your new shared equity home

The statements below set out the Council's ambitions for the terms of the shared equity offer to resident leaseholders. Please respond to each of the ambitions laid out below with how far you agree with each. Please mark on the scale where 1 is do not agree and 5 is completely agree. Feel free to comment on your reasons why.

- a) Resident leaseholders should not be required to make repayments on the equity loan and it only needs to be paid upon sale of the property.

Do not agree Completely agree

Reasons why:

- b) Resident leaseholders should be able to increase their share of the property at any time subject to a valuation being completed.

Do not agree Completely agree

Reasons why:

- c) Resident leaseholders should have the right to succession.

Do not agree Completely agree

Reasons why:

- d) Resident leaseholders should be offered a property with the same number of bedrooms as the leaseholder's existing property. If the leaseholder would like to increase the number of bedrooms, they should be offered a shared ownership arrangement.

Do not agree Completely agree

Reasons why:

- e) Do you have any other comments you would like to make on the terms of the shared equity offer?

Reasons why:

FEEDBACK SHEET

Question 2: Services preference

- a) We want to ensure that you are provided with the services that are important to you. Please rank these services in order of preference where 1 is most important and 11 is least important.

- ☐ CCTV
- ☐ Concierge
- ☐ Lift maintenance
- ☐ More lighting
- ☐ Communal area decoration
- ☐ Green space and planting
- ☐ High quality fixtures and finish
- ☐ Cleaning and refuse
- ☐ Door entry
- ☐ Fire safety
- ☐ Other (please state):

Question 3: Ownership preference in relation to service package

- a) We do not know how much the service charge will be for the shared equity housing if either Haringey Council or if a Housing Association owns the homes. However the service charge will reflect the level of service and will only apply to services for your building. We will seek to get the best possible deal on the service package for tenants in the new High Road West homes by negotiating the services you require.

In light of this, do you have a preference who owns the shared equity housing?

Yes ☐ No ☐ Don't Know ☐

- b) If yes what is your preference and why?

- Housing Association buys and owns the shared equity housing
- Council buys and owns the shared equity housing

Reasons why:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

FEEDBACK SHEET

YOUR INFORMATION

Age ☐ Prefer not to say

Do you consider yourself to have a disability?

☐ Yes ☐ No ☐ Prefer not to say

Sex

☐ Female ☐ Male ☐ Prefer not to say

Ethnicity – please tick the box that best describes your ethnic group:

White

☐ British ☐ Irish

White other

☐ Greek ☐ Greek/Cypriot ☐ Turkish ☐ Turkish/Cypriot
☐ Kurdish ☐ Gypsy/Roma ☐ Irish Traveller
☐ Other (please specify):

Black

☐ Caribbean ☐ African ☐ British
☐ Other (please specify):

Asian

☐ Indian ☐ Pakistani ☐ East African Asian
☐ Bangladeshi ☐ British
☐ Other (please specify):

Chinese or Other Ethnic Group

☐ Chinese
☐ Any other ethnic background (please specify):

Mixed

☐ White & Black African ☐ White & Asian ☐ White & Black Caribbean
☐ Other (please specify):
☐ Prefer not to say

DATA PROTECTION

We will not process information for any purpose other than that for which it was collected and we will not pass it on to third parties other than those delivering services on our behalf (without permission).

EQUALITY IMPACT ASSESSMENT

The Equality Act 2010 places a 'General Duty' on all public bodies to have 'due regard' to the need to:

- Eliminating discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advancing equality of opportunity for those with 'protected characteristics' and those without them
- Fostering good relations between those with 'protected characteristics' and those without them.

This is known as the **Public Sector Equality Duty**.

In addition, the Council complies with the Marriage (Same Sex Couples) Act 2013.

Stage 1 – Screening

Please complete the equalities screening form. If screening identifies that your proposal is likely to impact on protect characteristics, please proceed to stage 2 and complete a full Equality Impact Assessment (EqIA).

Stage 2 – Full Equality Impact Assessment

An EqIA provides evidence for meeting the Council's commitment to equality and the responsibilities under the Public Sector Equality Duty.

When an EqIA has been undertaken, it should be submitted as an attachment/appendix to the final decision making report. This is so the decision maker (e.g. Cabinet, Committee, senior leader) can use the EqIA to help inform their final decision. The EqIA once submitted will become a public document, published alongside the minutes and record of the decision.

Please read the Council's Equality Impact Assessment Guidance before beginning the EqIA process.

1. Responsibility for the Equality Impact Assessment	
Name of proposal	High Road West Regeneration Scheme
Service area	Regeneration
Officer completing assessment	Clare Askew
Equalities/ HR Advisor	Paul Green, Policy and Equalities Officer
Cabinet meeting date (if applicable)	12 th September 2017
Director/Assistant Director	Helen Fisher, Director of Regeneration

2. Summary of the proposal

Please outline in no more than 3 paragraphs

- *The proposal which is being assessed*
- *The key stakeholders who may be affected by the policy or proposal*
- *The decision-making route being taken*

The High Road West (HRW) Regeneration Scheme (“the Scheme”) has been developed over five years with continuous resident and community consultation and engagement.

The key Cabinet decisions relating to the Scheme have been:

- 16th December 2016- Tottenham Housing Zone Phase 2- North Tottenham
- 15th December 2015 Cabinet Report- High Road West Regeneration Scheme Update and Next Steps
- 16th December 2014 Cabinet Report- High Road West Regeneration Scheme- Masterplan and Next Steps
- 15th July 2014 Cabinet Report- High Road West Regeneration Scheme Consultation.
- 28th November 2013- High Road West Regeneration Project - Master Plan Option Consultation Feedback and Next Steps.

The Scheme will deliver the comprehensive regeneration of the HRW area. The area covers 11 hectares of land including Love Lane Estate, which is south of White Hart Lane, and then extensive light industrial land to the north.

The recommendations within the Cabinet report relate to the disposal of land and the selection of a preferred bidder, who will eventually deliver a range of measures for the identified and surrounding areas. The following have significant equality implications:

- The disposal of housing land
- Over 2,500 high-quality, sustainable homes being built
- At least 750 affordable homes (a net increase of 539) being built
- 191 high quality, replacement homes for council tenants and resident leaseholders which meet resident aspirations as set out in the Resident Charter and will be built to new fire and safety standards
- £10m of funding for social and economic support for both businesses and residents, including a contribution of c.£8m for supporting the Tottenham People Priority overall commitments
- A cutting edge new library and learning centre and a refurbished Grange Community Hub which will provide improved community facilities early in the Scheme
- 143,500sqft of green spaces for the community including a large new linear community park with an outdoor gym, children’s play area and Grange Gardens; a safe, central green space for local people
- A welcoming new civic square which will be an important focus of local events and activities, bringing the community together, promoting cultural activities and enhancing activity and safety at night

- Over 130,000sqft of commercial, retail and leisure space throughout the Scheme providing a wide range of leisure, employment space, shops, cafes and restaurants around a new civic square
- £500k of investment in the town centre and also a £500k fund for events and activities, as well as meanwhile uses which will revitalise the local centre during construction and afterwards
- Over 3,300 construction jobs and more than 500 end-user jobs once the development is complete
- High quality new industrial and maker/artisan space to support businesses from the existing Peacock Industrial Estate.

3. What data will you use to inform your assessment of the impact of the proposal on protected groups of service users and/or staff?

Protected group	Service users	Staff
Sex	<ul style="list-style-type: none"> ▪ Ward profile data (Census 2011; ONS Indices of Multiple Deprivation) ▪ Tenant and Leaseholder demographic information held by the Council's housing management data system (HfH) and by the HRW Rehousing Team ▪ Haringey JSNA ▪ HaringeyStat, June 2016 	N/A
Gender Reassignment	We do not hold this data. The Equality and Human Rights Commission have published a national estimate.	N/A
Age	<ul style="list-style-type: none"> ▪ Ward profile data (Census 2011; ONS Indices of Multiple Deprivation) ▪ Tenant and Leaseholder demographic information held by the Council's housing management data system (HfH) and by the HRW Rehousing Team ▪ Haringey JSNA 	N/A
Disability	<ul style="list-style-type: none"> ▪ Ward profile data (Census 2011; ONS Indices of Multiple Deprivation) ▪ Tenant and Leaseholder demographic information held by the Council's housing management data system (HfH) and by the HRW Rehousing Team ▪ Haringey JSNA 	N/A

	<ul style="list-style-type: none"> ▪ Mosaic 2015 segmentation, (ESA Mental Health claimants/Depression) ▪ HaringeyStat, June 2016 	
Race & Ethnicity	<ul style="list-style-type: none"> ▪ Ward profile data (Census 2011; ONS Indices of Multiple Deprivation); ▪ Tenant and Leaseholder demographic information held by the Council's housing management data system (HfH) and by the HRW Rehousing Team ▪ Haringey JSNA 	N/A
Sexual Orientation	<ul style="list-style-type: none"> ▪ ONS Annual Population Data 2016 	N/A
Religion or Belief (or No Belief)	<ul style="list-style-type: none"> ▪ Ward profile data (Census 2011; ONS Indices of Multiple Deprivation) ▪ Tenant and Leaseholder demographic information held by the HRW Rehousing Team 	N/A
Pregnancy & Maternity	<ul style="list-style-type: none"> ▪ Census; ▪ Data based upon households containing a female parent with a dependent child aged 0-1 years old claiming Housing Benefit or Council Tax Relief, 15/06/2016-14/06/2017. ▪ Tenant and Leaseholder demographic information held by the HRW Rehousing Team 	N/A
Marriage and Civil Partnership	<ul style="list-style-type: none"> ▪ Ward profile data (Census 2011; ONS Indices of Multiple Deprivation) ▪ Tenant and Leaseholder demographic information held by the HRW Rehousing Team 	N/A
<p>Outline the key findings of your data analysis. Which groups are disproportionately affected by the proposal? How does this compare with the impact on wider service users and/or the borough's demographic profile? Have any inequalities been identified?</p> <p><i>Explain how you will overcome this within the proposal.</i></p> <p><i>Further information on how to do data analysis can be found in the guidance.</i></p>		
<p>This section will cover two areas:</p> <ul style="list-style-type: none"> • Demographics of Northumberland Park ward • Wider socio-economic benefits and issues from the HRW area and the Scheme <ul style="list-style-type: none"> ○ Housing 		

- Employment and Business
- Healthier and Safer Communities

Demographics

The Scheme sits within the Northumberland Park Ward. In order to assess the impact of the Scheme, it is important to understand the demographics of the local area to ensure that inequalities are addressed throughout its implementation.

- Sex

The percentage of males in Northumberland Park has increased to 49.8%, the percentage of females has reduced to 50.2%. This is reflective of local and national trends.

There are 1057 lone parent households with dependent children, of which 972 are women. This makes up 92% of all lone parent households being led by a woman, and 8% are led by men. This is 18.8% of all households compared to the borough average of 10.5%.

- Gender Reassignment

We do not hold data on the number of people who are seeking, receiving or have received gender reassignment surgery, and there is not national data collected for this protected characteristic. The Equality and Human Rights Commission estimate that there are between 300,000-500,000 transgender people in the UK¹. We will need to consider the inequalities and discrimination experienced for this protected group. For the purposes of this EqlA, we will use the inclusive term Trans* in order to represent the spectrum of transgender and gender variance.

- Age

0-19 year old profile by ward²

¹ <https://www.equalityhumanrights.com/en/trans-inequalities-reviewed/introduction-review>

² Census 2011

Ward	All ages	0-4	5-9	10-14	15-19	Total 0-19	%
White Hart Lane	13431	1009	1148	1268	1107	4532	33.7%
Northumberland Park	14429	1333	1200	1127	1066	4726	32.8%
Seven Sisters	15968	1464	1421	1225	958	5068	31.7%
Tottenham Hale	15064	1231	1025	1089	1163	4508	29.9%
Bruce Grove	14483	1125	1034	919	1008	4086	28.2%
Alexandra	11795	860	811	730	647	3048	25.8%
Tottenham Green	14580	1083	858	878	891	3710	25.4%
Fortis Green	12488	829	800	864	658	3151	25.2%
West Green	13372	854	809	807	776	3246	24.3%
Noel Park	13939	875	818	823	853	3369	24.2%
Woodside	14514	1017	812	819	769	3417	23.5%
Bounds Green	13725	922	750	732	711	3115	22.7%
St Ann's	14638	1004	795	721	728	3248	22.2%
Hornsey	12659	806	751	598	622	2777	21.9%
Muswell Hill	10784	633	586	596	522	2337	21.7%
Stroud Green	11758	705	518	582	493	2298	19.5%
Crouch End	12395	815	574	477	408	2274	18.3%
Highgate	11632	694	516	506	385	2101	18.1%
Haringay	13272	853	549	473	488	2363	17.8%

Northumberland Park has the second highest proportion of 0-19 year olds in the borough, and with a particularly high number of 0-4 year olds.

In particular, the 2011 Census found 835 households in Northumberland Park with dependent children and no adult in employment. This is 14.8% of all households and compares with 7.2% for households in Haringey. This is the highest proportion of all Haringey wards. Therefore, not only does the ward have a young population, it also has a disproportionate number of them living in workless households.

Age profile of Haringey by ward³

³ Census 2011

Ward	All ages	0-19	%	20-64	%	65+	%
Alexandra	11795	3048	25.8%	7575	64.2%	1172	9.9%
Bounds Green	13725	3115	22.7%	9341	68.1%	1269	9.2%
Bruce Grove	14483	4086	28.2%	9183	63.4%	1214	8.4%
Crouch End	12395	2274	18.3%	9013	72.7%	1108	8.9%
Fortis Green	12488	3151	25.2%	7965	63.8%	1372	11.0%
Harringay	13272	2363	17.8%	9909	74.7%	1000	7.5%
Highgate	11632	2101	18.1%	8175	70.3%	1356	11.7%
Hornsey	12659	2777	21.9%	8845	69.9%	1037	8.2%
Muswell Hill	10784	2337	21.7%	7143	66.2%	1304	12.1%
Noel Park	13939	3369	24.2%	9391	67.4%	1179	8.5%
Northumberland Park	14429	4726	32.8%	8565	59.4%	1138	7.9%
St Ann's	14638	3248	22.2%	10149	69.3%	1241	8.5%
Seven Sisters	15968	5068	31.7%	9730	60.9%	1170	7.3%
Stroud Green	11758	2298	19.5%	8653	73.6%	807	6.9%
Tottenham Green	14580	3710	25.4%	9675	66.4%	1195	8.2%
Tottenham Hale	15064	4508	29.9%	9384	62.3%	1172	7.8%
West Green	13372	3246	24.3%	8854	66.2%	1272	9.5%
White Hart Lane	13431	4532	33.7%	7769	57.8%	1130	8.4%
Woodside	14514	3417	23.5%	9864	68.0%	1233	8.5%

With regards to the wider population, Northumberland Park has the second lowest proportion of 20-64 year olds and third lowest 65+ year olds. This means that Northumberland Park has a young population so the Scheme will have a greater impact on children and young people aged 0-19.

- Disability

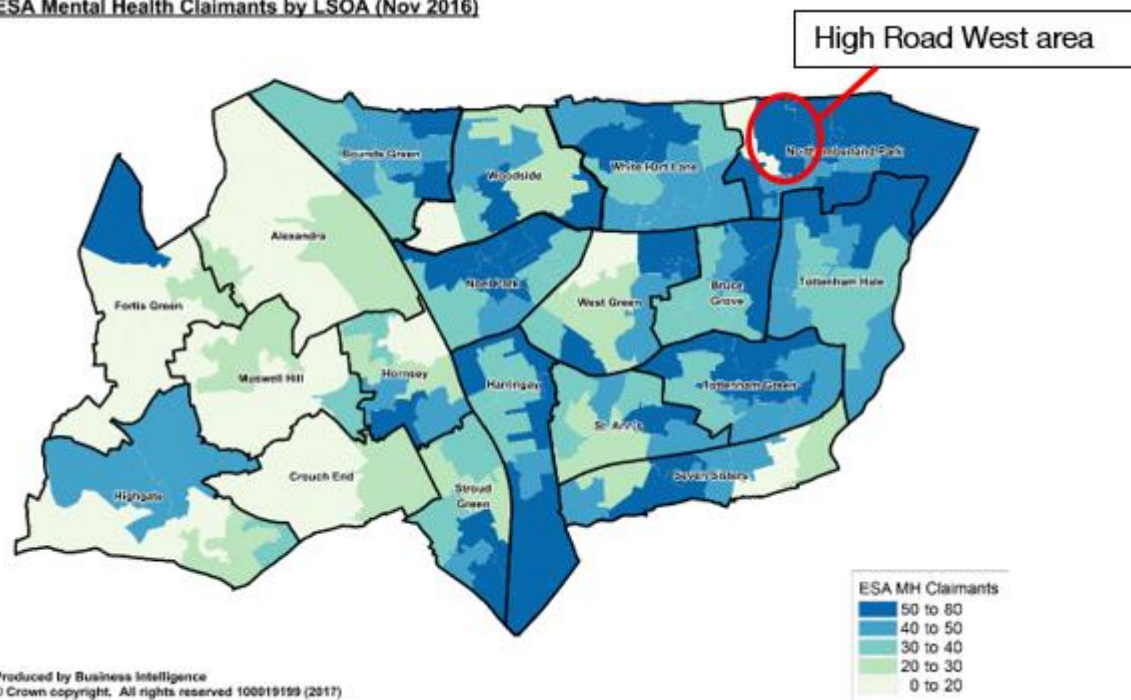
In the 2011 Census, the following was reported in regards to those who experience limitations on day-to-day activities as a result of a disability or disabilities:

Activity level	Northum-berland Park	Haringe y	London	England and Wales
Day-to-day activity limited a lot	8.1%	6.8%	6.7%	8.3%
Day-to-day activity limited a little	8.6%	7.2%	7.4%	9.3%
Day-to-day activity not limited	83.3%	86.0%	85.8%	82.4%
Day-to-day activity limited a lot: Age 16-64	5.0%	3.8%	3.4%	3.6%
Day-to-day activity limited a little: Age 16-64	5.9%	4.6%	4.2%	4.6%
Day-to-day activity not limited: Age 16-64	54.2%	62.4%	61.5%	56.5%

Northumberland Park has proportionally more residents who have impairments that impact on their ability to do day-to-day tasks. In particular, the ward has the highest proportion of residents in Haringey who have impairments which limit their abilities to do day-to-day tasks a little. We are not able to determine the types of disability from this data, but will need to consider the needs of different disabled people, including the type

of reasonable adjustment provided. This includes physical impairments, sensory impairments, mental health issues and Learning Disabilities.

ESA Mental Health Claimants by LSOA (Nov 2016)



Northumberland Park have a disproportionately high level of ESA Mental Health Claimants and therefore people with mental health issues or conditions are likely to be disproportionately impacted by the Scheme.

- Race/Ethnicity⁴

Racial/Ethnic group	Northumberland Park	Haringey	London	England
White; English/Welsh/Scottish/N.Irish/British	16.59%	34.68%	44.89%	79.75%
White Irish	1.66%	2.75%	2.15%	0.98%
White; Gypsy or Irish Traveller	0.12%	0.15%	0.10%	0.10%
White; White Other	20.73%	22.97%	12.65%	4.58%
Mixed; White and Black Caribbean	2.68%	1.90%	1.46%	0.78%
Mixed; White and Black African	1.65%	1.02%	0.80%	0.30%
Mixed; White and Asian	0.92%	1.47%	1.21%	0.63%
Mixed; Other mixed	2.06%	2.10%	1.45%	0.53%
Asian/Asian British; Indian	1.34%	2.33%	6.64%	2.62%
Asian/Asian British; Pakistani	0.51%	0.75%	2.74%	2.10%
Asian/Asian British; Bangladeshi	1.50%	1.73%	2.72%	8.23%
Asian/Asian British; Chinese	0.99%	1.47%	1.52%	0.72%
Asian/Asian British; Other Asian	3.45%	3.19%	4.88%	1.55%
Black African	22.00%	9.04%	7.02%	1.8%
Black Caribbean	13.54%	7.10%	4.22%	1.1%

⁴ Census 2011, rounded to 2 decimal figures

Black Other	4.80%	2.63%	2.08%	0.52%
Other Ethnic group; Arab	0.93%	0.87%	1.30%	0.42%
Other Ethnic group	4.53%	3.85%	2.14%	0.62%

Northumberland Park has a lower proportion of residents who define themselves as White British, compared to Haringey, London and the national average. There are 20.73% defined as 'White Other', which is likely to include East European communities. This is lower than the Haringey average of 22.97% but significantly more than the London and national average. It is likely that this population has also grown since the 2011 census. There are also significant Black African, Caribbean and Black British communities in the ward, and officers know of Turkish communities. This is compared to the borough, London and the national average. Delivering the Scheme will likely impact on these communities disproportionately.

- Sexual Orientation

We do not hold ward or borough level data on sexual orientation, and it is not collected nationally through the Census. However, the ONS estimates that 3.7% of Haringey's population are lesbian, gay or bisexual (LGB), which is the 15th largest LGB community in the country.⁵ We will need to ensure that the inequalities and discrimination experienced by LGB people are considered throughout this EqIA.

- Religion⁶

	<i>Northumberland Park</i>	<i>Haringey</i>	<i>London</i>	<i>England and Wales</i>
Christian	50.6%	45.0%	48.4%	59.3%
Buddhist	1.0%	1.1%	1.0%	0.4%
Hindu	1.1%	1.8%	5.0%	1.5%
Jewish	0.2%	3.0%	1.8%	0.5%
Muslim	24.2%	14.2%	12.4%	4.8%
Sikh	0.2%	0.3%	1.5%	0.8%
Other religion	0.3%	0.5%	0.6%	0.4%
No religion	13.2%	25.2%	20.7%	25.1%
Religion not stated	9.2%	8.9%	8.5%	7.2%

Northumberland Park has a comparatively high proportion of Christians, higher than Haringey and London. There is also a larger Muslim population than the rest of Haringey, London and national averages. Consultation processes to develop firm plans for the area will need to have due regard to diversity issues relating to these communities (including how we engage with women in certain communities).

- Pregnancy and maternity

⁵<https://www.ons.gov.uk/peoplepopulationandcommunity/culturalidentity/sexuality/articles/subnationalsexualidentityestimates/uk2013to2015#introduction>

⁶ Census 2011

	Births (No.)	Crude Live Birth rate		
	Haringey numbers	Haringey	London	England
2002	3731	17.2	14.7	11.4
2003	3890	17.3	15.0	11.8
2004	4017	17.9	15.4	12.1
2005	4026	17.9	15.6	12.1
2006	4076	18.2	16.1	12.5
2007	4325	19.2	16.7	12.8
2008	4289	19.0	16.6	13.0
2009	4193	18.6	16.7	12.9
2010	4456	19.8	17.0	13.2
2011	4227	16.5	16.2	13.0
2012	4209	16.3	16.2	13.0

Haringey has a higher birth rate compared to London and England. As Northumberland Park has the second highest number of 0-4 year olds in the borough, it is likely that the birth rate is disproportionately higher in Northumberland Park. Based upon total claimant data, the number households where a female has a dependent child aged between 0-1 years old, Northumberland Park has 74 claimants, the second highest ward claimants in the borough⁷

Therefore, the Scheme will need to consider the needs of pregnant women and mothers with young children as they are likely to be disproportionately affected.

- Marriage and civil partnership

In 2011 there were 10 couples in a civil partnership in Northumberland Park. This is compared to 1,651 marriages (which was only available to heterosexual couples at the time). All elements of the Scheme will need to ensure all couples in a civil partnership are treated exactly the same as couples in a marriage.

Wider socio-economic data

Set out below are three themes underpinning the Scheme alongside key data sets and how the development and delivery of the Scheme will impact on key characteristics and actions to mitigate any negative impacts. The three themes that the Scheme will help tackle inequalities are:

- Housing
- Employment and businesses
- Healthier and Safer Communities

Housing

Additional information on data sources:

⁷ Data based upon households containing a female parent with a dependent child aged 0-1 years old claiming Housing Benefit or Council Tax Relief, 15/06/2016-14/06/2017.

Secure Council tenants' information comes from the HRW Rehousing Team database and all lead tenants' data has been recorded. Resident leaseholders' information also comes from the HRW Rehousing Team database and 14 out of 34 tenants' data has been recorded. It should be noted that gathering leaseholder data can be more challenging and so there are more 'unknown' with both the HRW Rehousing Team database, and the Homes for Haringey (HfH) data return for Love Lane. For TA and private tenants, we do not have equality data so rely on the demographics of the estate as a whole which comes from the HfH data return.

The following table outlines the number of residents on the Love Lane Estate directly affected by the Scheme based upon tenure:

TENURE TYPE	NUMBER
secure council tenancies	65
resident leaseholds	31
non-resident leaseholds	45
temporary accommodation tenancies	156

(This is based on number of homes not number of tenants)

Rehousing offer to tenants and leaseholders on Love Lane

At the same time as agreeing the Masterplan, the Cabinet agreed the resident guides, which set out the Council's rehousing commitments to the Love Lane residents. The commitments outlined in the guides, predate the existing and draft for consultation Estate Renewal Rehousing and Payments Policy ("ERRP") documents. The commitments within the guides, however, meet and in some areas exceed the commitments within the ERRP. The commitments within the tenant guides included the following:

- All secure Council Tenants will:
 - Be offered a new home in the redevelopment area, with the aim of one move only;
 - Continue to pay a social rent;
 - Be offered a new home to meet their housing need- to tackle overcrowding and under-occupancy;
 - Be able to move to a council tenancy elsewhere in the Borough if they wish;
 - Be given Home Loss compensation and have the costs of the move paid;
 - Be able to under-occupy by one bedroom if they are currently under occupying their property;
 - Have a dedicated Rehousing Officer;
- All resident leaseholders will:
 - Be offered market value for their home;
 - Be offered 10% of the market value as home loss compensation;
 - Be offered the opportunity to purchase a shared equity or shared ownership home in the new redevelopment;
 - Be compensated for legal, valuation and reasonable costs;
 - Have a dedicated Rehousing Officer.

- All private Tenants will:
 - Be offered timely re-housing advice so that they are aware of all of their options.

In addition to the above, following the selection of the preferred bidder the Council will be working with resident leaseholders living on the Love Lane Estate to provide more detail on the leaseholder offer. This will include determining the minimum equity share percentage which resident leaseholders will need to contribute towards the acquisition of a new property in the development area. The Council will undertake a 6-week consultation with leaseholders on the offer the results of which will be considered at Cabinet later in the year. Furthermore, the Council will review each case on its merits to provide the most suitable housing offer that the resident can afford. This will ensure that residents whose financial circumstances have changed will be able to be adequately rehoused within the regeneration area.

The Council will also be working with residents to understand the level of service they require in the replacement homes and the service charge. This is to ensure that the services meet residents' aspirations and are affordable. In developing the leaseholder offer and estate management plan with the preferred bidder, due regard to the Public Sector Equality Duty will need to be made.

Significant progress has been made with the rehousing of Love Lane residents, since the rehousing process commenced in December 2014. The Council has established a successful and effective Rehousing Team that offers residents much more than rehousing advice (which includes the need to move close to existing neighbours and support networks, the need to be rehoused near to schools or childcare facilities, the need to be near familiar shops and services).

The team offer support to residents, identify needs and vulnerabilities and sign post or refer residents to ensure they receive the support and services they require. They also complete a post-move visit to check-up with all residents to ensure they have settled into their new homes and to see if they have any concerns that can be addressed. If a resident is having adjustment problems, the Rehousing Officer will allocate additional support for them. The Scheme aims to ensure that disruption is minimised by offering residents one move only where possible.

- **Sex**

On the Love Lane Estate, 53% of secure council tenants are female and 47% are male, which is roughly representative of the population of the ward. For resident leaseholders, 29% are female, 12% are male and 59% are unknown. The estate wide demographic information, for tenants 68.3% female and 31.3% male and for leaseholders 24.1% female, 61.4% male and 14.5% unknown. In TA, women tend to be more vulnerable to becoming homeless and are therefore more likely to use TA.

There are 11 known single parents amongst the secure tenants and leaseholders, which are likely to be women are significantly more likely to be heads of single parent households. This is also likely to be the case amongst temporary accommodation tenancies as there are a disproportionate number of single parent households in Northumberland Park, and this is likely to be represented on the Love Lane Estate.

The Scheme will impact on women and female led single parent households, including those in temporary accommodation, as being rehoused causes disruption and impacts on day-to-day living. There is the potential of an increase in the service charge but should this occur, due regard to the Public Sector Equality Duty will need to be made.

The Council will continue to mitigate the negative impacts of moving, through the dedicated Rehousing Team working on the Estate.

The Scheme will provide the Council an opportunity to build 2500 new homes, including 145 replacement social units and 45 shared equity units. Along with other regeneration schemes, this will help reduce the pressure on the availability of housing which will contribute to reducing those in temporary accommodation, which women are disproportionately represented.

Men are disproportionately represented amongst leaseholders (although the data is partial) and therefore will be impacted by the decision. The Council will need to acquire all leasehold properties and will need to support resident leaseholders in accessing a new home as set out above.

- **Gender Reassignment**

We do not have data on the number of Trans* tenants or leaseholders on the estate.

We do not envisage a disproportionate impact as a result of the rehousing process for this protected group. There may be a cohort of young Trans* people in temporary accommodation because they can be vulnerable to homelessness. This will be considered when information is provided to TA tenants about rehousing.

We are aware that Trans* people can experience discrimination and harassment and will therefore ensure equality policies are followed to minimise this occurring.

- **Age**

age range	secure council		resident leaseholders		HRW output		Northumberland Park ward	
	tenants				areas			
	total	%	total	%	total	%	total	%
0-4	no data	0.0%	no data	0.0%	22	10.3%	1,333	9.2%
5-7	no data	0.0%	no data	0.0%	12	5.6%	752	5.2%
8-9	no data	0.0%	no data	0.0%	5	2.3%	448	3.1%
10-14	no data	0.0%	no data	0.0%	8	3.7%	1,127	7.8%
15	no data	0.0%	no data	0.0%	1	0.5%	242	1.7%
16-17	no data	0.0%	no data	0.0%	0	0%	431	3%
18-19	no data	0.0%	no data	0.0%	9	4.2%	393	2.7%
20-24	no data	0.0%	no data	0.0%	24	11.2%	993	6.9%
25-29	3	4.3%	0	0.0%	17	7.9%	1,166	8.1%
30-34	3	4.3%	2	5.9%	50	23.4%	3,604	25%
35-39	3	4.3%	1	2.9%				
40-44	12	17.1%	2	5.9%				
45-49	8	11.4%	0	0.0%				
50-54	14	20.0%	1	2.9%	41	19.2%	2,344	16.2%
55-59	5	7.1%	3	8.8%				

60-64	6	8.6%	2	5.9%	7	3.3%	458	3.2%
65-69	4	5.7%	2	5.9%	15	7%	650	4.5%
70-74	4	5.7%	0	0.0%				
75-79	6	8.6%	0	0.0%	3	1.4%	375	2.6%
80-84	2	2.9%	0	0.0%				
85-89	0	0.0%	1	2.9%	0	0%	65	0.5%
90+	0	0.0%	0	0.0%	0	0%	48	0.3%
Unknown	0	0.0%	20	58.8%	0	0.0%	0	0.0%
Grand Total	70	100.00%	34	100.00%	214	100.00%	14429	100.00%

This data does not represent children and young people for Love Lane residents up to the age of 19 years old because they do not hold the tenancies themselves. However, we expect a large proportion of the 20-64-year old age groups to have children because, as outlined above, Northumberland Park has a comparatively younger population. In addition to this, there is a disproportionate number of female headed lone parent families.

The Council does not hold information relating to the age of leaseholders, but we expect them to be older, because they have had more opportunities to purchase properties and obtain private financial support in doing so. The Council will mitigate the impact of acquiring resident leaseholders' homes with the measures outlines above.

There is also an over representation of 40-64 year olds in the secure tenants' population and therefore will be impacted by the rehousing. Through the rehousing needs assessment process, we will ensure the needs of families and housing needs of different age groups are considered. If residents want more services in the new homes, there could be an increase in the service charge but the Council will be engaging residents on service charges before these are set. Should service charges increase, due regard to the PSED will need to be made.

Based upon the data collected from the High Road West Rehousing Team, 9 households require extra bedrooms and is likely to be for additional children. The Council will be able to provide additional housing as the Scheme will provide 2500 additional houses including 145 replacement social housing units which will meet residents' needs.

- **Disability**

disability	Secure tenants		Council		Resident Leaseholders	
	total	percentage	total	percentage	total	percentage
mental health	5	6.41%	0	0.00%	0	0.00%
physical	19	24.36%	2	5.88%	2	5.88%
unknown	3	3.85%	20	58.82%	20	58.82%
none	51	65.38%	12	35.29%	12	35.29%

The data in the table above is taken from Rehousing Officers' needs assessments of the disability of a tenant (the HRW Rehousing Team database), primarily in order to check whether there was a requirement for an occupational therapy assessment (in order to then make alterations to a new home). This means that there has been a focus on physical

disabilities in order to make sufficient adaptations and should explain why there is a larger than expected proportion of residents with a physical disability according to this data set.

We are aware that Northumberland Park Ward has a disproportionately high level of people with some form of limiting impairment or disability. This includes people with mental health issues or conditions, and is likely to be represented on the Estate.

Rehousing can be disruptive for all people, but particularly disabled people. There may be issues in regards to packing and unpacking for people with physical disabilities and there may be a need to ensure that the new homes are adapted to meet particular needs.

People with learning disabilities or sensory impairments may be reliant on fixed paths and routines which may be disrupted by being rehoused. In addition, those with mental health conditions or issues could experience anxiety or stress as a result of being rehoused. There is the potential of an increase in the service charge but should this occur, due regard to the Public Sector Equality Duty will need to be made.

The Council will continue to mitigate the negative impacts of moving, through the dedicated Rehousing Team working on the Estate. Dedicated Rehousing Officers undertake a needs assessment which considers the needs of every household effected, including those related to disabilities and support residents through every step of the move process. Rehousing Officers refer individuals needing adaptations to Occupational Therapy (OT) assessments and consideration whether disabled tenants need to be rehoused near to existing support networks and or neighbours. The Scheme also aims to ensure that households will only move once, thereby reducing the impact of more than one move.

- **Race and Ethnicity**

The ethnic profile tenants roughly reflect the population of Northumberland Park, although there is a slightly disproportionate number of White Other.

ethnicity	council		resident leaseholders		Northumberland Park ward	
	total	percentage	total	percentage	total	percentage
Asian	3	3.85%	1	2.94%	1,124	8%
black	32	41.03%	4	11.76%	5,821	40%
White British/ Irish/ Gypsy	11	14.10%	2	5.88%	2,651	18%
White Other	19	24.36%	7	20.59%	2,991	21%
Mixed	no data	0.00%	no data	0.00%	1,055	7%
Other	no data	0.00%	no data	0.00%	787	5%
Unknown	13	16.67%	20	58.82%	0	0%
Grand Total	78	100.00%	34	100.00%	14429	100%

We expect that this trend would also apply to leaseholders, as 58.82% of leaseholders' have not disclosed their ethnicity so we are unable to determine this. We will assume that within the temporary accommodation population, there will be a large proportion of residents of BAME communities.

language severity	barrier	secure council and resident leaseholder tenants
none		55
low/ moderate		3
severe		17

Based upon feedback from Rehousing Officers, there are particular needs for translation and interpretation services. The data above shows that language barrier, specifically with a large Turkish-speaking population, could be a barrier for us to communicate effectively with Love Lane residents, and this is likely to be the case for many impacted by this decision. We will continue to use translation and interpretation services when appropriate to ensure communication is maximised and appropriate housing is provided.

There is the potential of an increase in the service charge but should this occur, due regard to the Public Sector Equality Duty will need to be made. There is also the potential that BAME households will be rehoused away from their communities.

The Council will continue to mitigate the negative impacts of moving, through the dedicated Rehousing Team working on the Estate which considers links to cultural ties in the local area in the move process.

The Scheme will provide the Council an opportunity to build 2500 new homes, including 145 replacement social units and 45 shared equity units. Along with other regeneration schemes, this will help reduce the pressure on the availability of housing which will contribute to reducing those in temporary accommodation, which BAME communities are likely to be disproportionately represented.

- **Sexual Orientation**

We do not have data on the sexual orientation of tenants and leaseholders on the estate.

We do not envisage a disproportionate impact as a result of the rehousing process on this protected group. There may be a cohort of young LGB people in temporary accommodation because they can be vulnerable to homelessness. This will be considered by the Rehousing Officers as part of the needs assessment process when relevant.

We are aware that LGB people can experience discrimination and harassment and will therefore ensure equality policies are followed to minimise this occurring, including treating a same sex couple, whether cohabitating, married or civil partnered, the same as a heterosexual couple.

- **Religion and Faith**

The data below is from the HRW Rehousing Team Database, from assessments by the Rehousing Officers.

religion	Secure Council tenants		Resident Leaseholders	
	total	percentage	total	percentage
Christian	6	7.69%	7	20.59%
Muslim	5	6.41%	6	17.65%
none or prefer not to say	2	2.56%	1	2.94%
unknown	65	83.33%	20	58.82%
Grand Total	78	100.00%	34	100.00%

With secure Council tenants, the number of unknowns regarding religion. For resident leaseholders we can see that there are a significant proportion who are Christian or Catholic, but this is in line with the ward and Borough profile of circa 50%. Otherwise the religious profile of the HRW residents is in line with the ward.

For all Love Lane Council tenants, which will include TA residents, 9.1% are Christian, 5.3% are Muslim but for 79.8% their religion isn't known. Rehousing individuals and families could have impact on access to local religious places of worship. However, Rehousing Officers consider this as part of their needs assessment where required. It is also the case that the choice-based lettings system allows residents to choose whether to bid on properties, therefore they can choose to bid on properties which have close proximity to their place of worship.

- **Pregnancy and Maternity**

Only one resident is known to be pregnant at present, and we expect more to be in temporary accommodation. However, due to the nature of this protected characteristic, this could change over the course of the Scheme.

This decision will impact on women and female led single parent households, including those in temporary accommodation, as being rehoused causes disruption and impacts on day-to-day living.

The Council will continue to mitigate the negative impacts of moving, through the dedicated Rehousing Team working on the Estate. Dedicated Rehousing Officers undertake a needs assessment which considers the needs of every house hold effected, including child care and any health needs and support residents through every step of the move process. The Scheme aims to ensure that households will only move once, thereby reducing the impact of more than one move. The Council has already introduced a midwifery support service for tenants and leaseholders on the estate, which have supported over 160 women with housing, feeding and language support. There will also be a new childcare facility which will benefit all parents, particularly single mothers.

The Scheme will provide the Council an opportunity to build 2500 new homes, including 145 replacement social units and 45 shared equity units. Along with other regeneration Schemes, this will help reduce the pressure on the availability of housing which will contribute to reducing those in temporary accommodation.

- **Marriage and Civil Partnership Status**

civil status	secure council tenants and resident leaseholders	
	total	percentage
married	26	28.26%
un-married	57	61.96%
unknown	9	9.78%

Of the secure Council tenants and resident leaseholders, there are no tenants in a civil partnership. Should it be established that there are any, they will be treated the same as a married couple.

A) Employment and Businesses

- **Employment**

Employment and unemployment⁸

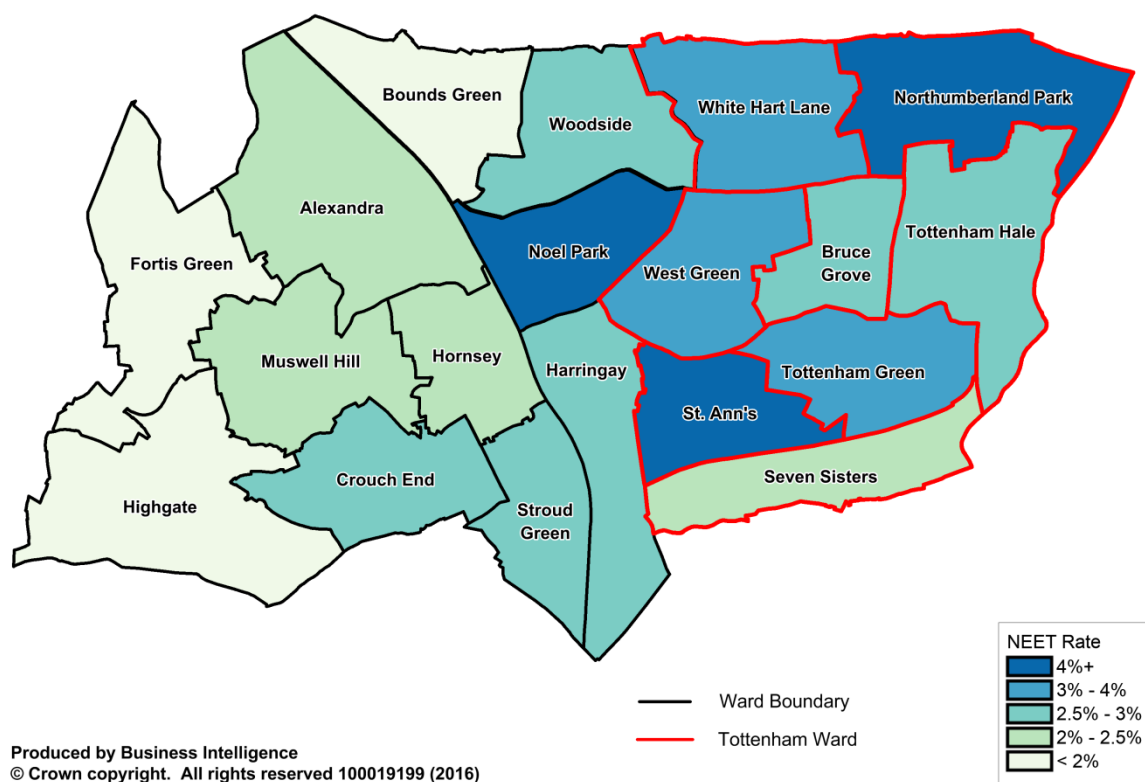
	Northumberland Park	Haringey	England and Wales
Economic Active	65.1%	75.2%	76.8%
Males	71.7%	80.1%	82.0%
Females	58.7%	70.2%	71.7%
In Employment	52.3%	67.5%	71.0%
Males	56.8%	71.6%	75.1%
Females	48.0%	63.5%	66.9%
Unemployment	19.6%	10.2%	7.6%
Males	20.8%	10.6%	7.6%
Females	18.2%	9.7%	6.8%

As demonstrated above using the Census data, Northumberland Park residents are significantly less likely to be economically active (65.1% compared to 75.2% for the borough) or in employment (52.3% compared to 67.5% for the borough average)⁹.

There is a particular inequality experienced by women with women less likely to be economically active (58.7% compared to 71.7% for men) and less likely to be in employment (48% of women in Northumberland Park are in employment while 56.8% of men are in employment). Based upon the data in the demographics section, this is likely to include a disproportionate number of lone parent households headed by women.

Proportion of 16-17 year olds Not in Employment, Education or Training (NEETs) by Ward as at December 2015

⁸ Census 2011



Northumberland Park has some of the highest level of NEETs in the borough. This is likely to reflect the younger population that live in Northumberland Park. In addition to this, it is likely to be an inequality that is experienced by particular BAME communities who live in the borough, as well as disabled people and people of different religions or faiths as identified in the demographics section.

To overcome these inequalities, the Scheme will help tackle this by providing £10m of funding for social and economic support for both businesses and residents, including a contribution of around £8m for supporting the Tottenham People Priority overall commitments. Over 3,300 construction jobs and 500 end user jobs are likely to be created as well as a library and learning centre developed. These are likely to benefit the groups which experience unemployment and deprivation.

Consideration will be needed to ensure that any Schemes are fully accessible to these groups, such as offering reasonable adjustments for disabled people, and support groups vulnerable to unemployment access support.

- **Businesses**

We do not have equalities information for the individual business owners but we do have a profile of the business typologies that will be directly and indirectly impacted by the proposals according to the current proposed masterplan and phasing. This could have an impact on different communities who are service users or customers of the businesses impacted.

Directly affected:

- 731-757 Tottenham High Road (odds) = retail e.g. fast food, beauty salon...
- 759 Tottenham High Road = GP practice.
- 6-18 White Hart Lane (evens) = retail e.g. tattooist, café.
- Peacock Industrial Estate = automotive and service e.g. mechanic, scrap, repairs, vehicle rental, glazing, textile, steelworks...
- Carbery Enterprise Park = service e.g. electrician, recruitment...
- Chapel Place = services e.g. banking, church...

Indirectly affected:

- 767-859 Tottenham High Road (odds) = retail e.g. hairdresser, fast food restaurant and takeaway, mini-market...
- Surrounding area e.g. White Hart Lane, Park Lane = retail e.g. newsagents, restaurant

As the Council does not hold equalities information for these businesses it is unable to determine the equalities impacts on businesses. However, the Council will be seeking to secure further equalities information through engagement with businesses and will seek to identify mitigation measures if any equalities impacts are identified. These mitigation measures will build on the measures already outlined in the High Road West Business Charter, which includes giving businesses a fair and equitable valuation and compensation process, providing a dedicated contact and business support and advice. The Scheme will also be providing new, high quality commercial space within the Scheme which will allow some businesses to relocate within the area.

Age:

If businesses move from the area, there could be a short term impact on people job opportunities in the local area. In the longer term, the Scheme will help generate jobs through economic development. This may specifically help younger people who are more likely to experience unemployment in the local area.

There may also be an impact on young people and older people who work within the businesses which need to be relocated. The Council will seek mitigate this impact by supporting the business to relocate and by supporting the businesses to respond to their employee's needs, where suitable.

There are also public functions which could be impacted, such as the use of the GP practice, which may be used by older people and children and young people disproportionately. The Council will try and ensure that this remains in the local area to minimise the disruption.

The Grace Centre will also be relocated, which is used by older people. Consideration will be needed to ensure that it is done so in an accessible place.

Disability:

If local businesses move, this could impact on some disabled people not being able to access goods and services as accessibly and locally as before.

There may also be an impact on disabled people who work within the businesses which need to be relocated. The Council will seek mitigate this impact by supporting the business to relocate and by supporting the businesses to respond to their employee's needs, where suitable.

There are also public functions which could be impacted, such as the use of the GP practice, which is likely to be used more by disabled people. The Council will try and ensure that this remains in the local area to minimise the disruption and remains accessible place.

Race and Ethnicity:

Some businesses are intended to serve particular racial and ethnic communities such as the Turkish community or the East European community. It is likely that business owners will reflect the ethnicities of the local community. These businesses provide a cultural and social hub for these communities as well as opportunities for other communities to embrace cultural diversity, thereby fostering good relations between different communities.

There may be some impact on particular ethnicities who work within the businesses which need to be relocated. The Council will seek mitigate this impact by supporting the business to relocate and by supporting the businesses to respond to their employee's needs, where suitable.

Religion and Faith:

Similar to race and ethnicity, some businesses serve a particular religious community. There are halal butchers that cater for Muslims and a banqueting hall that provides the space and services for very large religious ceremonies. If these are relocated or even closed, those communities' needs must be considered.

There is a Church in Chapel Place and this will be protected by the Scheme and its surroundings improved with higher quality public realm.

There may be some impact on particular religious or faith groups who work within the businesses which need to be relocated. The Council will seek mitigate this impact by supporting the business to relocate and by supporting the businesses to respond to their employee's needs, where suitable.

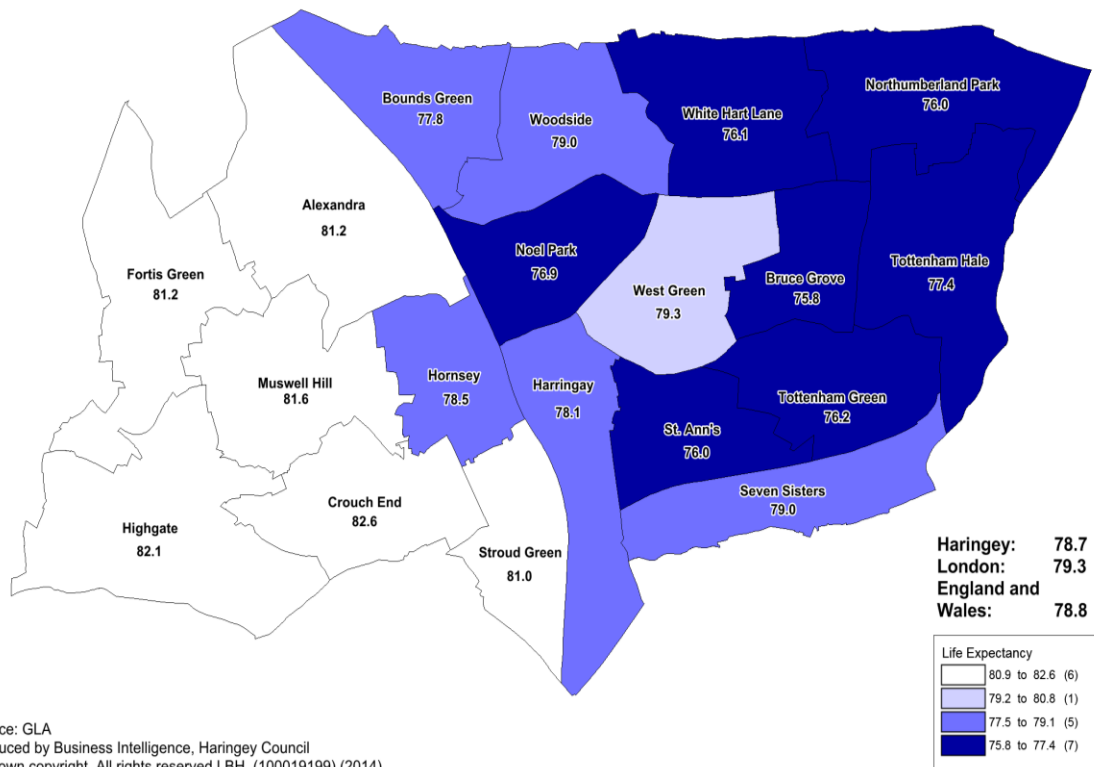
Sex/Pregnancy and Maternity:

The GP practice will be used by pregnant women and mothers and the Council will try and ensure remains in the local area to minimise the disruption.

For sexual orientation, gender reassignment and marriage and civil partnership status, we do not envisage a disproportionate impact based upon these protected groups

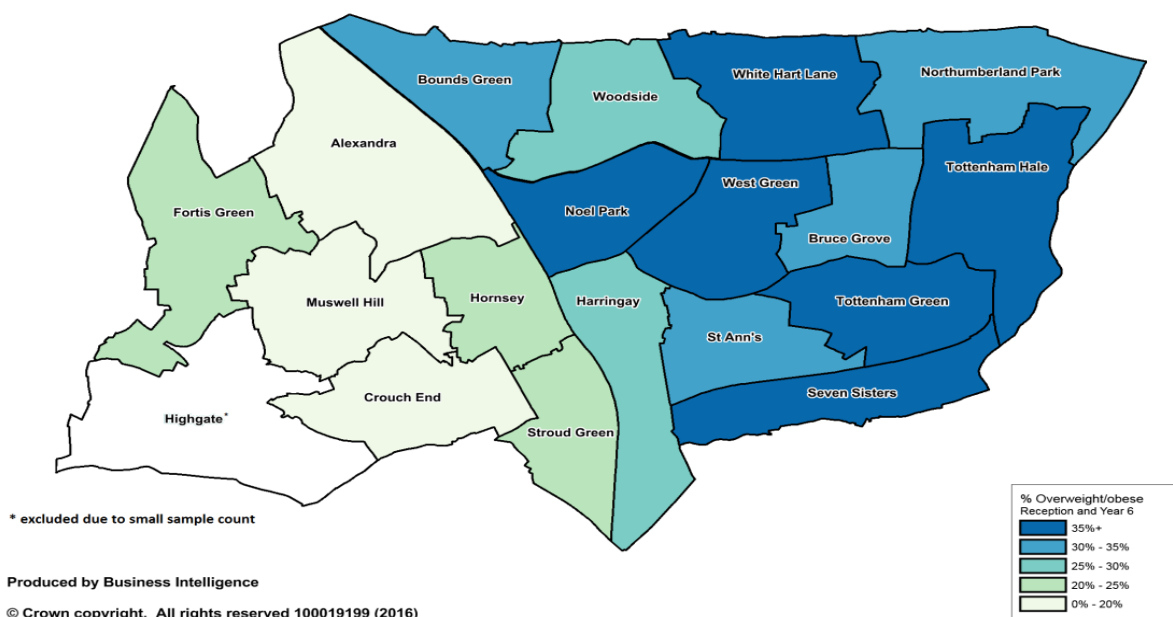
B) Healthier and Safer Communities

- Health



Haringey has a lower life expectancy (78.7 years) than the rest of London (79.3 years) and England and Wales (78.8 years). However, there is a significant difference between the east of the borough to the west of the borough, where there is greater social deprivation and greater ethnic diversity. We therefore expect that there is an inequality for BAME communities living in the east of the borough, in particular Northumberland Park.

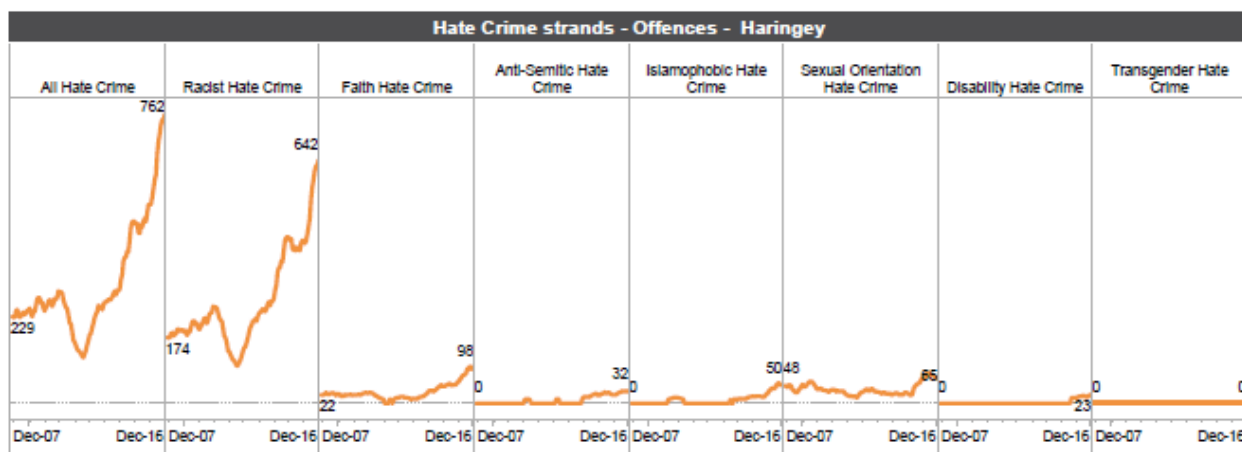
National Child Weight Measurement Programme 2015/16
Haringey Reception and Year 6 Students



A year 6 child living in the east is 2.5 times more likely to be overweight or obese than a peer living in the west. Due to the ethnic profile of the Borough, we therefore expect for particular BAME communities to be more likely to experience childhood obesity, therefore creating wider health inequalities as they get older. Northumberland Park has one of the higher rates of childhood obesity in the borough.

By providing green, open and welcoming spaces, with facilities for play and a community outdoor gym, we will help tackle local health inequalities.

- Community Safety



Source:
Hate crime offences - MPS / Crime % change against the previous financial year - Home Office - Data for FY 2014/15 & 2015/16

Please note that hate crimes are any offences which are flagged as having a hate element when recorded by police. To avoid unintentional disclosure any counts of less than 10 have been reduced to 0. A crime can have more than one hate flag attached to it. Adding up all the hate crime categories may result in multiple counting of a single offence and will not equal the All Hate Crime total.

There has been an increase of all recorded hate crime based upon race, faith (including Anti-Semitic and Islamophobic), sexual orientation and disability across Haringey. The data for transphobic hate crime is too small but we are aware that Trans* people can be vulnerable to hate crime. By making streets safer and designing out crime, this will help reduce hate crime and the fear of hate crime. In addition, more space and areas to foster good relations between different communities will also help reduce hate crime.

There is not Northumberland Park ward level data on hate crime, nor the Love Lane Estate level.

4. a) How will consultation and/or engagement inform your assessment of the impact of the proposal on protected groups of residents, service users and/or staff?

Please outline which groups you may target and how you will have targeted them

Further information on consultation is contained within accompanying EqIA guidance

There has been extensive consultation and engagement with all stakeholders regarding the regeneration proposals for High Road West over the past 5 years. Further information regarding the engagement and consultation can be found at Appendix 9 of the main Cabinet report, including methods of engagement and key stakeholders.

The key consultations and engagement activities are summarised below:

High Road West Masterplan options consultation

The 'High Road West Masterplan Options' consultation took place between April and June 2013. The consultation sought the community's views on the council's proposal for the High Road West area. This included seeking views on the Council's proposal to move White Hart Lane Station south and create a new open space linking the High Road and three masterplan options which showed varying levels of change and development in the High Road West area. The consultation included extensive engagement with stakeholders through drop in sessions, one-to-one meetings, door knocking and briefing sessions. Both qualitative and quantitative feedback was received as part of the consultation. Over 435 feedback forms were received as part of this consultation. The feedback was considered at Cabinet on 28th November 2013.

High Road West Regeneration Proposals Consultation/s105 consultation

Between the 13th September and the 25th October 2014 the Council and Arup undertook a 6-week consultation on the High Road West Regeneration proposals. For secure Council tenants living on the Love Lane Estate this consultation process was a statutory consultation process which met the Council's statutory duty to consult under s105 of the Housing Act 1985. During the consultation the Council sought the local communities' views on the following documents:

- The High Road West Masterplan Framework- the final Masterplan for the High Road West area, developed by Arup and the Council through consultation with the community
- The proposals for White Hart Lane Station- the proposals developed by architects Landolt+Brown which develop plans for the station, arches and public realm
- The Tenant, Leaseholder and Private Tenant Guides- guides which set out assurances regarding rehousing and compensation, which will be applicable for residents living on the Love Lane Estate if the High Road West Masterplan is agreed
- The Business Charter- a charter setting out commitments to businesses which will be applicable if the High Road West Masterplan is agreed
- The High Road West Masterplan Framework Equalities Impact Assessment- an assessment of the impact of the Masterplan on the protected characteristics within the High Road West area.
- Ambrose and Mallory Court Draft Local Lettings Policy- a policy setting out the council's proposals on how 30 properties will be allocated, prioritising secure council tenants living on the Love Lane Estate.

301 responses were received as part of this consultation. The feedback was considered at Cabinet on 16th December 2014.

Resident Design Panel and Resident Design Guide engagement

Throughout 2015 and 2016, the Council worked with residents and the Independent Tenant and Leaseholder Advisor ("ITLA") for the Love Lane Estate, to create a Resident Design Panel, as was agreed in the Love Lane Resident Charter. The purpose of the Design Panel was to involve residents in all design aspects of the High Road West Regeneration Scheme and the resulting panel is diverse which reflects the residents.

After an extensive programme of community consultation and research undertaken by the Resident Design Panel facilitated by the ITLA and Council officers, which included; visits to other estate regeneration Schemes, specialist training in design from the Design Council/CABE and dedicated workshops in key areas, such as housing and community facilities, the Resident Design Panel produced the High Road West Resident Design Guide.

To ensure that residents' aspirations for the area were clear to Bidders from the outset, during the High Road West procurement process to select a development partner, the Design Guide was sent to Bidders early in the procurement process- allowing Bidders to use the Design Guide to shape their proposals. As the residents have written within the document, the Resident Design Guide "exemplifies good practice in engaging a community over a sustained period on the key design issues facing any housing regeneration Scheme.

Resident Procurement Team

In 2016 members of the Resident Design Panel were elected (by other members of the Panel) to form the Love Lane Resident Procurement Panel. These members have been involved throughout the duration of the procurement process. They have met with the bidders at each stage and have provided critical feedback on their proposals.

Businesses

The Council engaged with businesses throughout the development of the High Road West Masterplan. As a result of this work and alongside the approval of the Masterplan, the Council committed to a Business Charter, which set out the following commitments in accordance with feedback from the businesses:

- ensure businesses are able to participate in the regeneration proposals and are fully supported throughout the process,
- enable businesses to remain as viable as possible during the planning period and the subsequent regeneration, to enable individual traders to exercise real choice regarding their current and future options,
- a fair and equitable valuation and compensation process,
- endeavouring to keep the businesses and jobs within the area, or within the borough.

The Council has continued to engage with businesses on both an informal and formal basis throughout the procurement, with specific engagement events and activities focussed on projects such as the Tottenham Heritage Initiative, which is investing £2.25m to provide new frontages and business support for businesses in the North Tottenham Conservation Area and White Hart Lane station and public realm work engagement. Businesses have been provided with regular updates through newsletters, had access to training opportunities through the Council and in co-ordination with its partners and have had access to professional advice through the Business Property Manager.

The Council has recently employed the services of Retail Revival who have a successful reputation in supporting and developing businesses. They will be helping to ensure that the Council has the capacity to meet the commitments in the Residents' Charter while also helping to reinforce the economic sustainability of individual businesses and the local centre as a whole. Working with the Tottenham Traders Partnership, they will be providing training, business development advice, including access to a small grants pot, addressing vacant premises through, for instance, use of meanwhile activities from the local area and beyond and advising on initiatives which will address specific issues such as the temporary departure of Tottenham Hotspur Football Club and employment requirements in the local area.

Consultation on ownership and management of the replacement homes

Between the 27th March 2017 and the 5th May 2017 the Council undertook another statutory consultation pursuant to section 105 of the Housing Act 1985 with secure council tenants living on the Love Lane Estate to seek their views on the ownership and management of the replacement homes. At the same time the Council undertook a consultation with resident leaseholders on the principles of the shared equity offer and their views on the ownership and management.

The purpose of the consultation was to use the feedback to inform the ongoing dialogue with the three bidders involved in the procurement process to select a development partner and to help the Council's Cabinet make a decision on the ownership of the 191 replacement homes.

4. b) Outline the key findings of your consultation / engagement activities once completed, particularly in terms of how this relates to groups that share the protected characteristics

Explain how will the consultation's findings will shape and inform your proposal and the decision making process, and any modifications made?

The consultation and engagement which has been undertaken over the past five years has been instrumental in developing the proposals for the Scheme.

The previous Cabinet decisions and the accompanying Equalities Impact Assessments relating to the Scheme demonstrate how this engagement and consultation has shaped the proposals, particularly the Cabinet decisions below:

Cabinet Decision	How consultation and engagement shaped the proposal
28 th November 2013- High Road West Regeneration Project – Master Plan Option Consultation Feedback and Next Steps.	This consultation demonstrated that there was considerable support for comprehensive regeneration across the High Road West area and that residents wanted new homes, more jobs, new community facilities and a wider variety of shops and businesses. It also demonstrated that businesses affected by the Scheme were not supportive of the requirement to be relocated. Following the feedback from this consultation the Council's Cabinet agreed to develop a comprehensive masterplan for the High Road West area.
15 th July 2014 Cabinet Report- High Road West Regeneration Scheme Consultation.	This decision agreed the consultation and engagement approach for comprehensive change in HRW. This included the continued development of the HRW Residents' Charter and the HRW Business Charter through workshops and one-to-one meetings with residents and businesses to set out their concerns, priorities and aspirations.
16 th December 2014 Cabinet Report- High Road West Regeneration Scheme- Masterplan and Next Steps	<p>The qualitative and quantitative data from this consultation has shown that there is substantial support from the local community for the principles within the High Road West Masterplan Framework. The quantitative data demonstrated that all of the Masterplan principles received at least 60% support from the local community and 18 of the 29 Masterplan principles received at least 70% support or over. The qualitative data demonstrated that the most common written theme was 'Support for the regeneration proposals'</p> <p>This significant support for the Masterplan principles was a reflection of the fact that the Masterplan has</p>

	<p>emerged and been developed through two years of consultation and engagement with the local community. There was however, still opposition to the regeneration proposals predominantly from residents in the wider area and from affected local businesses.</p> <p>Following the feedback from this consultation the Council's Cabinet agreed the High Road West Masterplan Framework, Resident Guides, Resident and Business Charters and agreed to commence the rehousing process on the Love Lane Estate. The consultation also fed into the equalities Impact assessment which accompanied this Cabinet decision.</p>	
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Consultation on ownership and management of the replacement homes

The feedback from the most recent consultation undertaken between the 27th March 2017 and the 5th May 2017 on the Love Lane Estate is detailed in Appendix 6 to the main Cabinet report.

A summary of the findings is detailed below:

- The feedback from secure council tenants demonstrated which statutory rights, tenancy terms and services are most important to them, this has included protecting rent levels, having secure parking and having CCTV.
- The feedback from resident leaseholders has shown that they agree and or strongly agree with the principles the Council has developed for the shared equity homes and has shown that efficient and quality cleaning and refuse is the most important service to them.
- There is clear feedback from both secure council tenants and resident leaseholders that they would prefer the council to own the replacement housing built as part of the Scheme.
- The consultation has confirmed that the management and maintenance services and corresponding service charge is a major concern for residents. We will therefore, ensure that there is ongoing engagement with residents about this as the proposals are detailed by the development partner.
- The consultation has also confirmed that resident leaseholders are concerned about the equity share they will be required to own and the ability for this to be bought or gifted over time.

The recommendation for the Council to own the replacement homes within the regeneration area, will be a significant step in addressing the issues and concerns raised during this consultation in relationship to ownership and management.

The Council will also be working closely with Love Lane residents to further develop the proposals and address their specific concerns as the projects evolves, this includes engaging residents on the level of services and service charge in the new Scheme, working

with resident leaseholders to further develop the detailed leaseholder offer and the details of the shared equity arrangement.

As the Scheme moves into delivery the Council will continue to use the successful engagement and consultation methods it has employed to date to engage the community to ensure the detailed proposals meet the communities' needs. It will also have a greater focus on engaging business and developing further detail relating to equalities.

Full consideration will be needed to ensure that all persons with protected characteristics take part in the future consultation and engagement involved in delivering the HRW Scheme.

5. What is the likely impact of the proposal on groups of service users and/or staff that share the protected characteristics?

Please explain the likely differential impact on each of the 9 equality strands, whether positive or negative. Where it is anticipated there will be no impact from the proposal, please outline the evidence that supports this conclusion.

Further information on assessing impact on different groups is contained within accompanying EqlA guidance

1. Sex

Below summarises the impact on sex of the Scheme:

Women and girls:

Women are over represented as tenants on the Love Lane Estate and there will be positive and negative impacts for people with this characteristic:

- A short term negative impact of rehousing which will be mitigated through the rehousing process outlined in the data analysis section (consideration will be given if a woman is pregnant, consideration will be given to childcare, schooling needs and the need to be rehoused near to existing support networks).
- A short term negative impact of rehousing TA which are more likely to be women will be mitigated with timely re-housing advice so that they are aware of all of their options.
- An unknown impact from moving the GP which women are more likely to need to use which will be mitigated by moving it nearby or within the Scheme if possible.
- A positive impact from a safer public realm which may reduce violence against women and girls.
- A long term positive impact from a renovated Grange Community Hub which will continue to deliver community services such a weekly midwife surgery to help mothers with needs such as help with feeding, housing, English as a second language and childcare.
- A positive impact from a new house of the appropriate size will reduce overcrowding which is more likely to affect single mothers.
- A long term positive impact from delivering the Scheme with a new nurse facility, with reduced rates for low income families.

Men and boys:

Male leaseholders are over represented in those impacted by rehousing there will be positive and negative impacts for people with this characteristic:

- A short term negative impact of rehousing which will be mitigated by the continued co-development of the leaseholder offer with residents.
- A positive impact in the longer term from a healthy public realm for men and boys who are more likely to have a mental health issue or condition, single men from BAME communities are particularly vulnerable.

The Scheme will provide longer term positive impacts for the 'Sex' protected characteristic. This includes 2500 more houses to tackle the demand for housing, employment opportunities and a healthier and safer public realm. In developing these benefits, consideration will be needed to ensure discrimination does not occur and equality of opportunity is advanced.

Positive	X	Negative	X	Neutral impact		Unknown Impact	X
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2. Gender reassignment

We do not have local data regarding this protected characteristic, but there is consideration for this protected group in the EqIA.

People who are Trans* will benefit from an increasingly safe public realm which may reduce transphobic hate crime or fear of such crime.

We do not envisage any other inequalities based upon this protected characteristic as a result of the Scheme.

Positive	X	Negative		Neutral impact		Unknown Impact	
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3. Age

Below summarises the impact on age of the Scheme:

Children and young people:

Residents of the High Road West area have a comparatively young population. There are also a disproportionate number of 16-17 year old NEETs in Northumberland Park and the ward has one of the highest rates of childhood obesity in the borough. There will be positive and negative impacts for people with this characteristic:

- A short term negative impact of rehousing which will be mitigated through the rehousing process outlined in the data analysis section (consideration will be given to preventing overcrowding, childcare and schooling needs).
- A positive impact through the creation of new jobs and delivery high quality new community facilities, such as the Library and Learning Centre which will help develop skills. There will also be bespoke programmes and projects for 'young leaders' aimed at providing volunteering, training and work experience opportunities for 16-18-year-old NEETs.

- A long term positive impact for overweight children of increased opportunities for physical activity, through the outdoor gym and green open space and through a programme of sports and activity aimed at tackling obesity and this inequality.
- A long term positive impact from delivering the Scheme with a new nurse facility, with reduced rates for low income families.
- An unknown impact from moving the GP which children and young people are more likely to need to use which will be mitigated by moving it nearby or within the Scheme if possible.

Older people:

Older people are over represented as tenants on the Love Lane Estate and are likely to be over represented amongst leaseholder population. There will be positive and negative impacts for people with this characteristic:

- A short term negative impact on rehousing leaseholders, because they may not be able to access to financial services such as mortgages which will be mitigated by the continued co-development of the leaseholder offer with residents.
- A short term negative impact of rehousing which will be mitigated through the rehousing process outlined in the data analysis section (consideration will be given whether older residents require an OT assessment or need to be rehoused near to existing support networks and or neighbours).
- A short term negative impact of relocating the Grace centre, used by older people which should be moved to a continually accessible location.
- A short-term negative impact of relocating local businesses may cause older people to lose access to familiar amenities. The Scheme will seek to mitigate the number of High Street businesses impacted (which residents are more likely to use than the industrious businesses) and will seek to relocate businesses where possible. The increase in commercial space will provide more choice and variety to residents.
- An unknown impact from moving the GP which older people are more likely to need to use which will be mitigated by moving it nearby or within the Scheme if possible.
- A long term positive impact of delivering more high quality community facilities and public realm such as the Library and Learning Centre which will provide a place to socialise and engage for older people who are more likely to experience social isolation.
- A positive impact for older people who are more likely to need assistance at home through the delivery of bespoke schemes offering support, such as professional advice to enhance home heating and signpost services and a handyman services.

The Scheme will provide longer term positive impacts for the 'Age' protected characteristic. This includes 2500 more houses to tackle the demand for housing, employment opportunities and a healthier and safer public realm. In developing these benefits, consideration will be needed to ensure discrimination does not occur and equality of opportunity is advanced.

Positive	X	Negative	X	Neutral impact		Unknown Impact	X
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4. Disability

Below summarises the impact on disability of the Scheme:

Residents of the estate are more likely to have a physical impairment or mental health issue than the rest of Haringey or London. There will be positive and negative impacts for people within this protected characteristic, this includes:

- A short term negative impact of rehousing which will be mitigated through the rehousing process outlined in the data analysis section (consideration will be given whether disabled residents require an OT assessment or need to be rehoused near to existing support networks and or neighbours).
- A short term negative impact of relocating the Grace centre, used by people with dementia which should be moved to a continually accessible location.
- A short term negative impact of relocating local businesses may cause disabled people to lose access to familiar amenities. The Scheme will seek to mitigate the number of High Street businesses impacted (which residents are more likely to use than the industrious businesses) and will seek to relocate businesses where possible. The increase in commercial space will provide more choice and variety to residents.
- An unknown impact from moving the GP which disabled people are more likely to need to use which will be mitigated by moving it nearby or within the Scheme if possible.
- A long term positive impact through improvements in public realm, street design and community facilities which will make the environment and facilities more accessible for disabled people and will also support the reduction in the extent of disability related hate crime.
- A long term positive impact through the delivery of high quality lifetime homes and the 10% wheelchair accessible homes which can be adapted to meet the bespoke needs of residents as well as an inclusive and accessible environment that allows residents to access community and local facilities. The Library and Learning Centre will help support skill development for disabled people.
- There will be a positive impact through greater employment opportunities through job creation in particular through extending the vocational offer and training programmes. In the Scheme there is a stated ambition for disabled people to be 5% of construction workforce (3,352) and 22% of end-use workforce (550).

The Scheme will provide longer term positive impacts for the 'Disability' protected characteristic. This includes 2500 more houses to tackle the demand for housing, employment opportunities and a healthier and safer public realm. In developing these benefits, consideration will be needed to ensure discrimination does not occur and equality of opportunity is advanced.

Positive	X	Negative	X	Neutral impact		Unknown Impact	X
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5. Race and ethnicity

Below summarises the impact on race and ethnicity of the Scheme:

The High Road West area and Northumberland Park ward is one of the most diverse wards in the borough and has large Black African, Black Caribbean, Turkish, Kurdish and East European communities. In addition to this, there are a range of inequalities, for these communities, often as a result of poverty and deprivation. There will be positive and negative impacts for people within this protected characteristic, this includes:

- A short term negative impact of rehousing which will be mitigated through the rehousing process outlined in the data analysis section (consideration will be given to providing translation & interpretation services, as well as maintain links with their communities).
- A short term negative impact of relocating local businesses may cause ethnic minorities to lose access to shops and services catering to their specific cultural needs. The Scheme will seek to mitigate the number of High Street businesses impacted (which residents are more likely to use than the industrious businesses) and will seek to relocate businesses where possible. The increase in commercial space will provide more choice and variety to residents.
- A long term positive impact through the creation of a healthier environment with high quality open space and public realm with measures to tackle obesity which some BAME communities are more likely to experience.
- A positive impact through the creation of a safe, welcoming environment which will reduce gang and youth violence along with hate crime – people from particular BAME communities are more likely to experience hate crime and be victims of crime in general.
- A positive impact through increased employment opportunities, job creation and educational resources. BAME people are intended to be 32% of construction workforce (3,352) and 32% of end-use workforce (550) and the Learning and Library Centre providing educational space for all.

The Scheme will provide longer term positive impacts for the 'Race' protected characteristic. This includes 2500 more houses to tackle the demand for housing, employment opportunities and a healthier and safer public realm. In developing these benefits, consideration will be needed to ensure discrimination does not occur and equality of opportunity is advanced.

Positive	X	Negative	X	Neutral impact		Unknown Impact	
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6. Sexual orientation

We do not hold data at the national, borough or ward levels. However, we are aware there is a significant LGB population in Haringey compared to other places in England (see pages 7-8, 23 and 25).

There may be some benefits for lesbian, gay and bisexual people in the High Road West area, such as increase community safety which may reduce homophobic and biphobic hate crime through a healthier and safer public realm.

Any same sex couple who are cohabitating, married or in a civil partnership living in the estate will be treated the same as a heterosexual couple in any future rehousing.

We do not envisage any direct inequalities based upon this protected characteristic. Engagement processes should encourage the participation of LGB people and ensure there are no barriers to them taking part.

Positive	X	Negative		Neutral impact		Unknown Impact	
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7. Religion or belief (or no belief)

Below summarises the impact on religion of the Scheme:

There is limited data on religion and faith within the High Road West area. However, we understand that Northumberland Park has large Christian and Muslim communities, especially compared to the rest of Haringey, and this is likely to be the case here. There will be positive and negative impacts for people within this protected characteristic, this includes:

- A short term negative impact of rehousing which will be mitigated through the rehousing process outlined in the data analysis section (consideration will be given to proximity to places of worship and religious communities).
- A short term negative impact of relocating local businesses may cause religious people to lose access to shops and services catering to their specific religious needs. The Scheme will seek to mitigate the number of High Street businesses impacted (which residents are more likely to use than the industrious businesses) and will seek to relocate businesses such as food and beverage businesses related to different cultures and food nationalities where possible. The increase in commercial space will provide more choice and variety to residents.
- A positive impact with new and improved public realm to increase community safety will have a positive impact in regards to tackling Islamophobic, Anti-Semitic and other religious hate crime.
- A positive impact on this characteristic through delivery of the Design Code (developed with residents) which included responding to cultural requirements as requested by residents in the High Road West Resident Charter e.g. layout of homes to suit local cultural needs such as provision of serving space, storage requirements, design of bedrooms to suit multiple needs and design of safe accesses and separate kitchen (all with windows) and living rooms ample storage.
- A positive impact on community cohesion from new community facilities which will provide greater opportunity for engagement between specific communities.
- A positive impact from the Scheme enhancing the environment around local religious buildings – chapel in Chapel Place and improved setting to the St Francis Salles Church.

The Scheme will provide longer term positive impacts for the 'Religion or belief (or no belief)' protected characteristic. This includes 2500 more houses to tackle the demand for housing, employment opportunities and a healthier and safer public realm. In developing these benefits, consideration will be needed to ensure discrimination does not occur and equality of opportunity is advanced.

Positive	X	Negative	X	Neutral impact		Unknown Impact	
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8. Pregnancy and maternity

Below summarises the impact on pregnancy and maternity of the Scheme:

Northumberland Park has a disproportionate number of younger people as well as lone parent households which are headed by women. There will be positive and negative impacts for people within this protected characteristic, this includes:

- A short term negative impact of rehousing which will be mitigated through the rehousing process outlined in the data analysis section (consideration will be given if a woman is pregnant, consideration will be given to childcare, schooling needs and the need to be rehoused near to existing support networks).
- A short term negative impact of rehousing TA which are more likely to be single mothers will be mitigated with timely re-housing advice so that they are aware of all of their options.
- An unknown impact from moving the GP which mothers are more likely to need to use which will be mitigated by moving it nearby or within the Scheme if possible.
- A long term positive impact from a renovated Grange Community Hub which will continue to deliver community services such a weekly midwife surgery to help mothers with needs such as help with feeding, housing, English as a second language and childcare.
- A positive impact from a new house of the appropriate size will reduce overcrowding which is more likely to affect single mothers.
- A long term positive impact from delivering the Scheme with a new nursery facility, with reduced rates for low income families.

The Scheme will provide longer term positive impacts for the 'pregnancy and maternity' protected characteristic. This includes 2500 more houses to tackle the demand for housing, employment opportunities and a healthier and safer public realm. In developing these benefits, consideration will be needed to ensure discrimination does not occur and equality of opportunity is advanced.

Positive	X	Negative	X	Neutral impact		Unknown Impact	X
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9. Marriage and Civil Partnership

Couples who are being rehoused and are in a civil partnership will be treated the same as if they were in a marriage.

Positive		Negative		Neutral impact	X	Unknown Impact	
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10. Groups that cross two or more equality strands e.g. young black women

The Scheme aiming to tackle multiple issues, including building 2500 homes and creating a significant number of jobs. As a result, there will be significant intersectional inequalities and impacts which will cross different protected characteristics. In particular, the protected groups of sex, disability, ethnicity, religion and age are particularly significant.

Outline the overall impact of the policy for the Public Sector Equality Duty:

- Could the proposal result in any direct/indirect discrimination for any group that shares the protected characteristics?
- Will the proposal help to advance equality of opportunity between groups who share a protected characteristic and those who do not?
This includes:
 - a) Remove or minimise disadvantage suffered by persons protected under the Equality Act
 - b) Take steps to meet the needs of persons protected under the Equality Act that are different from the needs of other groups
 - c) Encourage persons protected under the Equality Act to participate in public life or in any other activity in which participation by such persons is disproportionately low
- Will the proposal help to foster good relations between groups who share a protected characteristic and those who do not?

The Scheme will attempt to tackle inequalities relating to housing, employment, health and community safety. There will be some short term disruption caused by rehousing rehousing residents and acquiring and relocating businesses. However, the Scheme has mitigation measures in place to minimise the impact. Further mitigation measures will be developed as further equalities information, such as equalities data for affected businesses and as further feedback, such as consultation feedback from resident leaseholders on the detailed Love Lane Leaseholder offer is collated.

The Scheme will provide opportunities to foster good relations between different groups by providing a safer and more welcoming public realm and allowing mixed tenure communities.

Mitigating actions have been incorporated within the proposal to prevent discrimination, harassment and victimisation, as well as advance equality of opportunity and foster good relations. These are detailed in the table below.

6. a) What changes if any do you plan to make to your proposal as a result of the Equality Impact Assessment?

Further information on responding to identified impacts is contained within accompanying EqlA guidance

Outcome	Y/N
No major change to the proposal: the EqlA demonstrates the proposal is robust and there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken. <u>If you have found any inequalities or negative impacts that you are unable to mitigate, please provide a compelling reason below why you are unable to mitigate them.</u>	
Adjust the proposal: the EqlA identifies potential problems or missed opportunities. Adjust the proposal to remove barriers or better promote equality. Clearly <u>set out below</u> the key adjustments you plan to make to the policy. If there are any adverse impacts you cannot mitigate, please provide a compelling reason below	Y (where further information regarding equalities impacts is gathered the Council will develop further mitigation measure)
Stop and remove the proposal: the proposal shows actual or potential avoidable adverse impacts on different protected characteristics. The decision maker must not make this decision.	

6 b) Summarise the specific actions you plan to take to remove or mitigate any actual or potential negative impact and to further the aims of the Equality Duty

Impact and which protected characteristics are impacted?	Action	Lead officer	Timescale
Rehousing of Love Lane residents disruption (Women, older people, children and young people, disabled people, religious people and BAME communities)	Continued delivery of the rehousing strategy, in line with the HRW Resident Charter, which has carried out need assessments and offers a choice based allocation system where residents can choose where to live based on their own needs.	David Clark	Ongoing
Relocation of businesses and the Grace Centre = Impact of relocation on businesses, loss of amenity for; older people, disabled people, religious people and ethnic minorities.	Delivery of the renewed business engagement strategy in line with the HRW Business Charter which will support existing business through the regeneration process in order that they can remain viable, and where	Clare Askew	Autumn 2017 – Retail Revival to start carrying out business needs assessments Winter 2017 – bespoke business training

	businesses are required to relocate, for this to be as nearby as possible.		programme to commence Ongoing engagement with business
Development of detailed leaseholder offer for Love Lane residents.	Engagement with residents in order to develop the HRW leaseholder offer, using the borough-wide offer as a baseline	Sarah Lovell / David Clark	Leaseholder offer to be agreed by the end of 2017.

Please outline any areas you have identified where negative impacts will happen as a result of the proposal but it is not possible to mitigate them. Please provide a complete and honest justification on why it is not possible to mitigate them.

None

6 c) Summarise the measures you intend to put in place to monitor the equalities impact of the proposal as it is implemented:

Rehousing:

Data:

- The equalities information has been collected for all secure Council tenants and for resident leaseholders willing to engage.

Monitoring:

- Satisfaction surveys are carried out which will identify if there are issues relating to inequality.

Business relocation:

Data:

- The business support work due to commence in September will seek to re-engage all businesses and will collect equalities data on all of those willing to provide it.

Monitoring:

- A database to monitor the business profile relating to protected characteristics is set up and will be maintained.
- Regular engagement with business will seek to identify where there are issues relating to inequality.

7. Authorisation

EqlA approved by Helen Fisher

Date 4th September 2017

8. Publication

Please ensure the completed EqlA is published in accordance with the Council's policy.

Y

Please contact the Policy & Strategy Team for any feedback on the EqlA process.

Review of the procurement of a development partner for High Road West Tottenham

London Borough of Haringey

DRAFT 01 September 2017

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Grant Thornton

An instinct for growth™

Our Ref: [PD1]

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1 September 2017

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Dear Tracie,

Review of the procurement of a development partner for High Road West Tottenham

Further to our letter of engagement dated 23 August 2017, we have pleasure in enclosing a copy of our report (the 'Report') containing the findings from our review of the Council's arrangements for procurement of a development partner for High Road West Tottenham on behalf of the London Borough of Haringey ('the Council'). Notwithstanding the scope of this engagement, responsibility for management decisions will remain with the Council and not with Grant Thornton UK LLP.

Limitation of liability

We draw the Council's attention to the limitation of liability clauses in paragraphs 5.1 to 5.9 in the Terms of Engagement between the Council and Grant Thornton UK LLP dated 23 August 2017.

Forms of report

For the Council's convenience, this report may have been made available to the Council in electronic as well as hard copy format, multiple copies and versions of this report may therefore exist in different media and in the case of any discrepancy the final signed hard copy should be regarded as definitive.

Confidentiality and reliance

We accept no duty of care nor assume any responsibility to any person other than the Council in relation to this report and our work. Any third party who chooses to rely upon this report or our work shall do so entirely at their own risk.

General

The report is issued on the understanding that the management of the Council have drawn our attention to all matters, financial or otherwise, of which they are aware which may have an impact on our report up to the date of signature of this report. Events and circumstances occurring after the date of our report will, in due course, render our report out of date and, accordingly, we will not accept a duty of care nor assume a responsibility for decisions and actions which are based upon such an out of date report. Additionally, we have no responsibility to update this report for events and circumstances occurring after this date.

We would like to thank the Council's officers for making themselves available during the course of the review.

Paul Dossett

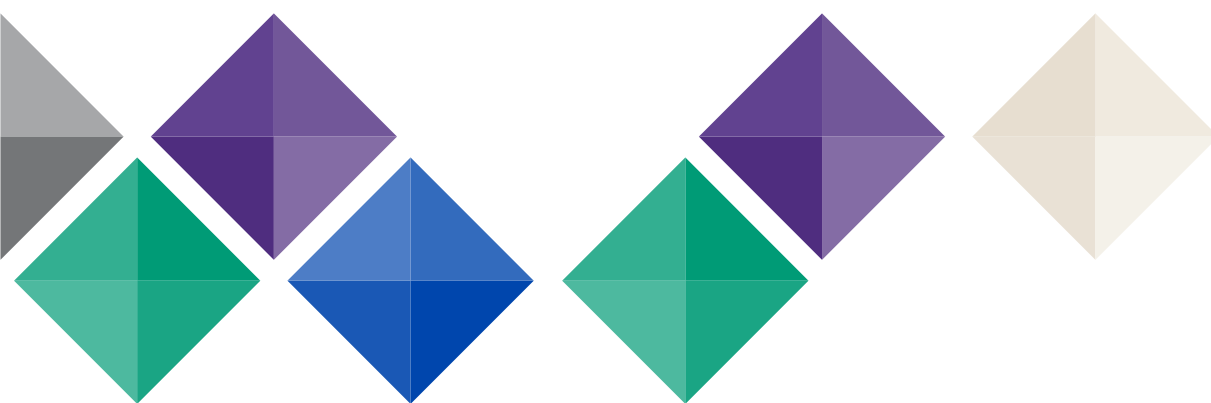
Paul Dossett

Partner and Head of Local Government
For Grant Thornton UK LLP

Chartered Accountants

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Summary findings

Grant Thornton UK LLP were commissioned by the London Borough of Haringey to undertake an independent review of the Council's arrangements for procurement of a development partner for High Road West Tottenham.

Our work was undertaken during weeks commencing 21 and 28 August 2017.

With regard to this procurement exercise, our aim was to assess the following:

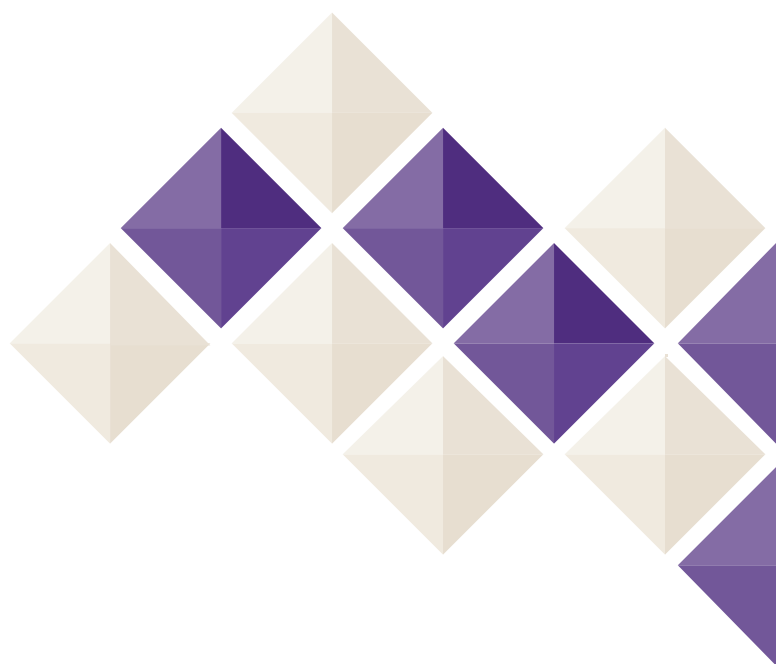
- Compliance with the Council's Standing Orders and Financial Regulations
- Compliance with the Council's procedures for public consultation
- The extent and adequacy of governance and scrutiny arrangements exercised by Members

We reviewed the Council's Standing Orders, Financial Regulations and further relevant procedures including the Council's Procurement Code of Practice. We identified the specific requirements and stipulations that obtain in the case of this procurement exercise. In each case we obtained evidence from management to enable us to reach an informed view on the three areas under consideration, as listed above.

Based on the evidence provided to us we are satisfied that the Council has complied with its own policies and procedures in carrying out this procurement exercise. We have identified no material omissions or examples of non-compliance with regard to Standing Orders, Financial Regulations or the Procurement Code of Practice.

We have been provided with committee reports and supporting documentation extending back to 2013, which demonstrate that decisions have been taken in accordance with the Council's constitution and that the local community were informed and consulted and their preferred option clearly evident in published reports.

We provided a detailed report of our findings to management on 1 September 2017.



Detailed findings

Compliance with Standing orders, financial regulations and Procurement code of Practice

Requirement	Summary findings	Conclusion
All procurement should be conducted via the Corporate procurement system.	We have been provided with a series of screenshots and system logs to demonstrate that the procurement process has been conducted to date using the Delta e-sourcing portal	No compliance issues identified
Cabinet are responsible for holding Directors to account for any decision made under their delegated authority	The masterplan was in sight of the cabinet committee on the following dates as per the council minutes. This gives the opportunity for cabinet to challenge and hold management to account. 28 th November 2013, 15 th July 2014, 15 th December 2014, 16 th December 2014, 13 th September 2016	No compliance issues identified
Cabinet approve awards of contracts over £500,000	This decision will be made by Cabinet on the 12 September 2017	Meeting not yet held.
Award of contracts of £500,000 or more should be treated as 'key decisions' and be recorded in the Forward Plan.	Forward plans viewed on website where this is detailed. Viewed the entry for August 2017 as the most up to date version, however previous iterations are still held on the website from earlier in the process. As per section 5 of the Constitution this is part of the Council policy.	No compliance issues identified
All cabinet reports for contracts over £500,000 must contain comments from Finance, Legal and Strategic Procurement.	We reviewed five Cabinet reports from November 2013 to December 2016. All of these reports included comments from Finance, Legal and Strategic Procurement.	No compliance issues identified
Key decisions should be compliant with the Constitution.	As per section 5 of the Constitution a key decision is defined as: In terms of the first part of the definition set out above, the following shall be key decisions: (a) Award of contracts or expenditure estimated at £500K or above except "spot contracts" and contracts for the supply of energy to the Council (b) Virements between service area revenue cash limits of £250k or above (c) Virements between service area capital budgets. As this regeneration constitutes a key decision have examined below that the treatment of this is consistent with that required for a key decision. No issues to note.	No compliance issues identified
Ensure compliance with EU law, England law.	OJEU notice issued on the 3 June 2016. Legal advice was obtained from Eversheds to support the procurement process. This advice was summarised and provided within the Cabinet papers (December 2015). In addition all Cabinet papers include a comment by the Council's legal advisors, setting out the legal implications and impact.	No compliance issues identified

Detailed findings

Compliance with Standing orders, financial regulations and Procurement Code of Practice

Requirement	Summary Findings	Conclusion
Procurement based on qualitative selection questionnaire must comply with the Crown Commercial Services.	We have reviewed CCS guidance on this issue and we are satisfied that the selection questionnaire is compliant with this.	No compliance issues identified
The responsible Director should record in writing the total value of the contract, to confirm if EU regulations apply. Those above £160,000 should be led by Strategic Procurement.	Evidence indicates that OJEU notice was published on 3 June 2016. As per the ISOS it is clear this features in the strategic plan as this plan is included in part of the bid information. Given the project value, the procurement has been led by the Business Unit and has received advice and support from the Strategic Procurement Team throughout the duration of the process. Evidence for this review has been received directly from Strategic Procurement staff involved in the process.	No compliance issues identified
Contracts over the value of £500,000 must be let following publication of an appropriate advertisement. All contracts over £25,000 must be published on "contracts finder".	Evidence indicates that OJEU notice was published on 3 June 2016. We viewed the entry on contracts finder which stipulates published date, closing date, contract start date and contract end date.	No compliance issues identified
The procedure to be followed must be determined prior to advertising.	Cabinet agreed in December 2015 that the process would follow the competitive dialogue procedure, prior to the advertisement in June 2016	No compliance issues identified
All communication and information exchange should be conducted via electronic means of communication	Per the bid instructions at 30.2.5 and 42.4 per the ISOS documentation all communication must be on the e-portal; thus electronic communications.	No compliance issues identified
Decisions and approval of awards should be evidenced within the Corporate Procurement System	The procurement process has not yet been concluded, however we have been provided with a series of screenshots and system logs to demonstrate that the procurement process has to date been conducted using the Delta e-sourcing portal and that the decision and award will also be recorded and notified through that route.	No compliance issues identified
Electronic bids may be opened at the appointed time by one officer.	We have completed a walk-through of the process for submission, opening and distribution of bids to evaluators and moderators via the Delta portal. We are satisfied that the process has been conducted robustly.	No compliance issues identified

Detailed findings

Compliance with Standing orders, financial regulations and Procurement Code of Practice

Requirement	Summary findings	Conclusion
The Head of procurement must ensure the independence of officers engaged in the procurement process.	We have been provided with copies of declarations of conflict of interest signed by the following officers: Helen Fisher, - Tottenham Programme Director Helen McDonough – Head of Socio-Economic Regeneration for Tottenham Judith Walker – Head of Libraries and Customer Services Liz Skelland – Tottenham Programme Manager Matthew Maple – Regeneration Programme Officer Patrick Uzice – Principal Lawyer, Property Paul Carten – Senior Finance Business Partner Sarah Lovell – Area Regeneration Manager (High Road West) Steve Clark – Strategic Procurement	No compliance issues identified
Officers must complete a declaration of conflict for each procurement project valued at £160,000 or above	As above	No Compliance issues noted.
The tender documents must outline the basis on which bids will be evaluated. Evaluation criteria and scoring methodology must be clearly defined.	As evidenced in the ISOS/ITCD and ISFT weighting is assigned to each question with each also defining what constitutes 'at a minimum' requirements and 'bidders should also' considerations. Thus the scoring criteria is defined.	No Compliance issues noted.
The bids are to be accepted on the basis of the most economically advantageous tender (MEAT).	Scoring criteria has been reviewed within the procurement documents which show a clear process to understanding and identifying the MEAT offering.	No Compliance issues noted.
Bidders clarification questions should be responded to promptly and circulated to all bidders.	We have been provided with a log of correspondence between the Council and prospective bidders on the DELTA system, which indicates a timely response to queries and transparent sharing of information with all bidders.	No Compliance issues noted.
Prior to the award of contracts over £160,000 financial or credit checks should be undertaken on the preferred bidder. This may also include insurance certificates, industry accreditation etc.	This is done after the agreement of Cabinet scheduled for 12 th September 2017.	Meeting not yet held.
Abnormally low bids, should be evaluated.	"43.1 The Council reserves the right to reject any ISOS Submission(s) on the grounds of being abnormally low in accordance with Regulation 69 of the Regulations." In this instance however no abnormally low bids were received.	No Compliance issues noted.
The Procurement code of practices requires that there is a clear audit trail to support all procurement activity. All decisions on tendering and contract letting must be clearly documented, with sufficient detail to support decisions.	Signed record of decision to begin procurement process viewed. Delegated authority clear from cosignatories of Director of Regeneration, Planning and Development following consultation with Cabinet Member for Housing, Regeneration and Planning. This flows from the Cabinet decisions as detailed below which act as a decision audit trail.	No Compliance issues noted.

Detailed findings

Compliance with the Council's procedures for public consultation

Requirement	Summary findings	Conclusion
<p>Range of consultation undertaken to engage with the local community:</p> <ul style="list-style-type: none"> • Love Lane Residents • Local Businesses • Wide stakeholder <p>Need to assess if this is transparent and outcomes reported</p>	<p>In November 2013 Cabinet were provided with the High Road West Consultation Feedback Report, but also approved further consultation as the masterplan was developed.</p> <p>The High Road West Consultation Feedback Report included qualitative and quantitative feedback over an eight week period and sought to inform the process as well as inform others on what was being proposed. It was aimed at three main groups:</p> <ol style="list-style-type: none"> 1. Love Lane residents 2. Residents of the wider community 3. Local business services <p>A range of methods were used and the results provided to Cabinet, including the preferred option for the masterplan for each of the groups listed above. The Cabinet report provided a brief summary of these findings.</p> <p>Cabinet agreed to develop a Residents Charter. The Residents' Charter will set out Love Lane Residents' aspirations for the regeneration proposals and build on the housing assurances given to residents to ensure that they are not adversely affected by any future regeneration proposals.</p> <p>This was a public report and features in the cabinet minutes.</p> <p>Full Council and Scrutiny have not had an opportunity to formally respond to these reports and the decisions within.</p>	<p>Detailed consultation undertaken and Cabinet were made aware of the results and the decisions they were required to make as a result.</p> <p>The Local community were informed and consulted and their preferred option clearly evident in the Committee papers.</p>
	<p>In July 2014 Cabinet agreed:</p> <ul style="list-style-type: none"> • the Love Lane Residents Charter • principles and approach to engagement within the High Road West Consultation and Engagement Strategy • the approach to undertake statutory consultation with Council tenants on Love Lane Estate. <p>These all ensured that the Council continued to consult and meet its statutory obligations.</p> <p>This was a public report as per the cabinet minutes.</p> <p>Full Council and Scrutiny have not had an opportunity to formally respond to these reports and the decisions within.</p>	<p>Cabinet were provided with detailed document that set out what consultation had been undertaken, what was proposed and why.</p>

Detailed findings

Compliance with the Council's procedures for public consultation

Requirement	Summary findings	Conclusion
<p>Evidence of a range of consultation activities undertaken to engage with the local community, including:</p> <ul style="list-style-type: none"> • Love Lane Residents • Local Businesses • Wider stakeholders <p>Evidence to demonstrate that the results of procurement exercises are transparent and that outcomes are publically reported</p>	<p>The December 2014 Cabinet report provided the results of the next phase of the consultation process (September 2013 to October 2015) and the masterplan which has taken account of the results of the consultation.</p> <p>This stage of the consultation also included the statutory requirements for council tenants.</p> <p>Building on the consultation undertaken the Council approved Secure Council Tenant, Leaseholder and Private Tenant Guides, the Business Charter and agreed to annually review the Love lane Residents Charter.</p> <p>This was a public meeting as per cabinet report with notifications of filming rights.</p> <p>Full Council and Scrutiny have not had an opportunity to formally respond to these reports and the decisions within.</p>	<p>We have been provided with copies of published material including the masterplan – no compliance issues noted.</p>
	<p>Cabinet Report December 2015</p> <p>This report provided the High Road West Objectives for approval, which informed the procurement objectives.</p> <p>It included:</p> <ul style="list-style-type: none"> • business case for approval • agreement to the Competitive Dialogue Procedure under the Public Contracts Regulations to procure a commercial partner, to deliver the High Road West Regeneration Scheme • delegated authority to the Director of Regeneration, Planning and Development, after consultation with the Cabinet Member for Housing and Regeneration, to deselect bidders, in line with the evaluation criteria, throughout the procurement process and to return to Cabinet for approval of the preferred bidder following the conclusion of the procurement process <p>This was a public meeting, with the majority of information being available to the public, except for some exempt information. Eg commercially sensitive information.</p>	<p>The outcome of this decision was clearly communicated and reported through the council website.</p>
	<p>Cabinet Report September 2016</p> <p>This report provided the background and covered the approval of the funding for the scheme. The majority of the information was available to the public, apart from a short paper which sets out the funding and its sources for the project.</p>	<p>The outcome of this decision was clearly communicated and reported through the council website</p>
	<p>Cabinet report September 2017</p> <p>This report sets out the preferred bidder, the process thus far in the procurement exercise (a reiteration of previous cabinet viewed reports as above) and the preferred bidder with robust explanation as to why.</p>	<p>This Cabinet meeting is yet to be held.</p>

Detailed findings

Governance and scrutiny role exercised by members throughout the process. We have considered the role of Cabinet and delegated decisions, Overview and Scrutiny Committee and Full Council.

Requirement	Summary findings	Conclusion
Have Cabinet received adequate information to enable them to make informed decisions?	Can be concluded from the cabinet reports as previously detailed that sufficient information was provided.	No compliance issues noted
Have the procedures for 'key decisions' been followed, including delegated decisions?	Key decisions are featured on the forward plan as is appropriate as per section 5 of the Constitution. These have also been taken to Cabinet as part of delegated authority overview. Delegation is appropriate as per Section 2 of the Constitution of the council noted on their website. Part 4 of the Constitution states: "Key decisions may only be taken by the Leader, the Cabinet, or a Committee of the Cabinet, or an individual Cabinet Member or the Chief Executive as described below. Decision-making is allocated between these bodies/persons in accordance with of the Executive Responsibilities at Part 3 Section C and the Cabinet collectively may also delegate specific decisions to a committee of the Cabinet or an officer." The repeated updates to Cabinet show compliance with this.	No compliance issues noted
Do the minutes of Cabinet meetings indicate that the decisions have been based on robust discussion and debate?	Cabinet minutes show robust discussion and debate between management and councillors in regards to the redevelopment.	No compliance issues noted
Scrutiny – role and responsibility to be taken from the Constitution	The OSC's functions are set out in the Constitution. There is a protocol setting out how OSC operates. The Council's Policy, Intelligence and Partnership Unit coordinate the work programme of the OSC at the beginning of each civic year. Officers may suggest an item for scrutiny but is not obliged too. The OSC has regard to these suggestions when they decide their work programme. The OSC itself may request reports from the areas mentioned in the Protocol. There has been no referrals to or call ins so far from the OSC on the HRW procurement exercise. Scrutiny have not been involved to date	No compliance issues noted
Full Council are responsible for monitoring compliance with Council policy and related cabinet decisions	No reports have been issued to Full Council. No decisions taken in relation to High Road West to date have required a Full Council decision. The decision to dispose of land and seek Secretary of States Consent to dispose are the only Full Council decisions and as set out in the Cabinet report which is due to go to Cabinet on September 12 th , these will be taken to full Council (with the 12 th Sept Cabinet report) following the 12 th Cabinet decision.	This meeting has not yet taken place.

Timeline of activities/decisions

Month/year	Timeline
February 2012	Cabinet decision made to develop a masterplan and regeneration proposal for High Road West, Tottenham.
March to September 2012	Consultation undertaken on three masterplan options.
November 2013	Cabinet decision made to develop a comprehensive masterplan for further consultation with the community.
September to October 2014	Six week consultation process on High Road West Regeneration Proposals, including the masterplan framework. Statutory consultation undertaken with secure council residents living in Love Lane Estate.
December 2014	Cabinet presented with feedback on consultation and agreed the masterplan framework. Love Lane residents charter agreed. Funding requirements agreed. Negotiations with Tottenham Hotspurs Football Club agreed, to include possible land pooling agreement.
December 2015	Cabinet provided with a progress update since December 2014. Cabinet approved: <ul style="list-style-type: none"> • the High Road West objectives • business case, with the Director of Regeneration, Planning and Development in consultation with the Cabinet Member for Housing and Regeneration to refine following soft market testing • commencement of a Competitive Dialogue Procedure, under the Public Contracts Regulations to procure a commercial partner • delegated authority to the Director of Regeneration, Planning and Development in consultation with the Cabinet Member for Housing and Regeneration and to agree all documentation required to support the procurement process and to deselect bidders, in line with evaluation criteria, and to return to cabinet for approval of the preferred bidder • the phasing plan and to commence re-housing of the Love Lane Estate.
	Soft market testing
	Start of Competitive Dialogue procedure
	OJEU notice issued
September 2016	Cabinet key decision, approval of funding for High Road West Housing Zone 2.



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Appendix 9- High Road West Consultation and Engagement Background

1. Introduction

For over 5 years, the Council and StuF, the Independent Tenant and Leaseholder Advisor (“ITLA”) for the Love Lane Estate and design consultants have been working with the local community within, and surrounding the High Road West area, to develop the regeneration proposals for High Road West.

Key to this has been the development of the High Road West Masterplan Framework- a document which translates the local communities’ and the Council’s aspirations for change into an overarching vision and a set of design principles for change in the area. Other documents that have been developed as a result of robust engagement are; the Resident Charter which sets out residents’ aspirations for master planning issues, Design of Homes and outside spaces.

Since agreeing the Masterplan, the Council has kept its assurance to put residents and their aspirations at the heart of the High Road West Regeneration Scheme.

Throughout 2015 and 2016, the Council worked with residents and the ITLA to create A Resident Design Panel, as was agreed in the Resident Charter. The purpose of the Design Panel was to involve residents in all design aspects of the High Road West Regeneration Scheme.

After an extensive programme of community consultation and research undertaken by the Resident Design Panel facilitated by the ITLA and Council officers, which included; visits to other estate regeneration schemes, specialist training in design from the Design Council/CABE and dedicated workshops in key areas, such as housing and community facilities, the Resident Design Panel produced the High Road West Resident Design Guide (“Resident Design Guide”).

The purpose of the Resident Design Guide is to inform the design and development of the regeneration proposals for the High Road West area and the detailed designs for the new properties, public spaces and facilities. It builds upon the initial design principles established in the Residents Charter and articulates the design priorities for residents, drawing upon what they like and dislike about their present homes and the Love Lane Estate. It presents their design aspirations for the regeneration scheme.

The consultation and engagement on the High Road West regeneration proposals has been based on the “ladder of engagement” that can best be summarised as:

- **To inform** – ensuring that there are clear, regular and reliable communication channels that allow for the clear dissemination of information to residents and stakeholders in north Tottenham.
- **To consult** – meaningful consultation, statutory or otherwise, will be well planned and resourced, will engage as wide a range of people as possible and will be clear as to the choices the consultation is asking people to make or have a view on.

- **To involve** –through the establishment of formal and informal structures, residents and stakeholders will be involved in, and lead where possible, the development of plans, ideas and initiatives for their neighbourhood.
- **To collaborate** - partner with the residents, businesses and other public bodies in each aspect of the decision including the development of alternatives and the identification of the preferred solutions
- **To empower** – Where possible place final decision-making in the hands of the public

The guiding principles of the engagement and consultation process have been:

- **Being inclusive – engage all in the community**

Too often consultation and engagement concentrates on creating a dialogue with the most vociferous and organised groups within the community. A regeneration project of the scale and duration, as will be implemented at High Road West, will impact on all in the community.

The community of Tottenham is very mixed economically, socially and culturally. There are areas of great stability, with many residents having lived in the area for many years and yet the area is also characterised by a high degree of transience.

A key principle of the consultation strategy has been to engage with all sections of the community and maximise the opportunities for all in the community to understand and to participate. This has involved adopting a wide range of consultation and engagement methods and mechanisms, informed by the ITLA, to ensure that all material, such as the Resident Charter, Guides and engagement event material, is accessible to all, jargon free and translated into the main community languages.

- **Being transparent**

A key principle of the consultation strategy has been to deliver regular feedback to the community about how the plans have developed and how views and comments have been taken on board giving the community a sense of ownership of the process.

- **Create and maintain momentum**

A key principle of the consultation strategy has been to establish meaningful relationships with community stakeholders and to maintain and strengthen them throughout the regeneration process. This has particularly included the relationships with the Love Lane RA but also with other groups such as Tottenham Hotspur Football Club, the Headcorn and Tenderten RA and local businesses. We have aimed to ensure that the engagement process is a continuum that runs throughout the regeneration process establishing the framework for the future.

- **Honesty**

The Council has been committed to being open and honest with the local community. The process to date has laid out clearly the Council's plans and

aspirations. It is important to be clear about the nature, level and type of decisions that the community will be able to influence in the master planning process. There has been regular reporting back to the community on the changes that they have been able to influence.

2. Who have we engaged with?

Consultation and engagement has involved a wide range of community stakeholders within and surrounding the High Road West area. This has included:

The Residential community;

- Love Lane Council tenants
- Love Lane resident leaseholders
- Love Lane non-resident leaseholders
- Love Lane private tenants
- Love Lane Resident Association
- Private residents living above shops in the masterplan area
- RSL, (London and Quadrant; Newlon Housing Trust) tenants / leaseholders in the masterplan area
- Headcorn and Tenterden Estate
- Residents in the community surrounding the regeneration area

The Business community;

- Local businesses and landlords
- High Road properties
- Peacock and Nesta Industrial Estates
- Chapel Place Businesses
- Carberry Enterprise
- High Road West Business Steering Group
- Tottenham Traders Partnership
- Tottenham Hotspur Football Club

Community Infrastructure (including the Grange, Grace Centre and Library);

- Amenity Societies
- HAVCO / Bridge Renewal Trust
- Community facilities and community services, such as Selby Trust, CONEL and Tottenham Hotspur Foundation
- Local schools
- Faith Groups e.g. St Pauls CoE, St Frances de Sales Church
- Ethnic support groups e.g. Embrace UK and Haringey Somali Community and Cultural Association.

Consultation has also been undertaken with the following services/stakeholders;

- The Greater London Authority
- Transport for London

- London Fire Brigade
- National Health Service – GPs and Care Commissioning Body
- Metropolitan Police
- Ward Councillors
- Town and Country Planning Association
- Local schools
- Whittington

A range of internal stakeholders, including;

- Homes for Haringey
- Housing Policy Team
- Planning
- Highways
- Adult and Young People Services
- Community Services
- Public Health
- Economic Development and Regeneration colleagues
- Libraries

The Love Lane Resident Groups;

There has been a clear focus on consultation and engagement with Love Lane residents. Over the past three years, the Love Lane residents have developed several groups/panels to engage in the regeneration process, this includes:

- **Love Lane RA**
The Love Lane Resident Associations is a group of local people who work together to represent the collective views of their local community. They have highlighted important issues on their local estate; have provided feedback on our services, and worked in partnership with us to bring about change. The Love Lane RA has been instrumental in securing New CCTV for the Love Lane estate which is scheduled to be installed at the end of September to help address the increase in general ASB, criminal behaviour and rough sleeping in the area.
- **Love Lane Resident Design Panel**
Successful and sustainable regeneration depends upon the active and inclusive engagement of the local community in the shaping of their new neighbourhood and the design of their new homes.

We have engaged Love Lane residents to support them in developing a Design Panel. This panel has agreed and set out the resident priorities and aspirations for the physical design of the neighbourhood and the new homes. It has produced a local design document, based upon the principles established in the Love Lane Residents Charter and complementary to the High Road West Local Area Action Plan.

- **Love Lane Resident Procurement Team**

In December 2016, the Council's Cabinet agreed to involve representatives from the Design Panel and the Chair of the Love Lane Residents Association in bespoke meetings with bidders relating to community engagement and design to ensure that the Council seeks residents' views and is meeting its assurance to involve residents in all stages of the regeneration scheme. Residents have acted as advisors to the Procurement Team.

- **Love Lane Temporary Accommodation Tenants forum**

We recognise that those in private rented or Temporary Accommodation are often deeply affected by regeneration, but have fewer rights or options available to them. To help minimise the uncertainty that people living in T.A or private rented face, we have set up a forum to ensure that this group of residents have a voice and access to support. Currently the forum meets every quarter where they are updated about regeneration news and sign posted to services for support. A Senior Rehousing officer also attends the meetings to answer any housing queries that residents may have. Follow up advice and guidance is also provided on issues such as bidding. We are about to set up a private resident's surgery the purpose of which is to ensure that all such residents are fully aware of their rights and responsibilities with regards to the tenancies that they hold.

- **Leaseholders Association**

We have been working with the Independent and Tenant and Leaseholder Advisor and a group of leaseholders living on the Love Lane Estate in establishing a Leaseholder Association. Leaseholders have come together to represent their common interests to us. This has helped us better understand the needs and aspirations of this group of residents. The Leaseholder Association is involved in the Estate Renewal, Rehousing and Payments borough wide policy. In the near future this group will be involved in helping to inform the leaseholder offer for all leaseholders in the Love Lane area. Leaseholders have been provided in the procurement process as part of the Resident Procurement Panel and in January, the Council arranged for a valuations specialist to speak about the financial aspects of the various options including the shared equity model.

Businesses

The Council engaged with businesses throughout the development of the High Road West masterplan. As a result of this work and alongside the approval of the masterplan, the Council committed to a Business Charter, which set out the following commitments in accordance with feedback from the businesses:

- ensure businesses are able to participate in the regeneration proposals and are fully supported throughout the process,
- enable businesses to remain as viable as possible during the planning period and the subsequent regeneration, to enable individual traders to exercise real choice regarding their current and future options,
- a fair and equitable valuation and compensation process,

- endeavouring to keep the businesses and jobs within the area, or within the borough.

The Council has continued to engage with businesses on both an informal and formal basis throughout the procurement, with specific engagement events and activities focussed on projects such as the Tottenham Heritage Initiative, which is investing £2.25m to provide new frontages and business support for businesses in the Conservation Area and White Hart Lane station and public realm work engagement. Businesses have been provided with regular updates through newsletters, had access to training opportunities through the Council and in co-ordination with its partners and have had access to professional advice through the Business Property Manager.

The Council has just employed the services of Retail Revival who have a successful reputation in supporting and developing businesses. They will be helping to ensure that the Council has the capacity to meet the commitments of the Charter while also helping to reinforce the economic sustainability of individual businesses and the Local Centre as a whole. Working with the Tottenham Traders Partnership, they will be providing training, business development advice, including access to a small grants pot, addressing vacant premises through, for instance, use of Meanwhile activities from the local area and beyond and advising in initiatives which will address specific issues such as the temporary departure of Tottenham Hotspur Football Club and employment requirements in the local area.

As well as this, they will be providing an essential intelligence gathering and monitoring role, which will provide the information necessary for the Council to best support the business community around High Road West. It is expected that there will be a smooth transition between this service and any service provided by the preferred bidder, by ensuring that activities are focussed on business need based on dialogue between businesses and the Council, which is expected to ensure a good level of trust and continuity for businesses the community in north Tottenham.

3. How have we communicated?

Throughout consultations a wide range of channels and activities have been utilised to ensure engagement is maximised. These methods have evolved and changed as the regeneration proposals have progressed and residents have become more familiar and vocal about what methods best work for them. Some of the key methods of engagement utilised throughout the process are detailed in the table below

Communication Chanel	Method/Purpose
Dedicated Officers	The Council has ensured that dedicated Officers are regularly accessible to residents so that residents have a point of contact if they wish to discuss any regeneration proposals.

Door Knocking and Homes Visits	To maximise engagement and understanding of the Council's proposals, Officers have been door knocking and attending home visits during key consultation periods. The door knocking and home visits have allowed Officers to engage with hard to reach groups such as older, disabled and vulnerable people.
Engagement with Young People	<p>Dedicated activities and programmes have been run such as a series of sessions with local youth groups, the Dandelion Project and Project 2020. A key project included young people developing a presentation about the area's assets which was presented as a "TED"-style Talk to the Mayor of London's regeneration team at City Hall in November 2012.</p> <p>The opening of the Grange Community Hub has been a key element of the Council's strategy for engaging young people going forward.</p> <p>Young people have been particularly focussed for projects such as the Resident Design Guide, the Growing Places project and library engagement</p>
Haringey Council Website	A dedicated High Road West webpage has been used throughout the consultation periods. This website has detailed information on the regeneration proposals, has been used to advertise events and activities and also to direct people to the consultation feedback forms.
Newsletters	A dedicated High Road West newsletter has been regularly produced to inform residents of progress and to promote services available to them
Team North Tottenham	A local magazine which is produced and delivered to all properties in North Tottenham sharing and celebrating all the good things that are happening in the Community.
Rehousing Surgeries	The Rehousing Team hold two surgeries a week at the Grange Community Hub, to allow Love Lane residents to seek rehousing advice and support.
ITLA surgery	The ITLA holds bi-weekly surgeries at the Grange Community Hub, to provide independent support and advice to residents.
Community events/initiatives	Various community events, such as fun days, sports days, community craft sessions, mindfulness training and coffee mornings are held to engage a wide variety of stakeholders.

Social Media	Social media is utilised to engage with stakeholders. This includes the Council's twitter feed.
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4. Community Buildings

A key mechanism for engagement has been through the two established community hubs in the High Road West Regeneration area. These are detailed below:

- [The Grange, Community Hub](#), was launched in September 2014 as a direct response to engagement with residents and a request for a building that residents could use to meet and discuss the proposals for High Road West.

The building is more than a place for the community to meet. The Grange offers a place where people can access support and where ideas can be exchanged, to shape physical and co-design services that address key issues within communities. For example, residents identified mental health and wellbeing as a priority for their communities and developed solutions as part of the Well London programme to address these concerns, including community food growing; peer support training in Mental Health First Aid and DIY Happiness; a participatory programme will also be delivered whereby local residents can submit their own funding ideas to support their community.

At residents' request Council Services hold workshops and programmes from the Grange to help build capacity and resilience within the community.

The Rehousing Team who support residents through the rehousing process are also located at the Grange, so that they are easily accessible to residents. Other services, such as Homes for Haringey's Repairs Service, the Economic Development Team and the Police and the Anti-Social Behaviour Team use the building to run services and be more accessible to Love Lane residents.

- [100 Whitehall Street](#) opened in January 2016 and houses early intervention and prevention Health services. These include the NHS Midwifery Service which provide pre and post-natal support and breast feeding advice and guidance, Blood Pressure checks and Healthy Eating Advice.

5.0 HRW Consultation and Engagement Activity Log

The log below, details some of the key engagement activity which has taken place in relation to the High Road West Regeneration proposals:

Date	Stakeholder	Rationale / Method
Autumn 2011	Residents from Northumberland Park and White Hart Lane wards	Captured residents priorities, as part of our Tottenham wide consultation

April 2012	Residents from Northumberland Park and White Hart Lane wards	A survey entitled “We Would Like to Hear Your Views” was delivered to residents to ask them about their home, the area and what improvements they would like to see in the area.
July 2012	Residents from Love Lane Estate	Homes for Haringey facilitated a meeting with residents from Love Lane to discuss the potential for change to the estate and to familiarise residents with the material discussed in the July Design workshop.
July 2012	Residents and business in the HRW area	A design workshop to provide a forum for the stakeholders to share experiences and insights with the design team and to consider emerging design options.
September – December 2012	Young People in North Tottenham	A series of sessions with local youth groups, the dandelion Project and Project 2020, to develop a presentation about the areas’ assets which was presented as a “TED”- style talk to the Mayor of London’s regeneration team at City Hall in November 2012.
Jan 2013	Love Lane residents	Newsletters.
April – June 2013	HRW residents, businesses and wider stakeholders.	<p>The High Road West master plans options consultation sought the community’s views on the Councils proposals on the HRW area.</p> <p>The consultation was centred around nine drop-in sessions where the community had the chance to see the regeneration proposals and speak with Council Officers and representatives from Arup.</p> <p>Included a resident fun day.</p>
April 2013- October 2014	Love Lane residents	Regular meetings with residents and the ITLA to develop the Love Lane Resident Charter.
May 2013	Love Lane residents and business	HRW consultation newsletters –Details about the 3 masterplan options including details on how to have your say.

October – Feb 2013	Residents and community groups	Tottenham's future consultation – a five-month consultation to gather responses from a wide cross section of the community to inform and shape the regeneration framework. 3,762 people were engaged and over 939 feedback forms were received.
December 2013	Love Lane residents	Love Lane RA Christmas Event for the community.
October 2013	Love Lane residents	HRW update newsletter.
March and June 2014	Love Lane and Headcorn and Tenterden residents	The Council and Love Lane ITLA organised for the Design Council to lead a series of workshops with residents to build the capacity to enable them to fully engage in the regeneration process. This enabled them to have a greater understanding about the masterplan.
February – July 2014	HRW residents and business	Masterplan consultation events. The Council undertook a series of consultation events and workshops to help develop the comprehensive masterplan. It focused on key elements of the masterplan including housing, open and play spaces, community facilities, retail and employment and health and education.
April and October 2014	Love Lane residents	A visit to Woodberry Down and the Packington Estate were organised by the ITLA and the Council to ensure Love Lane residents could gain understanding of how other regeneration schemes are being developed.
August and September 2014	Love Lane residents	<p>Summer Night Lights Project, a partnership approach with Anti- Social Behaviour Team, Safer Communities and the Police to engage with the community, create community cohesion, tackle anti-social behaviour issues and develop and maintain better relationships between the Police and the community.</p> <p>A planned programme of community activities over 6 days.</p>

August 2014	HRW Businesses	Newsletter to all HRW businesses and community
13 September and 25th October 2014	HRW residents, businesses and wider stakeholders.	<p>A 6-week statutory consultation on the HRW Regeneration proposals/ s105 consultation for secure council tenants living on the Love Lane Estate. During this consultation the Council sought the communities' views on the following documents:</p> <ul style="list-style-type: none"> • The HRW Masterplan • The proposals for White Hart Lane Station • The Tenant, Lease Holder and Private Tenant Guides • The Business Charter • The HRW master planning framework • Equalities Impact Assessment • Ambrose and Mallory Court Draft Local Lettings Policy <p>The consultation included a number of events including a Community Fun Day and the launch of the Grange, Community Hub.</p>
September 2014	Love Lane Residents and Businesses	HRW Exhibition.
October and November 2014	Love Lane residents	<p>Autumn Night Lights Project, a partnership approach with Anti- Social Behaviour Team, Safer Communities and the Police to engage with the community, create community cohesion, tackle anti-social behaviour issues and develop and maintain better relationships between the Police and the community.</p> <p>A planned programme of community activities over 6 days.</p>
December 2014	Love Lane Residents	Newsletters detailing consultation feedback.
January 2015	North Tottenham Residents	Community Day.

February 2015	HRW Residents Businesses, secure tenants	Initial Demolition Notices served on properties within the Love Lane Estate. Publication in the Haringey Independent newspaper.
February 2015	Love Lane residents	Poster promoting Newlon and Ambrose and Mallory Court properties available to Love Lane secure Council tenants.
April 2015	Love Lane Residents	Love Lane Resident Move Guide launched.
June 2015 to present	Love Lane Residents	Twice weekly rehousing surgeries held for Love Lane residents.
June 2015	Love Lane Residents	HRW update newsletter.
July 2015- May 2016	Love Lane Residents	Flyers and posters promoting Design Panel recruitment. Launch of the Love Lane Design Panel. Regular meetings and workshops held with the Panel to create the Love Lane Resident Design Guide
August 2015 – present	Love Lane Residents	Housing Advice Surgeries including support for residents to bid for properties.
August 2015	Love Lane Residents	HRW update newsletter.
September 2015	Love Lane Residents	Love Lane Fest – a community fun day for Love Lane residents. Also an opportunity to consult on Design issues.
November 2015	Love Lane Residents	Shelter Booklet Publication to promote sheltered housing to older residents.
November 2015	Love Lane Residents	Autumn Night Lights Project, a partnership approach with Anti- Social Behaviour Team, Safer Communities and the Police to engage with the community, create community cohesion, tackle anti-social behaviour issues and develop and maintain better relationships between the Police and the community. A planned programme of community activities over 6 days.
December 2015- ongoing	Love Lane Residents	Post Move Surveys completed with all tenants from the Love Lane Estate who have been rehoused, to ensure tenants

		are settled in their new homes and to continually review the rehousing process.
January – March 2016	Love Lane Residents	Weekly coffee mornings with Housing Officers to discuss rehousing options.
January 2016– Present	Love Lane and Headcorn and Tenterden residents	Community led craft sessions held at 100 Whitehall Street.
January 2016– Present	Love Lane and Headcorn and Tenterden residents	The following health services offered at 100 Whitehall Street: <ul style="list-style-type: none"> - Midwifery support - Smoking Cessation - Weight checks - General health checks to try and tackle health deprivation within the ward.
February 2016	HRW Businesses	Newsletter to HRW businesses
February 2016	Love Lane Residents	HRW update newsletter.
February 2016	Love Lane Residents	Love Lane Residents Association Recruitment Flyers and Posters.
March 2016	Love Lane and Headcorn and Tenterden Residents	Heritage Group meeting to discuss way to incorporate history into regeneration schemes.
April 2016	Love Lane Residents	Love Lane Residents Association open evening an initiative to enhance the RA.
April 2016	Love Lane and Headcorn and Tenterden residents	Visit to Tate Modern to watch a documentary about the Haggerston Estate.
July 2016	Residents and Business'	Newsletters regarding the procurement of a development partner.
July 2016	Residents and local businesses	A community sports day. Linked to the Summer and Autumn Night Lights initiatives, which seek to deliver a range of activities across services to tackle and develop closer relationships between the community and the Police.

July 2016	Love Lane Leaseholders	Leaseholder meeting to introduce dedicated housing officer and consult on available options.
August 2016	Love Lane Residents	Procurement training for selected residents who will be advising on the selection of a development partner.
1 September 2016	Love Lane Residents	Love Lane RA meeting
September 2016	Love Lane Residents	Newsletter
September 2016	HRW Businesses	Newsletter
6 October 2016	Love Lane Leaseholders	Door Knocking leaseholders Introduction of new Leaseholder Engagement Officer
27 October 2016	Love Lane Committee members	Chair training – upskilling the committee
28 October 2016	Love Lane Procurement Team	High Road West Procurement - dialogue session
19 December 2016	Love Lane residents	Christmas Event at 100 Whitehall Street
January 2017	Love Lane residents	Newsletter: introducing the three shortlisted bidders, HRW approximate timeline, how to report ASB, promoting Well London opportunities.
January 2017 – Present	North Tottenham Residents	Midwifery services at 100 Whitehall Street
12 January 2017	Love Lane Leaseholders	Meeting with Leaseholders to communicate rehousing options, valuation expert from GVA spoke to leaseholders about the valuation process, obtained feedback from residents.
16 January – 31 March 2017 European Social Fund (ESF survey)	Love Lane residents	Examining employment barriers, 30-hour free child care to help residents into employment pathways.
20 February 2017	Residents living in temporary accommodation	Meeting – informing residents about the scheme and approx. timelines, referring to housing dept.
2 March 2017	Love Lane Residents	General Meeting
21 March 2017	North Tottenham Residents	Mental Health – Anxiety workshop
21, 22, 23 March 2017	Resident Procurement team	High Road West Procurement - site visits to bidders' schemes

27 March 2017	Love Lane Secure Council Tenants	<p>A 6-week statutory Section 105 consultation on ownership and management of replacement homes for secure council tenants on the Love Lane Estate. During this consultation the council sought residents' views on:</p> <ul style="list-style-type: none"> • Whether the Council or a Housing Association should own the replacement housing • The most important statutory rights • The most important tenancy terms • The most important services provided <p>The consultation included two drop in sessions at the Grange, one in the afternoon, one in the evening, attended by the ITLA and Turkish translator and officers went door knocking and made phone calls to residents to inform them of the consultation and assist in responding in required.</p>
27 March 2017	Love Lane Leaseholders	<p>A consultation on the shared equity housing was held at the same time as the S.105 which sought resident leaseholders' views on:</p> <ul style="list-style-type: none"> • The council's ambitions for the shared equity offer • The most important services provided • Whether the Council or a Housing Association should own the shared equity housing
28 March 2017	Resident Leaseholders	Meeting to discuss estate issues particular focus on ASB, regeneration update and information about the S106 consultation on ownership of replacement homes.
30 March 2017	Resident Procurement Team	High Road West Procurement - site visit de-brief session
April 2017	HRW businesses	Newsletter
5 April 2017	Love Lane Residents	Mental Health – Anxiety workshop
6 April 2017	Resident Procurement Team	High Road West Procurement - dialogue session

13 April 2017	Love Lane Residents	Mental Health – how to manage Anxiety Workshops
19, 20 April	Love Lane Tenants and leaseholders	Consultation Door knocking exercise
20 April 2017	Secure council tenants	S.105 Consultation Drop-in session: providing face to face opportunities to discuss ownership and management of the replacement homes.
25 April 2017	Resident Leaseholders	Meeting leaseholders to seek views on rehousing options provide update about the scheme
18 April 2017	Business'	Level 2 in Food Hygiene training. 16 business successfully passed the qualification.
2, 3, 4 May 2017	Love Lane tenants and leaseholders	S.105 Consultation door knocking exercise
11 May 2017	Love Lane Procurement Team	Pre-Meeting with resident's procurement team to familiarise residents with contents of dialogue session with developers.
18 May 2017	Love Lane residents	R.A committee meeting discussing estate issues, regeneration update and AGM
22 nd May 2017	Love Lane Procurement Team	High Road West Procurement - dialogue session
30 May 2017	Love Lane Leaseholders	Meeting with ITLA and Council officers, update on Leaseholder consultation, approx. timeline on development partner selection.
June 2017	HRW Business'	Newsletter: included; update on regeneration plans, promoting shop front face lifts, information on TTP's, White Hart Lane Station upgrade
1 July 2017	Love Lane residents	White Hart Lane public Realm consultation and fun day, including the Growing Places launch and planting day
4 July 2017	Haringey residents	Public Realm Improvement Drop In
5 July 2017	Haringey residents	Public Realm Improvement Drop In
11 July 2017	Love Lane Leaseholders	Estate Renewal and Rehousing and Payments Policy (ERRP) consultation meeting
11 July 2017	Love Lane residents	Newsletter: updating residents on procurement timescales, feedback from section 105 consultation, promoting ERRP consultation
13 July 2017	Residents living in temporary accommodation	Meeting – informing residents about the scheme and approx. timelines, referring to housing dept.

20 July 2017	Love Lane committee members	R.A meeting which also included Estate Renewal and Rehousing and Payments Policy (ERRP) consultation meeting
21 July 2017	Love Lane Residents	AGM
27 July 2017	Love Lane residents	Site visits to Clapton Park – the Poppy estate and Growing Kitchen
8 August 2017	Love Lane Leaseholders	Leaseholder meeting seeking feedback on the Estate Renewal and Rehousing Policy feedback with ITLA

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High Road West - Council Risk Register v 18th August 2017

Ref	Risk Description <small>[Identify the risk(s) to the programme that would reduce or remove the likelihood of the programme reaching its objectives include: the cause or source of risk, the event and its effect]</small>	Possible causes of the Risk	Possible consequences of the risk	Timing/ deadline	Risk Owner	Impact if risk occurs (1 (low) - 5 (high))	Probability of risk occurring (1 (low) - 5 (high))	Mitigating Action <small>[summarise the actions to reduce or eliminate the risk(s) associated with the project. It is good practice to formulate mitigation actions in conjunction with colleagues]</small>	RAG Status <small>[combine score of risk impact and risk probability]</small>	Open / Closed	Date closed
1	Ability of the Council and preferred bidder to conclude the contract negotiations within 3 months.	Capacity of the Council to manage the process - skills, resources; contract T&C's not acceptable to one or other party.	Timescales slip; reputation risks to the Council and preferred bidder; potential impact on the relationship between the Council, preferred bidder and third parties.	3 months from end of standstill period.	Head of Area Regeneration	4	3	A robust programme will be put in place following the conclusion of the standstill periods. External and in-house legal and commercial advisors are actively engaged with Council officers to identify and close out any terms which may cause problems.	12	Open	
2	Failure of the Council to enter into the DA and associated legal documents.	Signing of the legal agreements may be compromised or significantly delayed due to the decision not properly made and/or successfully challenged through Council or judicial processes.	Non achievement of the delivery of the Scheme objectives and growth figures; unsustainable financial future; reputation risks to the Council; impact on the Council's ability to secure partners for future development projects	Late December 2017/early January 2018	Head of Area Regeneration	4	2	Communication with senior officers, Council Members and the public is in place to ensure concerns are answered and proposals are aligned with Members' expectations; where action is required it is built into project. Corporate procedures and processes in place to respond to enquiries and FOI's. Detailed legal assurance (including by QC) of cabinet papers. An internal and an external audit of the Scheme has taken place.	8	Open	
3	Failure in governance arrangements pertaining to the Steering Group.	Council processes conflict with the Steering Group; Capacity of the Council to manage the process: skills and/or resources; incorrect or inadequate legal advice.	Key decisions either (a) delayed (b) are not made causing a delay to the scheme and loss of community confidence.	Post DA being signed	Head of Area Regeneration	4	2	The Council will ensure that officers representing the Council on the Steering Group and actioning as points of escalation are identified. It is important that officers have the correct level of seniority and are able to make decisions.	8	Open	
4	Failure of the Steering Group to complete the site wide conditions pertaining to the DA.	Not securing Secretary of States Consent to dispose of housing land; the development partner not securing planning approval; the Steering Group failing to agree the necessary strategies. This could be caused by incorrect or inadequate legal advice; incorrect or inadequate planning advice; disagreement between organisations in the Steering Group.	The DA does not become unconditional and the Scheme is not taken forward.	Post signing the DA.	Head of Area Regeneration	4	2	External legal and QC advice will be secured and statutory processes followed accurately. Early development of the strategies and joint working on the strategies to ensure that they can be agreed quickly.	8	Open	
5	Insufficiently robust legal terms and financial model.	Capacity of the Council to conclude and execute the agreements skills and/or resources; incorrect or inadequate legal and/or commercial advice.	Financial losses to the Council; unsustainable financial future; non-achievement of the Scheme's objectives.	Late December 2017/early January 2018	Head of Area Regeneration	5	1	Senior internal governance is in place to steer outcomes on critical issues and approve final terms. Expert commercial and legal advice is in place through to finalisation of documents.	5	Open	
6	Insufficient funds or Treasury arrangements to cash flow the Scheme.	A delay in entering into the individual Borough Intervention Agreements with the GLA; a delay in the Council joining the Group Investment Syndicate.	The Council needs to use it's own funds to cash flow acquisitions; a delay in acquiring land.	Post signing the DA.	Head of Area Regeneration	4	1	Overarching Borough Agreement is in place with the GLA and individual BIA's are being progressed. The July 2016 Cabinet ring fenced funding to support the delivery of the Scheme.	4	Open	
7	Public/ stakeholder/ media opposition to the Scheme and preferred bidder.	Propagation of misinformation, inadequate consultation and/ or community engagement processes; inadequate communications/ media management programme.	Non achievement of the Scheme objectives; reputation risks to the Council and preferred bidder; impact on the Council's ability to secure partners for future development projects. Resident concern increases member opposition and/or vice versa.	Pre- and post when DA being signed.	Head of Area Regeneration	3	3	Building on the existing successful engagement with the community, the Council will put in place a robust communications and engagement programme, following selection of the preferred bidder. Post signing of the DA, the Council and the preferred bidder will implement (a) a robust shared communications plan and (b) a strong commitment to transparency. The High Road West Team have spent many years engaging and building relationships with the community- these relationships will be key to the success of any future communications and engagement strategies.	9	Open	
8	Interdependencies, or potential conflict, between other Council/third party regeneration projects in North Tottenham (WHL station, WHL public realm, THFC, HDV).	The Council's regeneration function not fulfilling its overall leadership and co-ordination role; The preferred bidder and third parties not co-operating or communicating with Council and each other.	Delays to delivery of the Scheme, and other critical regeneration projects; reputation risks to the Council and preferred bidder; impact on the Council's ability to secure partners for future development projects; potential financial losses due to non-completion of development.	Post signing the DA.	Director of Regeneration	3	2	The regeneration projects in North Tottenham are coordinated through the Tottenham Regeneration Programme governance structure. Dependencies/risks across key projects are caught in risk registers and in other relevant programmes and actively managed. Council's regeneration function will co-ordinate development activity and brokering relationships. The DA will also ensure that a landowners Group is established to facilitate the coordination of the three major regeneration schemes in North Tottenham; High Road West, Northumberland Development Project and Northumberland Park Estate.	6	Open	

9	Lack of transparency of the financial model and associated assumptions.	Lack of Council resources to fully interrogate and challenge the assumptions in the financial model.	Assumptions within the financial model are incorrect; the Council's land value is affected. Overall Scheme viability undermined.	When the DA is unconditional.	Head of Area Regeneration	4	1	The DA sets a framework for open book accounting and transparently. The preferred bidder will also pay for an independent cost consultant who will have a duty of care to the Council. The procurement strategy will also be agreed at the Steering Group. The Council will put in place the necessary recourse internally and externally to monitor the financial model and assumptions.	4	Open	
10	Termination of the DA.	Judicial Review challenges; failure of the Council or preferred partner to undertake obligations within the DA.	Financial risk to Council and preferred partner. Jeopardy of outcomes; Reputational risk to all parties. Even if failure avoided, there is risk of need to bring expensive consultants in at short notice to do so.	When the DA is unconditional.	Head of Area Regeneration	5	2	Robust process followed to minimise risk from JR. Commercial Deal structured and agreed by parties and experienced advisers Pinsent Masons and GVA, so that Legal Documents, are based on this and capture market best practice, negotiation at Steering Group.	10	Open	
11	Preferred bidder enters into administration/ is subject to take over and does not have the resources to deliver alongside other major projects..	Poor financial evaluation/ modelling processes by the Council and/ or preferred bidder; changes to wider economic circumstances or legislation impact on the viability of the preferred bidder; Bidder has a lack of resources to deliver the Scheme.	Cost implications for non-delivery of projects - legal challenges from contractors; non-achievement of, or delay to the Council objects; reputation risks to the Council and the preferred bidder	Post signing the DA.	Head of Area Regeneration	4	1	Due diligence in the procurement process has assessed financial viability of the preferred bidder and ability to resource and deliver the Scheme. Ongoing review of the preferred bidder's financial performance will be undertaken post signing the DA. Independent assurance processes (audit) assigned to review the Scheme.	4	Open	
12	Loss of focus on or failure to deliver the non-housing outcomes e.g. social economic, sustainability.	Lack of financial incentives/ outcomes for the preferred bidder; poor engagement and/ or communications between the council and the preferred bidder; contract T&C's do not cover the required delivery outcomes.	Breakdown in the relationship between the partners; non achievement of the Tottenham People Priority objectives; reputation risks to the Council and preferred bidder; negative media coverage; impact on the Council's ability to secure partners for future development projects	When the DA is unconditional.	Head of Socio Economic Regeneration	3	1	Robust legal structure in place, which ensures that socio-economic outcomes are a condition which must be satisfied prior to land being drawn down. Therefore Scheme can not proceed if socio-economic outcomes are not achieved.	3	Open	
13	Planning requirements including conservation, environmental, transport or other obligations makes viability and / or delivery generally difficult.	Compliance with requirements of planning policy, including affordable housing, viability review mechanisms is more difficult than anticipated, either due to overestimation of delivery team, stakeholder intervention, regional intervention or political intervention.	Need to refine the scheme, potentially putting pressure on viability, particularly on social benefits and potentially putting fundamental pressures on delivering elements of the scheme	Planning process	Head of Area Regeneration/ Developer	3	3	Liaise with Planning colleagues throughout process, agree to Planning Performance Agreement, ensure high quality of skills and capacity to understand planning needs.	9	Open	
14	Unexpected ground conditions such as contamination of land.	As much of the site is formerly industrial, there is a possibility of significant substructure contamination on site, particularly to the north (probably later phases) and Moselle Culvert may be too fragile to build around.	Additional cost of remediation / alternative methodology for delivery - e.g. if ground conditions don't sustain quantum / size of buildings, additional piling might be needed	Pre-construction	Developer	3	2	Due diligence has been undertaken, indicating that there is limited risk of significant ground condition problems. Further site surveys will be required during and post planning to better understand implications of ground conditions.	6	Open	
15	Library and Learning Centre does not meet user needs.	Lack of understanding, e.g. through lack of engagement or rapid advances / changes in technology or changing use needs means that LLC is not fit for purpose.	Underused facility with problematic business case	Planning process	Head of Area Regeneration	2	1	Close engagement with library providers and users, combined with levels of expertise in delivery to ensure flexible long term solution to delivery of library. Need client support consisting of consultant library expertise.	2	Open	
16	Land assembly including associated issues such as Rights of Light and achieving clean title is not achieved.	Unwilling land owners, lack of information, poor case (e.g. at CPO).	Delays or worst case scenario, changes required to the scheme which could change delivery of objectives or viability of the scheme.	Planning process	Head of Regeneration	4	2	Legal advice throughout the process; proactive and professional property team including engagement, valuation and property agency services.	8	Open	
17	Costs for project delivery of elements of the scheme (e.g. Library and Learning Centre) are higher than anticipated and put pressure on the social benefits.	Changing financial markets or underestimate of complexity of project / additional costs of delivery, changing of specification.	Underspecified facility or pressure on other social benefits	Pre-construction	Head of Area Regeneration	2	1	Professional team ensuring that specification is fit for purpose and costs are identified from the outset with contingency for changes throughout the scheme whether due to internal or external pressures.	2	Open	
18	Failure to overcome negative perception of the north Tottenham area results in failure to attract residential, commercial or other investment.	Scheme is not of a high enough quality or marketing is not effective	Challenges to viability in later phases. Reputational damage to the Council	Construction phase	Director of Regeneration	4	1	Professional team ensuring that high quality is provided throughout the scheme and that quality is known in the market so that investment is attracted.	4	Open	
19	Failure to deliver in accordance with external funding (Housing Zone) requirements.	Changes to the scheme combined with pressures on the fund	Reduction in the quality of the scheme / social benefits	Delivery	Head of Regeneration	3	1	Close working with GLA colleagues and monitoring of the Housing Zone objectives through the Tottenham Regeneration Programme.	3	Open	

20	Changes in government, legislation, or national/regional policy affect ability to achieve defined outcomes.	Poor financial evaluation/ modelling processes by the Council and/ or preferred bidder following changes - failing to take account of legislation requirements; changes to wider economic circumstances. Potential impact of Brexit on the housing and commercial property markets and construction labour market. Potential impact of legislation/regulation changes following Grenfell Tower fire.	Breakdown in the relationship between the partners; legal challenges and financial losses to the Council; reputational risk; impact on the Council's ability to secure partners for future development projects	When the DA is unconditional.	Head of Area Regeneration	3	2	The Steering Group and members will continuously monitor external environment, horizon scanning. The Council, the preferred bidder and the Steering Group will provide input into decisions which may need to be taken as a result of external factors.	6	Open	
21	Loss of key staff and failure to fully resource to deliver.	Better jobs elsewhere / retirement / maternity leave.	Loss of skills reduces quality of the scheme and power of the Council to get social benefits from the developer.	Ongoing	Director of Regeneration	2	3	Good quality personnel approach combined with speedy and effective replacement process should key staff leave. Succession planning/Training of more staff to understand regeneration and related finance issues.	6	Open	
22	The preferred bidders performance is not adequate.	The preferred bidder and the Scheme do not meet the Scheme's objectives as defined in Development Agreement; the preferred bidder doesn't deliver to programme as attached to the DA; the preferred bidder doesn't have adequate policies, procedures or protections in place; external factors (including housing market performance) hinder the preferred bidder's ability to meet objectives.	The Scheme's objectives are not met. Council outcomes and financial returns are not achieved. Reputational damage to the Council and preferred bidder.	When the DA is unconditional.	Head of Area Regeneration	3	2	Steering Group will put adequate programme and risk management procedures in place, including for communication and escalation of critical issues. The Council will continuously assure quality of delivery. Member scrutiny via Overview and Scrutiny; engagement and communications strategy - resident and stakeholder involvement.	6	Open	
23	Interdependencies in delivery of the District Energy Network (DEN) serving HRW.	Lack of co-ordinated delivery of District Energy Network (DEN) infrastructure at HRW. Delays to preferred bidder programme delays delivery of the DEN Energy Centre Shell; Delays to the Council's procurement of DEN contractors; Lack of technical & commercial information is available to inform the HRW preferred bidder creating uncertainty for energy creation and supply during initial phases.	An interim energy solutions for early HRW phases is required; the Scheme's overarching delivery programme is delayed; claims for delay / compensations between preferred bidders at construction / implementation	When the DA is unconditional.	Head of Area Regeneration	3	2	The regeneration projects in North Tottenham are coordinated through the Tottenham Regeneration Programme governance structure. Dependencies/risks across key projects are caught in risk registers and in other relevant programmes and actively managed. Council's regeneration function will co-ordinate development activity and brokering relationships. The Council will assess delivery of the DEN through the Steering Group.110	6	Open	
24	Failure of the project to achieve the assumed regeneration uplift margins.	Risk that cost increases are higher due to the potential for interest rates to increase combined with Brexit pressure in labour force availability which may drive up labour costs.	Delay in delivery as phases are either marginal or not viable and phases are delayed until sales value increase and/or phases are reworked to drive value.	Pre and Post Agreement signature	Head of Area Regeneration	4	2	Phases are reworked to allow lower cost or better margin phases to be brought forward. VFM review of supply chain.	8	Open	
26	Failure of Council to resource HRW Steering Group correctly.	Under-resourcing of Steering Group and Council support functions. Staff not authorised to approve issues at Steering Group.	The ability of the Council to undertake its obligations and manage issues at the Steering Group is compromised and Council does not achieve it's objectives. Related CPO and land value issues are not fully understood, managed and approved by Council.	Pre and Post Agreement signature	Head of Area Regeneration	5	2	Council resources have been allocated and will be reviewed through the delivery of the Scheme. The Council will ensure that Steering Group Members understand the issues and are able to draw on their experience to manage issues at this level.	10	Open	
	Signing of the DA, establishment of the Steering Group and development of the strategies										
	· Reputational (green)										
	· Governance/management (blue)										
	· External/market (yellow)										
	· Regeneration delivery										
	· Closed risks (grey)										

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Report for: CABINET

Item number: 11

Title: 500 White Hart Lane- Affordable Housing Acquisition

Report

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

Lead Officer: Sarah Lovell
Sarah.lovell@haringey.gov.uk
0208 489 2025.

Ward(s) affected: White Hart Lane

Report for Key/

Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1 In July 2016, the owners of the 500 White Hart Lane site ("the Site"), Tottenham Hotspur Football and Athletic Co Ltd ("THFC"), were granted outline planning approval for a residential led mixed use development, which included 144 new homes, of which 29 are affordable, and accompanying commercial, retail and employment space.
- 1.2 The S106 Agreement for the Site made provision for the Council to acquire the 29 affordable homes due to be built on the Site at an agreed minimum price per square foot (subject to build cost inflation). This report seeks authority to acquire the 29 affordable homes and delegation to the Director of Regeneration and the s151 Officer, after consultation with the Cabinet Member for Housing, Regeneration and Planning, to agree the purchase price and the final terms of the acquisition of these affordable homes.

2. Cabinet Member Introduction

- 2.1 As set out in our Housing Strategy we "need a step change in the number of homes being built in our borough" so that our residents have more housing choice and we "need to drive up the quality of homes" to ensure that our residents "can live happy fulfilled lives".
- 2.2 Development opportunities, such as 500 White Hart Lane, which will deliver 144 new homes and regeneration opportunities such as High Road West, which will deliver up to 2,500 new homes, provide us with opportunities to not only increase the housing supply and choice but also deliver brand new homes that will be built to new fire and safety standards and residents' needs in sustainable neighbourhoods.

- 2.3 Whilst it is our priority to ensure that an increased number of high quality affordable homes are delivered across the borough, we understand that the landlord of the affordable homes is a key concern and priority for our residents. We understand, as shown by the recent s105 consultation on the Love Lane Estate, that when given a choice between the Council and a Housing Association being the landlord of their home, most existing council tenants want the Council to remain their landlord.
- 2.4 It is not always possible on estate regeneration schemes and on development sites for the Council to acquire, own and manage either additional or replacement affordable homes, due to the impact this has on the Council's budgets and the impact this has on the viability of each bespoke scheme. But, where financially and legally possible, we will seek to acquire and manage homes, so that we can increase our housing stock, provide greater housing choice for our residents and meet the Housing Strategy objective to drive up the quality of council housing.
- 2.5 For the Site, officers have negotiated a legal mechanism for the Council to acquire 29 safe, new affordable homes and a price per square foot for the homes, which the Council can afford. This has been possible as the justification for developing the Site was predicated on the fact that the Site would facilitate the delivery of the High Road West Scheme, which is a mile from the Site. The Site would facilitate High Road West by providing rehousing opportunities for Love Lane residents. Whilst, all secure Council tenants and resident leaseholders are guaranteed a new home within High Road West if they would like one, I promised the Love Lane residents that I would seek to maximise their rehousing choices.
- 2.6 In an effort to do this, I requested that officers initiated a dialogue with Love Lane residents and THFC about utilising the affordable housing built on the Site as replacement housing for them. Love Lane residents were supportive of replacement homes being built for them at 500 White Hart Lane as it increased their rehousing choice. Subsequently, they worked with THFC in developing the planning application for the Site, feeding into the overall design and layout of the Site and the design proposals for the affordable homes.
- 2.7 Given that the acquisition of the 29 affordable properties on the Site supports our housing objectives, responds to residents' aspirations, is affordable to the Council and also offers the opportunity for us to utilise Right to Buy ("RTB") receipts I am recommending that the Cabinet agree to acquire these properties.

3. Recommendations

- 3.1 It is recommended that Cabinet:
 - I. Agrees to the future acquisition of 29 affordable homes for housing purposes to be constructed on the Site for a maximum total sum of £5m plus acquisition process costs and that the monies for the purchases shall be from:

- a. Housing Revenue Account (“HRA”), including but not limited to the ‘HRA Stock Acquisitions Reserve’ which currently has a budget of £6.4m
 - b. Right to Buy (“RTB”) capital receipt retained budget
- II. Give delegated authority to the Director of Regeneration and the S151 Officer, after consultation with the Cabinet Member for Housing, Regeneration and Planning, to agree the purchase price for each of the properties and the final heads of terms of the acquisition which will be based on the terms of the s106 Agreement found at Appendix 1.

4. Reasons for decision

Supporting the Council’s housing objectives

- 4.1 The acquisition will increase the Council’s housing stock. Increasing the Council’s housing stock will help address the significant housing demand and housing waiting list in the Borough. Even if some of the properties are used to rehouse Love Lane residents, it will mean that the replacement affordable homes in the High Road West Scheme can be freed up to rehouse residents on the housing waiting list. It will also mean that the Council has a wider variety of unit sizes and typologies, which will provide residents with greater housing choice.
- 4.2 As the Council will be setting the specification of the homes, the Council will have control over the physical quality and performance of the homes. It will also have control over the quality of housing management. All of which support the Housing Strategy objective to drive up the quality of Council homes.

Supporting the High Road West Scheme and responding to residents’ aspirations

- 4.3 By acquiring these homes and ensuring that Love Lane residents have the opportunity to move to them¹, the Council is increasing Love Lane residents’ rehousing choice and responding to their request for new homes which are owned and managed by the Council.

Financial Case

- 4.4 The costs of acquiring all of the 29 affordable homes will be c.£4.5m. These acquisitions will qualify for the use of retained RTB capital receipts to fund 30% of the cost of the scheme provided they are affordable rented housing. If the Council does not spend the RTB receipts within 3 years of the receipt, the money will be returned to DCLG together with interest. Therefore, acquiring the 29 affordable units at 500 White Hart Lane ensures that the Council can spend RTB receipts on new affordable homes for Haringey.

5.0 Alternative options considered

¹ Subject to agreement of a Local Lettings Policy for the 29 affordable homes which prioritises Love Lane residents

- 5.1 The s106 Agreement for 500 White Hart Lane sets out two options for the affordable homes; the Council acquires the 29 affordable homes, or a Registered Provider (“RP”) acquires the 29 affordable homes.
- 5.2 Officers have considered the implications of a RP acquiring the affordable homes and have chosen not to recommend this option for reasons which are set out below.
- 5.3 If the Council choose not to acquire the properties, the S106 Agreements ensures that the Council would be able to approve the RP and approve the ‘Affordable Housing Scheme’ which sets out the tenure and location of the affordable homes. This provides some comfort regarding the quality of the landlord and the affordable housing which will be delivered.
- 5.4 However, the Council would not have as much control over the tenure, affordability and type of housing products as it would if the Council owned the homes. If an RP acquires these properties, the Council can only exercise its planning controls as the Council does not have a direct contractual agreement with the RP. Council control is important, especially if these homes are used to rehouse Love Lane residents, or residents affected by regeneration schemes as the Council needs to be able to meet its rehousing commitments and be able to flex the tenure to meet the needs of residents.
- 5.5 As an example, the s106 Agreement states that the 29 affordable units will comprise of the following;
- 17 social rent units
 - 6 intermediate units
 - 6 social rented and/or affordable rented and/or intermediate
- 5.6 It also states that if an RP were to acquire the affordable homes, the last 6 units referred to in the bullet above are likely to be intermediate units.
- 5.7 The number of intermediate properties and the intermediate product type is important in facilitating the rehousing of Love Lane resident leaseholders who will be seeking the most affordable housing product.
- 5.8 Whilst it may be possible for the Council to negotiate with the RP to secure exactly what it wants in terms of tenure, product and affordability it may be that the RP would seek a financial contribution from the Council.
- 5.9 If the Council were to acquire the affordable homes it would have control over the tenure and products of the intermediate properties and could flex the product to meet the needs of Love Lane residents or other priority need.

6.0 Background and summary information

Planning Application

- 6.1 In July 2016, THFC were granted outline planning approval for a residential led mixed use development, which would deliver 144 new homes, of which 29 are affordable, and accompanying commercial, retail and employment space for 500 White Hart Lane (HGY/2016/0828).
- 6.2 The Site is located on the north side of White Hart Lane close to the junction with Devonshire Road, a site plan can be found at Appendix 2. The Site is 0.9 hectares in size and at the time the planning application was submitted, was divided into two sections. The south section was vacant, containing debris from demolition of previous industrial / commercial buildings, and some remaining derelict structures and the north section was being used as builder's yard and contained several permanent and temporary buildings, along with a significant area of hardstanding used for the storage of materials, and parking of commercial vehicles.
- 6.3 The Planning Committee report sets out the justification for allowing a residential led, mixed use development on 500 White Hart Lane which was at the time designated employment land. The fact that the Site could facilitate the High Road West regeneration scheme, by providing replacement homes for Love Lane residents and potential commercial space for businesses affected by the High Road West Scheme was a central component of this justification.
- 6.4 With regards to the 29 affordable units, the Planning Committee report stated that:
- “The Tottenham Regeneration Team are seeking to acquire these 29 units to:
- Support the rehousing of Love Lane residents and expedite the High Road West Scheme;
 - Meet residents' desires to have an opportunity to move to this site; and
 - Ensure that the Council remains the landlord of the replacement homes.”
- 6.5 The Council has first option to acquire the 29 affordable units but the final terms for the acquisition of these homes were not agreed/finalised with THFC . Instead, a process for acquisition was agreed within the s106 Agreement as described below.

S106 Agreement- Process

- 6.6 The s106 Agreement, completed on 30th November 2016, gives the Council an option and set out the process for the Council to acquire the 29 affordable homes. If the Council does not acquire the replacement homes, they will be disposed of to a RP. The process for a decision on the ownership of the affordable units is detailed in page 13 of Appendix 1 and is summarised below.
- 6.7 Prior to, or at the same time as the Reserved Matters Application, THFC will submit an “Affordable Housing Scheme” to the Council for approval. The Affordable Housing Scheme will set out the tenure, size and location of the affordable housing units. This is beyond that which is agreed as part of the S106 agreement as indicated below:
- 17 social rented units (12x 1 bed, 4x2 beds, 1x3 beds)
 - 6 intermediate units (1x1 bed, 3x2 beds and 2x3 beds)

- 6 units to be either social rent, affordable rent or intermediate (2x1 bed, 2x2bed and 2x2bed)

6.8 Once the Affordable Housing Scheme has been approved by the Council the parties have six months to enter into an acquisition agreement.

6.9 The Council can at any time from the date of the S106 Agreement, serve an “Affordable Housing Notice” on THFC informing them that the Council does not wish to acquire the 29 affordable housing units (and by extension of this that the units shall be transferred to an RP). This can take place up to six months following approval of the Affordable Housing Scheme. This six-month period is concurrent with the deadline for the parties to have entered into the Affordable Housing Acquisition Agreement. If the agreement is not completed within this time then THFC can offer the affordable housing units to a RP.

THFC’s Request for a Decision

6.10 THFC have requested that the Council, as early as possible, confirm their intention to purchase or not the affordable housing units. This is due to the fact THFC are wishing to progress detailed designs for the scheme and state that they are unable to do this without a decision from the Council regarding ownership of the replacement homes.

6.11 Whilst the Council does not have to make a decision at this time, it is reasonable that THFC do not progress to detailed designs until they are clear on the owner of the replacement homes and thus the required specification for these homes.

6.12 An early decision also permits a timely commencement of the scheme, which could provide an opportunity to utilise RTB receipts (as described below).

Costs of acquiring the affordable homes

6.13 The S106 agreement sets out a minimum price per square foot for the affordable homes. The breakdown of values is as follows:

- £140 p/sqft for the Social rent units
- £325 p/sqft for the affordable rent and or intermediate homes
- £223 p/sqft for the aggregate minimum
- These figures are subject to RICS Build Cost Information Service All-in TPI to the date of the acquisition agreement.

6.14 Prior to adding the inflation, the homes would be acquired for £4.1m, this equates to £143k per unit. Based on an average 5% build cost inflation (over the past 5 years), the anticipated cost of acquiring these homes in two years would be c.£4.5m. The table below details the average price per unit based on the unit size proposed in the planning application.

1 bed	2 bed	3 bed
-------	-------	-------

Size	543 sqft	709 sqft	808 sqft
Social Rent	£77,649	£101,387	£115,544
Intermediate	£176,475	£230,425	£262,600

- 6.15 The acquisition costs detailed above are significantly lower than the costs of acquiring affordable homes elsewhere in the borough.

Additional costs

- 6.16 If the Council chooses to acquire the affordable homes, it will also need to cover the costs of processing the acquisition and of employing an Employer's Agent to ensure that the homes are built to the agreed standard and will need to cover SDLT (anticipated to be £211,696) and legal costs. It is suggested that the additional costs could be up to £500k.
- 6.17 It is intended that the homes will be managed by Homes for Haringey. The rental income received is sufficient to cover all management and running costs of these properties.
- 6.18 It should also be noted that tenants that move into the social rented properties will retain the Right to Buy.

Budgets- RTB receipts

- 6.19 RTB receipts can be utilised to pay towards 30% of the total scheme costs (this includes acquisition costs and project costs such as fees) associated with the social rented units and the affordable rented units only. They cannot contribute towards shared ownership and or shared equity units. Therefore, the amount of RB receipts which the Council can put towards the acquisition of the 29 units, will depend on the tenure of each unit.
- 6.20 The Council currently has £1,690,000 of RTB receipts. If not used, RTB receipts will be returned to DCLG together with an interest at 4% above the base rate. Some of the monies have been allocated to projects. Future RTB receipts will also be available and suitable for spend against this requirement.

Budgets- HRA Stock Acquisitions Reserve

- 6.21 It is proposed that any remaining cost which is not covered by RTB receipts is funded from the HRA budget i.e., 70% of the total scheme costs.
- 6.22 There is currently £6.4m of funds within the HRA Stock Acquisition Reserve which can be utilised to cover the costs of acquiring the 29 affordable homes.
- 6.23 The amount of funding required from the HRA Site Acquisitions budget will depend on the final mix of the affordable homes. The maximum contribution (assumes that 17 social rented units attract RTB receipts and 12 intermediate do not) is £4,073,328.00 and the minimum contribution (assumes that all 29 of the homes attract RTB receipts) is £3,253,784.00.

7. Contribution to strategic outcomes

- 7.1 The recommendations outlined in this report are key to supporting the Council in the delivery its corporate plan *Priority 5: Create homes and communities where people choose to live and are able to thrive* as well as support the Housing Strategy *Objective 3: Drive up the quality of housing for residents*.
- 7.2 The acquisition of these homes will increase the Council's housing stock. Increasing the Council's housing stock will help address the significant housing demand and housing waiting list in the Borough. Even if some of the properties are used to rehouse Love Lane residents, it will mean that the replacement affordable homes in the High Road West Scheme can be freed up to rehouse residents on the housing waiting list. It will also mean that the Council has a wider variety of unit sizes and typologies, which will provide residents with greater housing choice.
- 7.3 The acquisition can also help expedite the High Road West Regeneration Scheme by offering early rehousing opportunities. The High Road West scheme, and the hundreds of millions of pounds of private sector investment it will bring to north Tottenham, supports the Council in the delivery of two of its corporate plan priorities - Priority 4: Drive growth and employment from which everyone can benefit; and Priority 5: Create homes and communities where people choose to live and are able to thrive. In terms of growth and employment, the major new leisure and commercial quarter located around Moselle Square and the new work spaces being created as part of the scheme, will deliver an increase in employment in the area and attract significant visitor spend. As importantly, the High Road West scheme will deliver up to 2500 new homes aimed at a variety of income levels and support our ambitions to deliver a truly mixed and sustainable community in north Tottenham.

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

Finance

- 8.1 This report seeks cabinet approval to:
- The acquisition of 29 affordable homes for housing purposes to be constructed on the Site for a maximum total sum of £5m and that the monies for the purchases shall be from:
 - Housing Revenue Account ("HRA"), including but not limited to the 'HRA Stock Acquisitions Reserve' which currently has a budget of £6.4m
 - Right to Buy ("RTB") capital receipt retained budget
 - Give delegated authority to the Director of Regeneration and the S151 Officer, after consultation with the Cabinet Member for Housing, Regeneration and Planning, to agree the purchase price for each of the properties and the final heads of terms of the acquisition which will be based on the terms of the s106 Agreement found at Appendix 1.

- 8.2 The total acquisition cost of the 29 units is £4,154,053, which amounts to an average cost of £143,243 per unit. This is significantly lower than the costs of acquiring affordable homes elsewhere in the borough.
- 8.3 The cost of acquisition of these units can be part funded from the RTB retained capital receipts. The retained receipts will be used to fund 30% of the total cost of the scheme provided they are affordable rented housing units.
- 8.4 It is estimated that based on the past and current trend of Right to Buy receipts, there will be sufficient RTB retained receipts available to fund 30% cost of the scheme.
- 8.5 The remaining 70% cost of the scheme will be funded from the HRA stock acquisition budget which has a budget of £6.4m in 2017/18.
- 8.6 It is intended that the homes will be managed by Homes for Haringey. The rental income received is sufficient to cover all management and running costs of these properties.
- 8.7 The total cost of scheme includes purchase price, legal fees, SDLT, etc. The £4.2m shown above is the purchase price. The SDLT of acquiring the 29 units is £211,696. Legal fee is not known at this point.

Procurement

- 8.8 Strategic Procurement notes the content of this report; however there is no procurement input required.

Legal

- 8.9 The terms of the section 106 agreement are noted above. The section 106 agreement allows the Council to purchase the affordable housing units. THFC can instead offer the units to a RP if (1) at any time the Council decides not to purchase the units and serves an Affordable Housing Notice to THFC, or (2) the Affordable Housing Acquisition Agreement is not completed within 6 months (or any other time agreed between the parties) from the date the Affordable Housing Scheme is approved by the Council.
- 8.10 The report seeks authority to acquire affordable housing units that are yet to be built. The Council has authority pursuant to section 120 of the Local Government Act 1972 to acquire for the purposes of any of its functions under the 1972 Act or any other enactment, by agreement any land, whether situated inside or outside its area. The properties will be held within the Housing Revenue Account.
- 8.12 The properties are yet to be built, and heads of terms for the purchase have not as yet been agreed therefore legal advice must be obtained as to how best to protect the Council in this acquisition.

Equality

- 8.13 The Council has a public sector equality duty (PSED) under the Equality Act (2010) to have due regard to:

- Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- Advance equality of opportunity between people who share those protected characteristics and people who do not;
- Foster good relations between people who share those characteristics and people who do not

8.14 It is not expected that this decision will have direct negative impacts on the nine protected characteristics. The Council will ensure that the PSED is rigorously applied to the allocation process for the new housing stock acquired by this decision in the development of a Local Lettings Plan, which will also be subject to future public consultation.

8.15 The report sets out how the recommended option achieves the best balance of quantity of Council- owned units and per unit cost to Council budgets, respecting the wishes of affected residents as expressed in consultation, and facilitating the regeneration of the White Hart Lane area through developments involving the Council, THFC and other partners. The Council is pursuing the third of three options listed in section 8.3 of this report, as this will provide the largest amount of social rented and affordable units available to residents affected by the regeneration of the Love Lane estate.

8.16 This option will enable more of these types of units to be managed by the Council, after consultation indicated there was demand from current residents for the Council to remain their landlord when they move from their current properties. This option will also maximise the amount of retained Right to Buy (RTB) receipts that can be used to subsidise the Council's purchase of new housing stock. The RTB receipts currently held by the Council must be spent by December 2017, when they would have to be returned to DCLG with interest.

8 Use of Appendices

9.1 The table below details the appendices relevant to this report:

Appendix	Document
Appendix 1	S106 Agreement
Appendix 2	500 White Hart Lane Site Plan

9 Local Government (Access to Information) Act 1985

10.1 Background Papers:

- 500 White Hart Lane Planning Decision Notice (HGY/2016/0828)
- Agreement Relating to Land Known as 500 White Hart Lane (S106)
- Officer Report for Planning Committee (July 2016) related to 500 White Hart Lane (HGY/2016/0828)

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DATED 30 November **2016**

**(1) THE MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF HARINGEY**

And

(2) NORTHWISE LIMITED

**AGREEMENT RELATING TO LAND KNOWN AS
500 WHITE HART LANE TOTTENHAM N17 7NA**

**PURSUANT TO SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 AND
SECTION 16 OF THE GREATER LONDON (GENERAL POWERS) ACT 1974 AND ALL
OTHER ENABLING POWERS**

Bernie Ryan
Assistant Director of Corporate Governance
London Borough of Haringey
Alexandra House
10 Station Road
Wood Green
London N22 7TR

Legal Ref: LEG/PP/BB/51599
Planning Ref: HGY/2016/0828

DATE

30 NOVEMBER

2016

PARTIES

- (1) **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HARINGEY** of Civic Centre Wood Green London N22 8LE ("Council") of the first part
- (2) **NORTHWISE LIMITED** (Co. Regn. No. 06818002) of Bill Nicholson Way, 748 High Road, Tottenham, London N17 0AP ("Owner") of the second part

WHEREAS

1. The Council is the Local Planning Authority for the purposes of the Act for the area within which the Property is situated.
2. The Owner is the owner with freehold title absolute of the Property registered at the Land Registry under title numbers AGL210714, EGL325942, NGL32949 and NGL368845 ("the Titles").
3. Tottenham Hotspur Football & Athletic Co. Limited has applied to the Council for permission to develop the Property in accordance with the Application and as part of the Development the Owner has agreed to comply with the obligations, covenants and restrictions contained herein and is willing to enter into this Agreement in order to facilitate the Development.
4. The Council having duly complied with all duties imposed on it by or under the Act and having had regard to the provisions of the London Borough of Haringey's development plan and all other material considerations has resolved following the execution of this Agreement to grant the Planning Permission.
5. The Council considers it expedient in the interests of the proper planning of its area that the Development of the Property should be restricted or regulated in accordance with this Agreement.
6. The Parties have given due consideration to the provisions of regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 (to the extent relevant to the obligations in this Agreement) and the advice set out at paragraph 204 of the NPPF and agree that the planning obligations it contains comply with the provisions thereof and are:
 - (i) necessary to make the Development acceptable in planning terms;
 - (ii) directly related to the Development; and
 - (iii) fairly and reasonably related in scale and kind to the Development.

NOW THIS DEED WITNESSETH as follows:-

1. **Enabling Powers and Interpretation**
 - 1.1. In this Agreement the following words and expressions have the following meanings:

"the 1974 Act"	The Greater London Council (General Powers) Act 1974 as amended from time to time or any subsequent re-enactment of that act
"the Act"	the Town and Country Planning Act 1990 as amended from time to time or any subsequent re-enactment of that Act
"Affordable Housing Acquisition Agreement"	a legally binding agreement to be entered into between the Council and the Owner for the Transfer of the Affordable Housing Units to the Council in accordance with the Affordable Housing Terms and at the Affordable Housing Price
"Affordable Housing"	Housing that will be available to persons who cannot afford to rent or buy housing generally available on the open market which shall include Social Rented Housing and/or Affordable Rented Housing and/or Intermediate Housing
"Affordable Housing Notice"	a notice to be served by the Council to the Owner indicating that all or any of the Affordable Housing Units shall be transferred to an Affordable Housing Provider
"Affordable Housing Plan"	the plan identifying the location of the Affordable Housing Units
"Affordable Housing Price"	Subject to the Council's Cabinet authority a minimum price of £140 per square foot (GIA as defined in the London Plan) in respect of 17 Social Rented Housing units and £325 per square foot (GIA as defined in the London Plan) in respect of the remaining Affordable Housing Units in any event comprising an aggregate minimum price of £223 per square foot (GIA as defined in the London Plan) for all the Affordable Housing Units such figures to be subject to indexation from the date of this Agreement by the RICS Build Cost Information Service All-in TPI date to the date of the Affordable Housing Acquisition Agreement
"Affordable Housing Provider"	a non-profit registered provider of social housing pursuant to the Housing and Regeneration Act 2008 which is approved by the Council or such other provider of Affordable Housing as may be approved by the Council
"Affordable Housing Restrictions"	sub clauses 4.4.10, 4.4.12, 4.4.14 and 4.4.15 of this Agreement
"Affordable Housing Scheme"	a scheme setting out details in relation to the tenure, size and location of the Affordable Housing Units and shall include the Affordable Housing Plan, and

	indicative timetable for construction, delivery and handover of the Affordable Housing Units
"Affordable Housing Terms"	<p>each disposition of an Affordable Housing Unit shall:</p> <p>1) be in accordance with Intermediate Housing or Social Rented Housing or Affordable Rented Housing (as applicable) and shall contain a covenant that it is only used and to be used occupied and retained in perpetuity and for no purpose other (save for the exceptions in this Agreement) than for the provision of Affordable Housing being Intermediate Housing or Social Rented Housing or Affordable Rented (as applicable)</p> <p>2) provide vehicular access and foul and surface water sewers and water, gas, electricity and telecommunications service systems for the dwelling linking in each case to the estate roads and service systems to be constructed and laid as part of the remainder of the Development and connected ultimately to highways and sewers maintainable at the public expense</p> <p>3) contain a covenant not to amalgamate or sub-divide the Affordable Housing Unit</p>
"Affordable Housing Units"	<p>that part of the Development comprising no less than 29 of the Dwellings and to be provided as a minimum 6 Intermediate Housing units (1x1 beds, 3 x 2 beds and 2 x 3 beds) and a minimum 17 Social Rented Housing units (12x1 beds, 4x2 beds, 1x3 beds) with the remaining 6 units being either Social Rented Housing units and/or Affordable Rented Units and/or Intermediate Housing units (2x1 beds, 2x2 beds and 2x3 beds) and for the avoidance of doubt if the Affordable Housing Units are Transferred to an alternative Affordable Housing Provider in accordance with the terms of this Agreement the remaining 6 units may all be Intermediate Housing</p>
"Affordable Rented Housing"	<p>housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rented Housing is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charge where applicable)</p>
"Agreement"	<p>this agreement</p>

"the Application"	the planning application seeking planning permission for the Development bearing Ref HGY/2016/0828 "(the Application Reference")
"Assigned Officer"	the Council's economic development officer assigned by the Council to meet the requirements of the Haringey Employment and Recruitment Partnership
"Borough"	the London Borough of Haringey
"Bus Contribution"	means the sum of £150,000 [one hundred and fifty thousand pounds] towards the improvement of the W3 bus service in the vicinity of the Property payable in two instalments of £75,000 as set out in Clauses 4.2.3 and 4.2.5 of this Agreement
"Business Relocation Plan"	a strategy for a minimum of 9 months (duration of which to be agreed with the Council) for the marketing of and the provision at market rent of the Commercial Space to businesses currently located in the Carbury Estate or wider High Road West Masterplan area
"Carbon Offsetting Contribution"	means a contribution towards the Council's implementation of projects to reduce carbon emissions in its area to offset the proposed shortfall in meeting London Plan policies calculated with reference to the offsetting rate published by the Council at the time the Energy Plan is approved by the Council, the current rate being £2,700.00 per tonne, in order to compensate for unachieved carbon reduction targets arising from the Development
"Career Education Workshops"	means workshops to enable residents of the Borough to improve their employment prospects
"Chargee"	any mortgagee or chargee of the Affordable Housing Provider or any receiver or manager (including an administrative receiver) appointed pursuant to the Law of Property Act 1925
"Chargee's Duty"	the tasks and duties set out at Clause 4.4.12 of this Agreement
"Commencement Date"	the date of implementation of the Development by the carrying out of a material operation as defined in Section 56 of the Act other than (for the purpose of this Agreement and for no other purpose) operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of ground conditions,

	diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements and references to "Commencement" and "Commence" shall be construed accordingly.
"Commercial Space"	the part of the Development for use falling within class B1/B8 of the Use Classes Order of up to 550 sqm GEA shown coloured green on drawing 90-105 PL 2 annexed hereto in the First Schedule to this Agreement
"the Considerate Constructor's Code of Practice"	the code made pursuant to the Considerate Constructor's Scheme and annexed hereto at the Second Schedule
"the Considerate Constructor's Scheme"	the national initiative set up by the construction industry to improve its image which involves the registration and monitoring of construction sites, more information can be found at www.ccscheme.org.uk
"Construction Phase"	the period from the Implementation Date until when the Council confirms that the Development has been completed in accordance with the Planning Permission and the terms of this Agreement to their satisfaction
"Construction Skills Certification Scheme"	means the skills certification scheme within the UK construction industry (as outlined on their website https://www.cscs.uk.com/)
"the Contributions"	means the Bus Contribution and the Footpath Contribution and the TMO First Stage Consultation Contribution and the TMO Design and Second Stage Consultation Contribution and the TMO Implementation Contribution and the Travel Plan Contribution
"the Development"	the redevelopment of the Property in accordance with the Planning Permission to comprise the demolition of existing buildings/ structures and associated site clearance and erection of new buildings / structures to provide residential units, employment uses (Use Class B1 and B8), retail uses (Use Class A1 and A3), community uses (Use Class D1) associated access, parking and servicing space, infrastructure, public realm works and ancillary development
"Due Date"	the date upon which any payment due under any of the provisions of this Agreement is to be made

"Dwelling"	a dwelling (including a house flat or maisonette) to be constructed pursuant to the Planning Permission
"Employment and Skills Plan"	the plan to be submitted to the Council and containing the information outlined under Clause 4.5
"Energy Plan"	the plan to be submitted to the Council in accordance with this Agreement and containing information relation to the Development's energy requirements and performance and how these will be met including how the Development will comply with London Plan energy reduction targets and to establish the Carbon Offsetting Contribution (if applicable)
"the Footpath Contribution"	means the sum of £15,000 [fifteen thousand pounds] towards the improvement of footpath facilities including surfacing and/or lighting in the vicinity of the Property
"GLA"	the Greater London Authority as the non-departmental government body that funds and regulates Affordable Housing Providers or such other body as may replace it
"Haringey Employment and Recruitment Partnership"	the Haringey partnership which comprises the Council (acting by its Economic Development Service) Job Centre Plus Tottenham Hotspur Foundation and the College of Haringey Enfield and North East London
"Haringey 6 th Form College"	an education and training facility for people aged 16-18 situated at White Hart Lane Tottenham London N17 8HR.
"Index"	All Items Index of Retail Prices issued by the Office for National Statistics or any replacement publication or index agreed by the Council in the event that the All Items Index of Retail Prices becomes no longer maintained
"the Implementation Date"	the date of implementation of the Development by the carrying out of a material operation as defined in Section 56 of the Act and references to "Implementation" and "Implement" shall be construed accordingly
"Intermediate Housing"	means accommodation made available for letting to persons on assured shorthold tenancies at rents no more than 80% of the market level in the local area and/or accommodation in respect of which it is intended initially to dispose of less than 100% of the equity to the intended occupier the balance of the

	equity being held by an Affordable Housing Provider or being subsequently disposed of to the occupier. Intermediate Housing means Affordable Housing which is not Social Rented Housing or Affordable Rented Housing at prices and rents above those of Social Rented Housing or Affordable Rented Housing but below market price or rent and can include shared equity produces (e.g HomeBuy) other low cost homes for sale and intermediate rent
"the London Plan"	the London Plan published in March 2016 as revised from time to time
"Market Housing Units"	Dwellings within the Development which are general market housing for sale on the open market and which are not Affordable Housing
"Nominations Agreement"	means any agreement giving the Council nomination rights entered into between the Council as local housing authority and the Affordable Housing Provider substantially in the form attached at the Third Schedule
"NPPF"	the National Planning Policy Framework published in March 2012 as may be amended from time to time
"Occupation Date"	the first date when any part of the Development (or any part as may be specified) is occupied (which for the avoidance of doubt shall not include occupation for the purposes of fitting out the Development) and the terms "Occupy" "Occupied" and "Occupation" shall be construed accordingly
"Occupation Phase"	the period commencing from when the Development is first Occupied
"the Parties"	the parties to this Agreement and their successors in title
"Person"	includes a body of persons corporate or unincorporated
"Planning Obligations Monitoring Officer"	an officer of the Council from time to time allocated to deal with and monitor all obligations pursuant this Agreement
"the Plan"	the plan annexed in the First Schedule to this Agreement
"the Planning Permission"	planning permission for the Development pursuant to the Application substantially in the form of the draft annexed hereto in the First Schedule to this Agreement

"Practical Completion"	completion of the construction of the Affordable Housing Units so that they are ready for Occupation subject only to minor snagging works which will not affect beneficial use and enjoyment of the Affordable Housing Units
"the Property"	the land and premises known as 500 White Hart Lane N17 7NA shown indicatively edged in red on the Plan registered at the Land Registry under the Titles
"Protected Tenant"	<p>any tenant of an Affordable Housing Unit who:</p> <ul style="list-style-type: none"> (a) has exercised the right to acquire pursuant to the Housing Act 1996 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of the Affordable Housing Unit (b) has exercised any statutory right to buy (or any equivalent contractual right) in respect of the Affordable Housing Unit (c) has been granted a shared ownership lease of the Affordable Housing Unit by an Affordable Housing Provider (or similar arrangement where a share of the Affordable Housing Unit is owned by the tenant and a share is owned by the Affordable Housing Provider) and who has subsequently purchased from the Affordable Housing Provider all the remaining shares so that the tenant owns the entire leasehold interest in the Affordable Housing Unit
"Reserved Matters Application"	means a reserved matters application made pursuant to the Planning Permission that is capable of providing any of the Affordable Housing Units
"Resident"	a person who is resident in the Borough and such residency can be proven by the production of two valid proofs of address which are no more than two (2) months old
"Social Rented Housing"	means accommodation which is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008) for which target rents are determined through the national rent regime and to be agreed by the Council excluding any Social Rented Housing units Transferred to the Council which rents shall reflect the existing rents payable by the tenants relocating to those units

"TMO First Stage Consultation Contribution"	means the sum of £15,000 [fifteen thousand pounds] towards the preparation of all necessary documentation for the consultation with local residents in respect of the provision and/or amendment of a traffic management order(s) in relation to parking control measures in the vicinity of the Property
"TMO Design and Second Stage Consultation Contribution"	means the sum of £5000 [five thousand pounds] to be paid by the Owner to the Council in the event the Council serves the TMO Design Notice in respect of the design of traffic management orders in relation to parking control measures in the vicinity of the Property.
"TMO Design Notice"	means the notice to be served by the Council on the Owner confirming that following the public consultation the Council intends and is in a position to proceed to make and implementation the traffic management orders in relation to parking control measures in the vicinity of the Property
"TMO Implementation Notice"	means the notice to be served by the Council on the Owner confirming that the Council intends and is in a position to proceed to the design and second stage of public consultation in respect of the proposed traffic management orders in relation to parking control measures in the vicinity of the Property
"TMO Implementation Contribution"	means the sum of £20,000 [twenty thousand pounds] to be paid by the Owner to the Council in the event that the Council served the TMO Implementation Notice in respect of the making and implementation of traffic management orders in relation to parking control measures in the vicinity of the Property
"Transfer"	the transfer of the freehold or grant of a lease for a term of at least 999 years unless otherwise agreed in writing with the Council and "Transferred" shall be construed accordingly
"Travel Plan"	<p>a plan:</p> <ul style="list-style-type: none"> (a) setting out ways to encourage sustainable transport to and from the Development; and (b) containing amongst other things the provision of welcome residential and business induction packs to residents and businesses of the Development containing public transport and cycling/walking information, available

bus/rail/tube services, map and time-tables in accordance with the London Plan

"Travel Plan Co-Ordinator"	a person appointed to liaise with the Council in the submission and agreement of the Travel Plan and on compliance therewith and to be responsible for promoting the Travel Plan to Occupiers of the Development
"Travel Plan Contribution"	means the sum of £6,000 [six thousand pounds] towards the monitoring of the Travel Plan
"Working Days"	any day except Saturday, Sunday, Christmas Day, Good Friday and any statutory bank holiday

- 1.2. This Agreement is made pursuant to section 106 of the Act, section 111 of the Local Government Act 1972, section 16 of the Greater London Council (General Powers) Act 1974, section 1 of the Localism Act 2011 and any other enabling statutory provisions.
- 1.3. Words importing the singular shall include the plural and vice versa and any words denoting actual persons shall include companies corporations and other artificial persons.
- 1.4. Any reference to a specific statute or statutes includes any statutory extension or modification amendment or re-enactment of such statute and any regulations or orders made under such statute.
- 1.5. The clause and paragraph headings do not form part of this Agreement and shall not be taken into account in its construction or interpretation.
- 1.6. Unless otherwise indicated words importing persons include firms, companies, other corporate bodies or legal entities and vice versa.
- 1.7. Any obligation, covenant, undertaking or agreement by any Owner not to do any act or thing includes an obligation, covenant, undertaking or agreement not to permit or allow the doing of that act or thing.

2. Taking Effect

This Agreement shall have immediate effect upon the completion of this Agreement SAVE FOR Clause 4 which shall take effect on the date upon which Planning Permission is granted.

3. Application of Section 106 of the Act and the 1974 Act

- 3.1. It is hereby agreed that the covenants and conditions in this Agreement are planning obligations for the purposes of Section 106 of the Act (save for Clause 9 payment of the Council's costs) and that the Council is the local planning authority by whom they may be enforced and all covenants and conditions in this Agreement are enforceable by the Council pursuant to Section 16 of the 1974 Act and all other enabling statutory provisions.

- 3.2. Subject to Clause 3.3 both positive and restrictive covenants and undertakings herein on the part of the Owner are entered into with the intent that the same shall be enforceable without limit of time not only against the Owner but also against its successors in title and assigns and any person corporate or otherwise claiming through or under the Owner an interest or estate created after the date hereof in the Property or any part or parts thereof as if that person had also been an original covenanting party in respect of such of the covenants and undertakings which relate to the interest or estate for the time being held by that person.
- 3.3. No Person shall be liable for any breach of any of the planning obligations or other provisions of this Agreement after it shall have parted with its entire interest in the part of the Property in respect of which the breach relates but without prejudice to liability for any subsisting breach arising prior to parting with such interest.
- 3.4. This Agreement shall cease to have effect (insofar only as it has not already been complied with and without prejudice to any subsisting liability) if the Planning Permission shall be quashed or revoked or otherwise withdrawn or shall expire without Implementation.
- 3.5. The covenants restrictions and obligations herein shall not be binding or enforceable against any statutory utility provider where such provider holds its interest in the Site as statutory utility provider for their operational purposes.
- 3.6. The obligations in Clauses 4.2, 4.3, 4.5, 4.6, 4.7, and 4.8 of this Agreement shall not bind any tenant lessee or occupier of any Dwelling or any mortgagee charge or receiver (if any) of such tenant lessee or occupier.
- 3.7. Any future mortgage of the Property shall take effect subject to this Agreement PROVIDED THAT any future mortgagee of the Property shall otherwise have no liability under this Agreement unless it takes possession of the Property (or part therefor) in which case it too will be bound too by the obligations in this Agreement as if it were a person deriving title from the Owner in respect of the Property.

4. **Obligations of the Owner**

The Owner hereby covenants and undertakes for itself and its successors in title with the Council as follows:

4.1. **General**

- 4.1.1 Not to carry out continue or procure the Development without performing and observing the obligations stipulations and other matters set out in this Agreement and on the part of the Owner to be performed and observed unless otherwise agreed in writing by the Parties.
- 4.1.2 Subject to compliance with all health and safety requirements to permit the Planning Obligations Monitoring Officer access to the Property during the carrying out of the Development to inspect whether the provisions of this Agreement are being observed and performed in accordance with this Agreement.
- 4.1.3 Not to encumber or otherwise deal with their interest in the Property or any part or parts thereof in any manner whatsoever whereby the obligations, covenants and undertakings imposed by this Agreement are rendered impossible to carry out.

4.2. The Contributions

4.2.1 On or prior to the Commencement Date to pay the Footpath Contribution and the TMO First Stage Consultation Contribution and the Travel Plan Contribution to the Council.

4.2.2 Not to:

- (i) Commence, cause or permit Commencement of the Development;
- (ii) Occupy, cause or permit the Occupation of the Development or any part thereof;
- (iii) use or cause or permit the use of the Development or any part thereof

until such time as the Council has received the Footpath Contribution and the TMO First Stage Consultation Contribution in full by direct bank transfer to the Council's bank in accordance with Clause 7.1.

4.2.3 On or prior to the first Occupation of the Development to pay the first instalment of the Bus Contribution to the Council in the sum of £75,000.

4.2.4 Not to Occupy or cause or permit the Occupation of the Development or any part thereof until such time as the Council has received the first instalment of the Bus Contribution by direct bank transfer to the Council's bank in accordance with Clause 7.1.

4.2.5 On or prior to the first anniversary of the first Occupation of the Development to pay the second instalment of the Bus Contribution to the Council in the sum of £75,000.

4.2.7 Within one month of receipt of the TMO Design Notice from the Council to pay the TMO Design and Second Stage Consultation Contribution to the Council.

4.2.8 Within one month of receipt of the TMO Implementation Notice from the Council to pay the TMO Implementation Contribution to the Council.

4.3. Considerate Constructor's

4.3.1 Not to Implement unless and until the Owner has registered the Development with the Considerate Constructor's Scheme and provided sufficient evidence of this to the Council.

4.3.2 To ensure that the Development is constructed in accordance with the Considerate Constructor's Code of Practice and in the event of any non-compliance with Considerate Constructor's Code of Practice the Owner shall upon notice from the Council forthwith take any steps reasonably required by the Council to remedy such non-compliance.

4.3.3 Not to Occupy, suffer or permit Occupation of the Development unless the Owner has obtained an assessment from a representative of the Considerate Constructors Scheme of the performance of the construction of the Development against the Code of Considerate

Practice and reported the results of the assessment to the Council within seven (7) Working Days of receipt.

4.4. Affordable Housing

- 4.4.1 The Council may at any time following the date of this Agreement serve the Affordable Housing Notice on the Owner until such time as the Parties have entered into an Affordable Housing Acquisition Agreement.
- 4.4.2 Prior to or at the same time as a Reserved Matters Application the Owner shall prepare and submit the Affordable Housing Scheme to the Council for approval and the Council shall either approve the Affordable Housing Scheme or confirm that the Affordable Housing Scheme is not approved (together with the reasons why it is not approved) prior to or at the same time as determining the Reserved Matters Application.
- 4.4.3 To amend and re-submit the Affordable Housing Scheme until such time as it is approved by the Council.
- 4.4.4 Once the Affordable Housing Scheme has been approved by the Council the Parties shall have 6 months to enter into the Affordable Housing Acquisition Agreement.
- 4.4.5 The 6-month period for completion of the Affordable Housing Acquisition Agreement referred to in Clause 4.4.4 above may be extended by the agreement of both Parties.
- 4.4.6 In the event that:
 - 4.4.6.1 the Council serves an Affordable Housing Notice; or
 - 4.4.6.2 the Affordable Housing Acquisition Agreement is not completed within the 6 months of the Council's approval of the Affordable Housing Scheme in accordance with clause 4.4.4 (or such longer period as may be agreed between the Parties in accordance with paragraph 4.4.5)Then the Owner shall be free to negotiate the sale of the Affordable Housing Units to an Affordable Housing Provider and may amend and re-submit the Affordable Housing Scheme to the Council for approval in order to meet the Affordable Housing Provider's requirements.
- 4.4.8 Not to Commence or permit Commencement until the Affordable Housing Scheme has been submitted to and approved by the Council in accordance with clause 4.4.2, 4.4.3 or 4.4.6 (if applicable) ("the Approved Affordable Housing Scheme") and thereafter to Commence and carry out the Development in accordance with the Approved Affordable Housing Scheme
- 4.4.9 To provide the Affordable Housing Units in accordance with this Agreement and the Approved Affordable Housing Scheme and the Affordable Housing Terms and not to Occupy more than 25% of the Market Housing Units until all of the Affordable Housing Units have been constructed in accordance with the Approved Affordable Housing Scheme and made ready for residential Occupation and written notification of such has been received by the Council.

4.4.10 Not to Occupy or use the Affordable Housing Units other than as Affordable Housing save that this obligation shall not be binding on:

- (i) any Protected Tenant or any mortgagee or chargee of the Protected Tenant or any person deriving title from the Protected Tenant or any successor in title thereto and their respective mortgagees and chargees; or
- (ii) any Chargee exercising a power of sale in respect of the Affordable Housing Units following a default under the terms of a mortgage or charge thereof provided that the Chargee shall have first complied with the Chargee's Duty; or
- (iii) any purchaser from a mortgagee of an individual Affordable Housing Unit pursuant to any default by the individual mortgagor and any successor in title to such purchaser or any Person deriving title from such purchaser.

4.4.11 Not to Occupy more than 25% of the Market Housing Units until:

- (i) all of the Affordable Housing Units have been Transferred to the Council in accordance with the Approved Affordable Housing Scheme and the Affordable Housing Acquisition Agreement; or
- (ii) in the event of the Council serving an Affordable Housing Notice or if the parties have not completed the Affordable Housing Acquisition Agreement within 6 months of the Council's approval of the Affordable Housing Scheme (or such longer period as may be agreed between the parties in accordance with paragraph 4.4.5), the Affordable Housing Units have been transferred to an Affordable Housing Provider in accordance with the Approved Affordable Housing Scheme and the Affordable Housing Terms and at the Affordable Housing Price on terms that accord with relevant GLA funding requirements current at the date of acquisition of the Affordable Housing Units by the Affordable Housing Provider; and the Affordable Housing Provider has entered into a Nominations Agreement in respect of those Affordable Housing Units comprising Social Rented Housing and Affordable Rented Housing .

4.4.12 The Chargee shall prior to seeking to dispose of the Affordable Housing Units pursuant to sub-clause 4.4.10(ii) give not less than 3 months' prior notice to the Council of its intention to dispose and:

- (a) in the event that the Council responds within 3 months from receipt of the notice indicating that arrangements for the transfer of the Affordable Housing Units can be made in such a way as to safeguard them as Affordable Housing then the Chargee shall co-operate with such arrangements and use all reasonable endeavours to secure such transfer provided that after both:
 - i. Practical Completion of the Affordable Housing Units; and

- ii. all the Affordable Housing Units have been let or sold (as applicable) for the first time

the Chargee may transfer the Affordable Housing Units at a price which disregards the Affordable Housing Restrictions.

- (b) if the Council does not serve its response to the notice served under clause 4.4.12(a) within 3 months of receipt thereof then the Chargee shall be entitled to dispose free of the Affordable Housing Restrictions which shall cease to apply to the Affordable Housing Unit(s) so disposed.
- (c) if the Council or any other person cannot within 6 months of the date of receipt of the notice from the Chargee under clause 4.4.12(a) secure such transfer then provided that the Chargee shall have complied with its obligations under this Agreement the Chargee shall be entitled to dispose free of the the Affordable Housing Restrictions which shall cease to apply to the Affordable Housing Unit(s) so disposed

PROVIDED THAT at all times the rights and obligations in this clause 4.4.12 shall not require the Chargee to act contrary to its rights and duties under the charge or mortgage and the Council must give full consideration to protecting the interest of the Chargee in respect of moneys outstanding under the charge or mortgage.

4.4.13 That the Affordable Housing Units shall be designed and constructed in accordance with Design and Quality Standards.

4.4.14 That in respect of any of the Affordable Housing Units the net receipt accruing to any Affordable Housing Provider from the sale of any of the Affordable Housing Units will be recycled in accordance with regulations and directions made by the GLA from time to time.

4.4.15 To market the Affordable Housing Units (for the first sale or rent of such units only) available as Intermediate Housing in accordance with the priority cascade for this type of housing listed below (unless otherwise notified by the Council):

- a) Existing tenants of Homes for Haringey or Registered Providers within the borough and Residents affected by regeneration scheme (either tenants or leaseholders)
- b) Armed forces Personnel and based in London, The east of England and The South East of England
- c) Clients on the Haringey Housing Register in the following of priority:
 - Homeless households
 - Overcrowded households
 - Vulnerable households
 - Households that can demonstrate a local connection by having resided in the borough for a minimum period of 6 months for homeless households and 3 years continuous for applicants applying to the Housing Register.
- d) First time buyers

- e) Any other persons who meet the Homes and Communities Agency eligibility criteria through the Home Buy Agent as defined from time to time by the Homes and Communities Agency.

4.4.16 It is acknowledged that all owners or occupiers of the Affordable Housing Units shall be required to pay a reasonable and fair service charge in respect of the relevant Affordable Housing Unit.

4.5 **Haringey Employment and Recruitment Partnership**

4.5.1 To commit a named individual to participate in the Haringey Employment and Recruitment Partnership by working in partnership with the Assigned Officer to meet the requirements of the Haringey Employment and Recruitment Partnership and no later than twenty eight (28) days prior to Implementation, to submit (or procure that the named individual submit) to the Council an Employment and Skills Plan for the Development to include a detailed programme, procurement schedule, recruitment protocols and labour histogram stipulating the following requirements

- 4.5.1.1 the procurement of not less than twenty percent (20%) of the peak onsite workforce employed during the Construction Phase and Occupation Phase of the Development to comprise Residents;
- 4.5.1.2 in the event that the target set in 4.5.1.1 above is impractical for reasons notified to the Assigned Officer and despite reasonable endeavours by the Owner then the Owner and the Council shall seek to resolve this at the very earliest opportunity with a view to establishing an alternative target;
- 4.5.1.3 the provision of training including pre-employment training and training to obtain basic qualifications such as certification under the Construction Skills Certification Scheme to the twenty percent (20%) referred to in 4.5.1.1 above and full time apprenticeships to at least twenty five percent (25%) of the twenty percent (20%) referred to in 4.5.1.1 above;
- 4.5.1.4 in the event that the target set in 4.5.1.3 above is impractical for reasons notified in writing to the Assigned Officer and despite reasonable endeavours by the Owner then the Owner and the Council shall seek to resolve this at the very earliest opportunity with a view to establishing an alternative target;
- 4.5.1.5 liaison with the Assigned Officer to help suppliers and businesses which are based in the Borough to tender for such works as may be appropriate for them to undertake;
- 4.5.1.6 the provision of opportunities for unemployed and economically inactive Residents in work placements;
- 4.5.1.7 the provision of details of how the Employment and Skills Plan does not discriminate against groups with protected characteristics in terms of the employment and skills development opportunities it facilitated and has regard to the specific demographic characteristics of Residents in its proposed activities);

4.5.1.8 provision of no fewer than **FIVE** (5) Career Education Workshops as agreed in writing with the Council;

4.5.1.9 the provision to the Assigned Officer of such information as is reasonably required to ensure compliance with these requirements including monthly summaries of details of the above opportunities provided to Residents.

4.5.2 Not to Implement or cause or permit the Implementation unless and until the Employment and Skills Plan has been approved in writing by the Council ("Approved Employment and Skills Plan") and not to carry out the Development otherwise than in accordance with the Approved Employment and Skills Plan.

4.5.3 To work with the Council, the Haringey 6th Form College and the Haringey Employment and Recruitment Partnership to maximise the employment and training opportunities including jobs and apprenticeships arising from the Development on first Occupation that will be available to Residents.

4.5.4 To designate a named contact to liaise with the Haringey Employment and Recruitment Partnership's lead contact to ensure efficient management and supply of Residents for employment and training opportunities on Implementation of the Development PROVIDED THAT the Owner shall not be required to offer employment to any candidate who does not have the necessary skills, knowledge or qualifications necessary to perform the employment having the benefit of basic training.

4.5.5 To work with the Haringey Employment and Recruitment Partnership as the sole conduit for any recruitment assessment screening testing and application support arrangements.

4.5.6 To state clearly in tender documentation, prior to selecting the main contractor, that they will instruct their contractor to engage with the Haringey Employment and Recruitment Partnership and that these obligations shall be required by any appointed contractor of any sub-contractor who must likewise engage with the Assigned Officer SUBJECT ALWAYS to the proviso at clause 4.5.4 above.

4.5.7 To inform the lease holders and end users of the Haringey Employment and Recruitment Partnership to secure employment opportunities for Residents and to use reasonable endeavours to procure that occupying businesses promote such opportunities in hospitality, leisure, cultural/creative work, health and social care, retail, finance and business.

4.6 Travel Plan

4.6.1 No less than 6 (six) months prior to the Occupation Date to submit a Travel Plan to the Council for approval and in the event of any refusal by the Council to approve the Travel Plan to pay regard to the Council's reasonable reasons for such refusal and to resubmit the Travel Plan as amended having regard to the Council's reasonable reasons for refusal and not to Occupy or cause or permit Occupation until the Council approves the Travel Plan ("the Approved Travel Plan").

4.6.2 No less than 6 (six) months prior to the Occupation Date to appoint the Travel Plan Co-Ordinator.

- 4.6.3 To work in collaboration with the Council to conduct annual reviews of the Approved Travel Plan and following such reviews to make such amendments to the Approved Travel Plan as may be required by the Council.
- 4.6.4 Not to Occupy or cause or permit Occupation otherwise than in accordance with the Approved Travel Plan (as may be amended from time to time in accordance with clause 4.6.3).
- 4.6.5 To carry out and comply with the Approved Travel Plan (as may be amended from time to time)

4.7 Energy

- 4.7.1 Not to Implement or cause or permit Implementation until the Energy Plan has been submitted to and approved by the Council ("the Approved Energy Plan") and thereafter Implement and carry out the Development only in accordance with the Approved Energy Plan.
- 4.7.2 To bear all costs in relation to the Energy Plan and pay to the Council within 21 days of demand therefor the reasonable and proper costs of an independent consultant engaged by the Council to verify the Energy Plan and if applicable the amount of the Carbon Offsetting Contribution.
- 4.7.3 To provide the Energy Plan and any further information or documentary evidence requested by the Council in relation to the Energy Plan accurately and in good faith and to provide to the Council any further information or documentary evidence within 10 Working Days of such a request.
- 4.7.4 If the Approved Energy Plan shows that the Carbon Offsetting Contribution is payable not to Occupy or cause or permit Occupation and not to use or cause or permit the use of the Development or any part thereof until the Council has received the Carbon Offsetting Contribution in full in accordance with Clause 7.1 of this Agreement unless the Council agrees that the payment of the Carbon Offsetting Contribution would materially impact on the viability of the Development.

4.8 Business Relocation Plan

- 4.8.1 Not to Implement or cause or permit Implementation until the Business Relocation Plan has been submitted to and approved by the Council ("the Approved Business Relocation Plan") and thereafter Implement and carry out the Development only in accordance with the Approved Business Relocation Plan.
- 4.8.2 To use all reasonable endeavours in ensuring that the Approved Business Relocation Plan is carried out and complied with and not to dispose of or grant any interest in or Occupy the Commercial Space or cause or permit Occupation of the Commercial Space until a review of the performance of Approved Business Relocation Plan has been submitted to and approved by the Council.

5. Council's Covenants

5.1 Purpose of Contributions

The Council hereby covenants with the Owner to use all sums received from the Owner under the terms of this Agreement for the purposes specified in this Agreement for which they are to be paid or for such other purposes for the benefit of the Development as the Owner and the Council shall agree.

5.2 Discharge of Obligations

At the written request of the Owner, the Council shall provide written confirmation of the discharge of the obligations contained in this Agreement when satisfied that such obligations have been performed.

5.3 Grant of Planning Permission

The Council hereby covenants to grant the Planning Permission immediately upon completion of this Agreement.

6. Notice to the Council/Other Matters

6.1 The Owner shall give written notice to the Council on or prior to the Implementation Date specifying that Implementation of the Development has taken place or when it will take place.

6.2 If the Owner fails to give written notice of the Implementation Date to the Council in accordance with the above the Due Date for the Contributions shall be the date the Planning Permission is issued.

6.3 No later than 7 days prior to the Occupation Date the Owner shall certify in writing to the Planning Obligations Monitoring Officer quoting the Application Reference the date upon which the Development is ready for Occupation.

6.4 The Owner shall act in good faith and shall co-operate with the Council to facilitate the discharge and performance of all obligations contained herein and the Owner shall comply with any reasonable requests of the Council to have access to any part of the Property or any requests to provide documentation within the Owner's possession (at the Owner's expense) for the purposes of monitoring compliance with the obligations contained herein.

6.5 The Owner agrees declares and covenants with the Council that it shall observe and perform the conditions restrictions and other matters mentioned herein and shall not make any claim for compensation in respect of any condition restriction or provision imposed by the Agreement and further shall indemnify the Council for any expenses or liability arising to the Council in respect of any breach by the Owner of any obligations contained herein save to the extent that any act or omission of the Council its employees or agents has caused or contributed to such expenses or liability.

6.6 Unless otherwise specified where any agreement consent approval confirmation or expression of satisfaction is to be obtained from any Party under the terms of this Agreement the Parties hereby agree that the same shall be in writing and not be unreasonably withheld or delayed.

6.7 Insofar as any clause or clauses of this Agreement are found (for whatever reason) to be invalid or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions

7. Payments VAT and Index linking

- 7.1 Payment of financial contributions pursuant to the terms of this Agreement shall be made by the Owner to the Council sending the full amount by direct bank transfer to the Council's bank account (Barclays Bank plc, Wood Green Branch, 748 Lordship Lane, London N22 5JU; account name; London Borough of Haringey; sort code 20-98-21; account number 73294617) quoting reference number (S106 - V33399/72058 - site address) and the Owner shall advise the Planning Obligations Monitoring Officer in writing that the transfer has been made by letter citing the names dates and parties to this Agreement, the Application Reference and the specific clause of this Agreement to which the contribution relates.
- 7.2 All considerations given in accordance with the terms of this Agreement shall be exclusive of any value added tax properly payable in respect thereof and all parties other than the Council shall pay and indemnify the Council against such value added tax properly payable on any sums paid to the Council under this Agreement upon presentation of an appropriate value added tax invoice addressed to the Owner.
- 7.3 Any financial contributions referred to in this Agreement as payable or to be applied by any party other than the Council under this Agreement shall be paid or applied together with if such payment or application is made more than six months after the date of this Agreement a further sum ("A") being equal to the original sum payable ("B") multiplied by a figure being a fraction of which the Index figure last published at the date hereof is the denominator ("X") and the last Index figure published before the date such payment or application is made ("Y") less the last published Index figure at the date hereof ("X") is the numerator so that

$$A = B \times \frac{(Y - X)}{X}$$

- 7.4 All financial contributions costs and expenses payable to the Council under this Agreement shall bear interest at the rate of 4% above the base rate of the Barclays Bank plc from time to time being charged from the Due Date until payment is made.

IT IS HEREBY AGREED AND DECLARED by the Parties hereto that:-

8. Notices

The provision of Section 196 of the Law of Property Act 1925 (as amended) shall apply to any notice or approval or agreement to be served under or in connection with this Agreement and any such notice or approval shall be in writing and shall cite the clause of the Agreement to which it relates and in the case of notice to the Council shall be addressed to the London Borough of Haringey, Planning Obligations Monitoring Officer, quoting the planning reference number on the front page and in the case of any notice or approval or agreement from the Council this shall be signed by a representative of the Council's Development Management Unit.

9. Payment of Council's Costs

The Owner agrees to pay the Council its proper and reasonable legal costs incurred in preparing and settling this Agreement on or prior to the date of completion of the Agreement.

10. Registration

- 10.1 This Agreement shall be registered as a Local Land Charge.
- 10.2 Following the performance and satisfaction of all of the obligations contained in this Agreement the Council shall upon receiving a written request in writing from the Owner forthwith effect the cancellation of all entries made in the Register of Local Land Charges in respect of this Agreement.

11. Waiver

- 11.1 The failure by any party to enforce at any time or for any period any one or more of the terms and/or obligations of this Agreement including those contained in any Schedule of appendix hereto shall not be a waiver of those terms and/or obligations or of the right at any time subsequently to enforce all terms of this Agreement.
- 11.2 Nothing contained or implied in this Agreement shall prejudice or affect the Council's powers to enforce any specific obligation term or condition nor shall anything contained or implied herein prejudice or affect any provisions, rights, powers, duties and obligations of the Council in the exercise of its functions as Local Planning Authority for the purposes of the Act or as a local authority generally and its rights, powers, duties and obligations under all public and private statutes, bye laws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.

12. Third Party Rights

The Parties to this Agreement do not intend that any of its terms will be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person not a party to it.

13 Confirmation of Interest

The Owner hereby warrants and confirms that apart from the Parties hereto there are no other persons with a legal estate or beneficial interest in the rents and profits or proceeds of sale of the Property or any part thereof.

14 Change in Ownership

The Owner shall provide the Council with a certified copy (including a plan if appropriate) of any conveyance transfer lease assignment mortgage or other disposition ("Disposition") of all or any part of the Property (save to the owner and/or occupier of a single Market Housing Unit or mortgagee thereof) occurring before all the obligations under this Agreement have been discharged, including the name and address of the person to whom the Disposition was made and the nature and extent of the interests disposed of to them within twenty one (21) days of such Disposition.

15. Dispute Resolution

Save as otherwise herein expressly provided any dispute or differences arising between the parties as to their respective rights duties or obligations and to any other matter or things in any way arising out of or in connection with the subject matter of this Agreement may be referred for the determination of an independent expert to be agreed upon by the parties or failing agreement by a person nominated by the President for the time being of the Law Society / Chartered Institute of Housing and the decision of the said expert shall be final and binding on the parties and the said expert's fees and expenses shall be payable

as the expert directs PROVIDED THAT nothing in this Clause shall fetter the Council in exercising its discretion in carrying out its functions.

17. Jurisdiction

This Agreement is governed by and interpreted in accordance with the Law of England and Wales.

FIRST SCHEDULE

The Plans and Draft Planning Permission



AUTHORISED OFFICER

PARAMETER PLAN 1:
SITE LOCATION PLAN
PLANNING
150522 - 500WHL
90 - 101



Haringey Borough Football Club
and Golf Driving Range

NOTE:

STOREY HEIGHTS TAKEN FROM NATURAL PREVAILING GROUND LEVEL, ACCOUNTING FOR SLOPES ACROSS SITE. TO BE READ IN CONJUNCTION WITH PROPOSED MAXIMUM BUILDING HEIGHTS ON PARASETER PLAN 3.

KEY:

- PREDOMINANT RESIDENTIAL USE
- PREDOMINANT RESIDENTIAL USE, WITH RETAIL AND / OR COMMUNITY USE INCLUDED AT GROUND FLOOR
- PREDOMINANT EMPLOYMENT USE
- APPLICATION SITE BOUNDARY

**PARASETER PLAN 5:
BUILDING USE PLAN**

PLANNING
08
190522 - WML

SCALE: 1:500
1:500 1:1000
26.02.2016
PL-2



Planning Service

Emma Williamson Assistant Director Planning Service

Mr Matthew Sherwood
Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

On behalf of
Tottenham Hotspur Football & Athletic Co Ltd
C/O Agent

Planning Application Reference No. **HGY/2016/0828**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

NOTICE OF PLANNING PERMISSION

Location: **500 White Hart Lane, N17**

Proposal: **Outline Application with matters of layout, scale, appearance and landscaping reserved for mixed use redevelopment to comprise the demolition of existing buildings/ structures and associated site clearance and erection of new buildings / structures to provide residential units, employment uses (Use Class B1 and B8), retail uses (Use Class A1 and A3), community uses (Use Class D1) associated access, parking and servicing space, infrastructure, public realm works and ancillary development**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 10/03/2016 and drawing numbers: 90-101, 90-102, 90-103, 90-104, 90-105 & 90-106

SEE SCHEDULE OF CONDITIONS ATTACHED

Stuart Minty
Interim Head of Development Management
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Planning Service

Emma Williamson Assistant Director Planning Service

HGY/2016/0828

The following conditions have been applied to this consent and these conditions must be complied with:

1. All applications for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made to the Local Planning Authority no later than the expiration of 3 years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:

a) The expiration of three years from the date of this permission.

or

b) The expiration of two years from the final date of approval of any of the reserved matters.

Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. This permission is granted in OUTLINE, in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters, namely:

i) (a) appearance; (b) landscaping; (c) layout; (d) scale;

Full particulars of these reserved matters, including plans, sections and elevations and all to an appropriate scale, and any other supporting documents indicating details of

B1) the materials to be used on all external surfaces

B2) details of boundary walls, fencing and other means of enclosure

B3) the provision for parking, loading and turning of vehicles within the site shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing. The development shall then be carried out in complete accordance with those particulars.

Reason: In order to comply with Article 2 of the Town and Country Planning (Applications) Regulations 1988 (as amended) which requires the submission to, and approval by, the Local Planning Authority of reserved matters.

3. The OUTLINE development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Those being:

15/0809/SK08 Rev A - Proposed Site Access Junction Arrangement with Visibility Splays

90 – 101 Rev PL-1 - Site Location Plan

90 – 102 Rev PL-1 - Site Demolition and Existing Levels Plan

90 – 103 Rev PL-2 - Building Plot Plan

90 – 104 Rev PL-1 - Public Realm Plan

90 – 105 Rev PL-2 - Building Use Plan

90 – 106 Rev PL-1 - Site Access Plan

Development Specification and Framework – June 2016

Design Codes – June 2016

Reason: For the avoidance of doubt and in the interests of proper planning and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the Development.

Planning Service
 3rd Floor, River Park House,
 225 High Road, Wood Green,
 London, N22 8HQ
 T 020 8489 5504
www.haringey.gov.uk

Planning Service

Emma Williamson Assistant Director Planning Service

10. No development (save for demolition above ground level) shall take place until such time as:

- a) A desktop study has been carried out, details of which shall include the identification of previous uses, potential contaminants that might be expected given those uses, and other relevant information. A diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to, and approved in writing, by the Local Planning Authority. Only if the desktop study and Conceptual Model indicate no risk of harm may the development commence, upon the receipt of written approval from the Local Planning Authority;
- b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out. The investigation must be comprehensive enough to enable:
 - a risk assessment to be undertaken;
 - refinement of the Conceptual Model; and
 - the development of a Method Statement detailing the remediation requirements.
 The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

b) If the risk assessment and refined Conceptual Model indicate any risk or harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by the Local Planning Authority, prior to that remediation being carried out on site.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

11. No development shall take place (including demolition) until an impact study of the existing water supply infrastructure has been submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water. The study should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Should additional capacity be required, the impact study should include ways in which this capacity will be accommodated. The development within each phase will then be implemented in accordance with the recommendations of this impact study and retained in perpetuity thereafter.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the addition demand created by the development.

12. No impact piling within each phase shall take place on site until a piling method statement (detailing depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage and water infrastructure, and the programme for the works) has been submitted to, and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling within each phase must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility and water infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

Planning Service

Emma Williamson Assistant Director Planning Service

13. Prior to the submission of the Reserved Matters application, details of the proposed detailed energy strategy should be submitted to and approved in writing by the Local Planning Authority. This strategy should comply with the London Plan energy hierarchy and the London Plan carbon reduction target.

Reason: To ensure compliance with London Plan policy 5.2.

14. Prior to the submission of the Reserved Matters applications, details shall be submitted to, and approved by the Local Planning Authority in writing, that both domestic and non-domestic buildings within the Development are designed to reduce potential overheating and reliance on air conditioning systems and demonstrate general accordance with the cooling hierarchy as outline in London Plan Policy 5.9 and that all domestic dwellings are designed without the need for active cooling. The development shall be implemented in accordance with these details and retained in perpetuity thereafter.

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3, 5.15, and 5.9 of the London Plan and Policies SP0 and SP4 the Haringey Local Plan.

15. The hereby approved retail and office (A1 & B1a Use Class) floorspace shall not be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating Very Good has been achieved for the hereby approved retail and office floorspace.

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

16. The dwellings hereby approved shall achieve a carbon reduction in CO2 emissions of at least 35% under Part L of the Building Regulations 2013 standard.

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

17. At detailed submission stage details of how the applicant will reduce the development's effect on the biodiversity and increase access to the local environment must be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2011) and local policy SP05 and SP13.

18. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA with reference to the GLA's SPG Control of Dust and Emissions during Construction and Demolition. All demolition and construction contractors and Companies working on the site must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: To protect local amenity

Planning Service

Emma Williamson Assistant Director Planning Service

INFORMATIVE:

Community Infrastructure Levy. The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the parameter plans, the Mayor's CIL charge will be £607,931 (14,133 sqm of residential floor space and office/ retail floor space floorspace x £35 x 1.229) and the Haringey CIL charge will be £218,178 (13,800 sqm of residential floorspace x £15 x 1.054) based on the most recent updated indexing. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE

Details of Highway Agreement - Section 278. The applicant is advised that an agreement under Section 278 of the Highways Acts 1980 is required. All works on or associated with the public highway be carried out by Council's Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

INFORMATIVE:

Prior to commencing any work on the highway official notification under The New Roads & Street Works Act shall be given to the Council. Notifications are to be sent to The Highways and Street Numbering (tel. 020 8489 1000).

INFORMATIVE:

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE:

The applicant is advised that prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE:

The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement and other water supply and drainage issues required by condition.

Planning Service

Emma Williamson Assistant Director Planning Service

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

Stuart Minty
Interim Head of Development Management
Planning Service

DRAFT

SECOND SCHEDULE
CONSIDERATE CONTRACTOR SCHEME

Consideration:

All work is to be carried out with positive consideration to the needs of traders and businesses, site personnel and visitors, pedestrians, shoppers and general public. Special attention is to be given to the needs of those with sight, hearing and mobility difficulties.

Environment:

Noise from construction operations and all other sources is to be kept to a minimum at all times. Consideration should be given to the selection and use of resources, using local wherever possible. Attention should be paid to waste management and the avoidance of pollution - recycling of surplus materials is encouraged.

Cleanliness:

The working site is to be kept clean and in good order at all times. Temporary safety barriers, lights and warning signs are to be maintained in a clean and safe condition. Surplus materials and rubbish shall not be allowed to accumulate on the site or spill over on to the surrounding environment. Dust from construction operations shall be kept to a minimum.

Neighbourliness:

General information regarding the scheme shall be provided for all neighbours affected by the work. Full and regular communications with neighbours, including adjacent traders and businesses, regarding programming and site activities shall be maintained from pre-start to completion.

Respect:

Respectable and safe standards of dress shall be maintained at all times. Lewd or derogatory behaviour and language should not be tolerated, under threat of severe disciplinary action. Pride in the management and appearance of the site and the surrounding environment is to be shown at all times. Operatives shall be instructed in dealing with the general public.

Safety:

Construction operations and site vehicle movements are to be carried out with care and consideration for the safety of the general public, traders, shoppers as well as site personnel. No building activity shall be a security risk to others.

Responsibility:

All site personnel, specialist sub-contractors, drivers and any other persons working on the

site shall understand and implement the obligations of this Code, and will monitor their compliance with it.

Accountability:

Posters are to be displayed around the site, giving names and telephone numbers of staff who can be contacted in response to issues raised by the general public, traders, shoppers and others affected by the site operations.

Complaints:

Complaints received from any source will be recorded giving name, telephone number, the nature of the complaint together with the site concerned.

Nature of complaint headings:

- **Noise**
- **Abusive language**
- **Road conditions**
- **Dirt/Dust**
- **Other Safety**
- **Parking**
- **Inconsiderate**

The site manager will be informed of the nature of the complaint and will be advised of the name and details of the complainant together with any suggested manner to deal with the complaint. The complainant will be contacted by the site manager after approximately two days and asked if the complaint has been properly dealt with.

THIRD SCHEDULE
NOMINATIONS AGREEMENT

NOMINATIONS AGREEMENT

THIS AGREEMENT is made on _____ day of _____ 2016

BETWEEN:

- (1) (of xxxxx (hereinafter called “the Association”); and
- (2) **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HARINGEY** Civic Centre
Wood Green, London N22 8LE (hereinafter called ‘the Council”)

The parties have agreed to cooperate and work together to achieve a joint working consensus by adopting the approach set out in this Agreement

1. INTERPRETATION

1.1 In this Schedule where the context so admits, the following words and phrases shall bear the following meanings:

"Association's Nominated Officer" shall mean the officer nominated from time to time by the Association to administer the Association's obligations under this Agreement;

“Council’s Nominated Officer” shall mean the officer nominated from time to time by the Council to carry out the Council’s rights and duties under this Agreement;

“Dwelling” shall mean a single flat or other self contained accommodation which is to be built on the Property as part of the development during the Development and which is to be used for affordable rented accommodation

"Auto Bid"	Automatic Bidding
<p>When you place a bid, you tell us the maximum amount you are willing to pay for the ad. We then automatically bid on your behalf, up to that maximum, to get you the best possible position.</p> <p>Our system will only charge you the minimum amount necessary to get you the position you want. And you can change your bid at any time.</p>	<p>When you place a bid, you tell us the maximum amount you are willing to pay for the ad. We then automatically bid on your behalf, up to that maximum, to get you the best possible position.</p> <p>Our system will only charge you the minimum amount necessary to get you the position you want. And you can change your bid at any time.</p>

"Eligibility/Priority Criteria"	shall mean as agreed between the Association and the Council as set out in Schedule C;
"Initial Lettings"	shall mean the first letting to a tenant by way of a Dwelling
"Nominations "	shall mean the requests for nominations from registered social landlords in respect of currently vacant and available dwellings for letting to Nominees;
"Nominee"	shall mean a person who is nominated by the Council to a Dwelling in accordance with the provisions of this Agreement;
"Nomination Period"	shall mean a period of 80 years from the date of the Agreement;
"Non True Void"	<p>shall mean any Dwelling that becomes vacant and defined as:</p> <p>i. Voids created by temporarily decanted tenants</p>
"Registered Provider"	a registered social landlord registered with the Homes and Community Agency (or its successor) as a non-profit "registered provider of social housing" as such term is defined in the Housing and Regeneration Act 2008;
"the Property"	shall mean the property known as 500 White Lane N17 and shown edged red on the Plan;
"tenancy agreement"	shall be the Association's standard form of assured tenancy and assured shorthold tenancy as let under the Housing Act 1988

"True Void"

shall mean any Dwelling that becomes vacant to be made available to Haringey Council and defined as:

- i. Voids created through tenant moves to other landlords where no reciprocal arrangement exists;
- ii. Voids created by housing association transfers within Haringey where the transfer is to another landlord;
- iii. Voids created by the death of a tenant where there is no statutory or contractual right to succession;
- iv. Voids created by eviction or abandonment of the property;
- v. Voids created by decants once works are completed.

"Vacant Dwelling"

shall mean in respect of any Dwelling that Dwelling becoming vacant;

"Working Days"

shall mean Monday to Friday excluding bank and statutory holidays;

APPENDIX 1

Practices and Procedures for Processing Nominations

1. Request for Nomination: Association Action

1.1 Registered providers shall:-

- (a) Provide the Council with 100% nomination rights for initial lettings on all new developments.
- (b) Provide the Council with a minimum of 75% nomination rights on all subsequent lets of "true void" properties across all bed sizes in their housing stock.
- (c) Undertake to closely monitor nominations to the Council to ensure that these quotas are met within the financial year (April – March).
- (d)

1.3 In calculating the proportion of "true void" properties to be made available to the Council, registered providers shall define a "true void" as being:

- (a) Voids within new build, newly acquired or newly rehabilitated schemes.
- (b) Voids created through tenant moves to other landlords where no reciprocal arrangement exists, including moves made under mobility schemes.
- (c) Voids created by registered provider transfers within Haringey where the transfer is to another landlord.
- (d) Voids created through tenant transfers to another borough or another landlord where no reciprocal arrangement exists except when such transfers are made on the grounds of racial harassment or violence.
- (e) Voids created by tenants buying or renting their own property in the private sector, through the Tenants Incentive Scheme, or through making other accommodation arrangements.
- (f) Voids created by the death of a tenant where there is no statutory or contractual right to succession.
- (g) Voids created by eviction or abandonment of the property.
- (h) Voids created by decants once works are completed.

1.4 The following are defined as 'non' true voids and would therefore fall outside the nominations agreement.

- (a) Voids created by temporarily decanted tenants
- (b) Voids created by mutual exchanges

(c) Voids created as a result of tenant transfers within HA own stock and within the borough of Haringey.

1.5 Registered providers shall advise The Council and/or Homes for Haringey six months prior to completion of new build homes of the size, type, floor level, whether adapted or accessible and availability dates of the properties. Where a property has adaptations, details of this must be provided to enable The Council and/or Homes for Haringey to identify clients with a matching housing need, the provider should facilitate early viewings by professionals such as Occupational Therapists at the request of The Council and/or Homes for Haringey . Failure to advise of this timescale may delay nominations.

1.6 Registered providers are expected to achieve a lettable standard for each void property to which the Council has nomination rights. This standard should be set by the provider's published policy and be made available to The Council and/or Homes for Haringey on request.

1.7 Requests from Registered Providers to implement Local Lettings Policies will be subject to negotiation in line with the Council's Allocations Policy and will need to be accompanied by a comprehensive Equalities Impact Assessment.

1.8 A copy of the Haringey Council Nominations Agreement is attached at Appendix 1.

1.9 Registered Providers shall submit a request to reject a nominee in the following specific circumstances:

- (a) If the circumstances of the nominated household have changed since they were last assessed by The Council and/or Homes for Haringey or, if new information has come to light since the assessment was made, such that the offer is unsuitable, following discussion with the Lettings Team Leader.
- (b) If a property is unsuitable for the nominated household because the household is too large or small for the unit, according to the providers own allocations policy, following discussion with the Lettings Team Leader
- (c) If the rejection is approved following negotiation with the Housing Assessments & Lettings Manager.
- (d) Providers shall not offer a nominee a different unit from that originally made available unless previously agreed with the Assessments, Lettings and TA Move On Manager.

- (e) All cases where a nominee has been rejected should be escalated to the Assessments, Lettings and TA Move on Manager for decision.

- 1.10 Homeless nominees shall have the right of review in line with the Council's published Allocations policy. The right of appeal relates only to the suitability of the offer.
- 1.12 No nomination shall be rejected without having due regard to section 5.
- 1.13 Providers must exhaust existing avenues to assist their tenants before requesting Consideration of a reciprocal let. The Pan-London Reciprocal Agreement should be the default document.

Nominations via Choice based lettings, auto-bidding and direct offer

- 1.14 The Choice Based Lettings process runs on a weekly cycle with properties advertised on-line. Properties are available for bidding from the day the advert is opened until midnight on the following Sunday.
 - (a) The RP will submit a vacant property for nomination with a property viewing date to the The Council and/or Homes for Haringey by completing the electronic form (Request for Advertising / Nomination Pool) and email this to the Lettings mailbox (nomrequests@homesforharingey.org) and the relevant officer within the Lettings team.

NB: In order to meet the advert deadline, nominations should be submitted before the deadline of 5.00pm each Monday for the property to be advertised the Wednesday of that week. The submission should also include a photograph of the void property or the RP's logo.
 - (b) The Council and/or Homes for Haringey will provide the RP with a verified shortlist of appropriate nominees using a Risk Assessment form on a Wednesday.
 - (c) The RP will conduct its own property viewings on the Thursday immediately after they have received the shortlist of appropriate nominees. If this will not be possible for any reason the RP shall notify the Lettings Team and check if the shortlist remains correct or whether a new shortlist will be required.
 - (d) The RP will email the Lettings Mailbox: (nomrequest@homesforharingey.org) of the outcome of the property viewing by the close of business on the day the actual viewing takes place.

Where the number one applicant has accepted, and once the RP has notified the Lettings Team of the viewing outcome, they may proceed with the sign up.

If the number one applicant has refused the property, within 24 hours of receiving the viewing results the Lettings team will advise the RP how to proceed.

- (e) The RP will inform The Council and/or Homes for Haringey of the tenancy start date within one working day of the completion of the sign up process.
- (f) Where none of the nominees accept the offered property, or no bids are received for the advertised property, the Lettings Team will:

Auto Bids

- (1) If the applicant is an Auto-Bidder, the Lettings team will enforce the offer. The Lettings team will apply a discharge of duty giving 48 hours for the applicant to accept the offer. No further nominations can be sent until the 48 hours have expired. This process will be repeated for any additional Auto Bidders that were selected for this viewing.

Non Auto Bids

- (2) Reselect new nominees from the existing short list, where there is availability of Band A & B applicants in effective date order up to two consecutive selections, within 48 hours of each outcome notification provided that the RP give viewing dates for each reselection, in order for this to happen in a timely manner.

OR

Direct Offers

- (1) The Lettings team will seek a direct offer where there are no possible reselections or an emergency has occurred, within 48 hours. A viewing date will need to be provided by RP in order for this to happen in a timely manner.

If no reselections are available or no direct offers are pending then:

(2) The property will be re-advertised in the next available Choice based lettings cycle following the notification of refusal or no bids / no possible reselection.

- (g) The RP can only submit a request to withdraw a property from the Haringey Council nominations process once the above process has been exhausted and consideration has been given to placing the property in a further Choice based lettings cycle. The RP will need to submit a request to the Lettings Team Leader and/or Assessments, Lettings and TA Move on Manager.

- 1.15 RPs shall not offer a nominee a different unit from that originally made available unless previously agreed with the Lettings Team Manager and/or Assessments, Lettings and TA Move on Manager.

Advertising intermediate, new build and home ownership opportunities

- 1.16 Registered providers to publicise Intermediate properties for new build developments and re-sales. RP's agree to provide full details of all home ownership opportunities for inclusion to the Choice Based lettings website home page (A paragraph will suffice) a hyperlink can also be included for further information

Marketing Intermediate Housing

- 1.17 Registered providers to advertise new developments , open days and other events in the borough-wide in 'Haringey People' magazine. This is published 10 times per annum and is distributed to over 200,000 residents.

Haringey people rate can be downloaded from the Haringey Council website at:
http://www.haringey.gov.uk/index/news_and_events/haringeypeople.htm

Preventing discrimination

- 1.18 Both the Council and its registered provider partners are strongly committed to actively tackling discrimination on the grounds of ethnicity, disability, gender, religion/belief, age or sexuality. Registered Providers and the Council shall operate equal opportunity policies designed to prevent and eliminate discrimination in the provision of social housing. Equalities information will be collected and will form part of the monitoring information required in the lettings return.

Nomination Requests

- 1.19 The RP will submit a vacant property for nomination to The Council and/or Homes for Haringey by completing the electronic form (Nomination Request – NR1), sending this to the Lettings mailbox (nomrequest@homesforharingey.org) and relevant officer in the Lettings team,.
- 1.20 The Council and/or Homes for Haringey shall identify the first suitable applicant in priority order on the supported housing register, identifying whether the property is suitable in terms of area preference, level of mobility or any other considerations that may apply. The Council and/or Homes for Haringey will provide this applicant within 3 working days.

NB applicants for supported housing have already gone through an assessment and approval process in order to be on the supported housing register and therefore will not require additional verification, unless a change in circumstance is identified.

Property Viewings

- 1.21 The RP will conduct its own internal viewing and independent assessment of the nominated applicant.
- 1.22 The RP will inform The Council and/or Homes for Haringey of the outcome of the viewing and assessment on the same day of the viewing to advise if accepted or refused by the nominee or rejection reasons by the RP.
- 1.23 The RP will inform the Council of the tenancy start date on the day of completion of the sign up process.
- 1.24 If the nominee does not accept the property, there will be two further sets of nominations

Request to Withdraw the Property

- 1.25 After two further sets of nominations, the RP may then submit a request to withdraw their property or agree further nominations. The RP will need to submit a request to the Lettings Team Leader and/or Assessments, Lettings and TA Move on Manager.
- 1.26 The RP can only submit a request to withdraw a property from the Haringey Council nominations process once the above process has been exhausted and consideration has been given to alternative solutions.
- 1.27 Registered Providers shall submit a request to reject a nominee in the specific Circumstances as set out in 1.25 of the Lettings & Nominations section

SCHEDULE 1

REQUEST FOR NOMINATION

NR 1

REQUEST FOR NOMINATION
FOR COMPLETION BY PARTNER ASSOCIATIONS / CO- OPERATIVES

A: To Homes for Haringey

Property
Address

Post code

Date of request

Property
available
from

Landlord

Tel. No.

Contact officer

Email

Weekly rent

(excl. Water rate)

Weekly
service
changes

B: Property Details

Flat

House

Bungalow

Maisonette

No. of Double
bedrooms

No. of single
bedrooms

No. of Bed
spaces

No. of
Bedrooms

Floor level

Block

Street

Garden

Means for access

Lift

Internal Stairs

External
Steps

Suitable for
wheelchair Y?N

Adapted for
Disabled Y/N

Property
modernised
Y/N

If yes please
give date

Decorative
condition

Poor

Average

Good

Excellent

Grant available
Y/N

Amount

Type of Heating please ✓

Gas combination
boiler

Electricity Only

Solid fuel

Under floor

District Heating

☐

other

☐

None

☐

Security Y/N

☐

C: Additional Information

Neighbourhood & Transport Please describe the area around the home, e.g. schools, shops, transport links, health & community facilities

Viewing date

Viewing Time

Name of officer
supplying details

Email to: Lettings Team - nomrequest@homesforharingey.org

Internal Use

OHMS Updated by

Date

--	--	--	--	--	--

Officer details

SCHEDULE 2

HARINGEY NOMINATION FORM

Risk Assessment Form

RISK ASSESSMENT FORM
HARINGEY COUNCIL NOMINATION FORM

DATE	
ALTERNATIVE	
SELECTION	
NOMINATION	

RP	
RP OFFICER	
CONTRACT NUMBER	
RP OFFICER	
RP OFFICER	
RP OFFICER	
RP OFFICER	

HOUSEHOLD DETAILS:

First & Surname	D.O.B	Gender	Relationship to Applicant	Joint App	Income Source	NAT Reg No.

CURRENT ADDRESS	
------------------------	--

CONTACT NUMBER	
REFERENCE NUMBER	
BANK	
REFERENCE	
CONTACT NAME	
DATE	
REFERENCE	

Ethnic Origin / Country of Origin CORE 15/17	
---	--

HOUSING ACCESS ROUTE (CORE 15/17)

Statutory Homeless and other housing related issues		Statutory / Housing related issues		Other housing related issues	
Other housing related issues		Other housing related issues		Other housing related issues	

RISKASSESSMENT

Levels - No Risk, Low, Medium or High (See matrix for guidance)

RISK	LEVEL	
	L/M/H	
Risk to Individuals		
Risk to Reputation		
Risk to Organisations		

SUPPORT NEEDS

Communication Needs	
Medical	
DEAF	
Date of Birth	
Willing to accept	
Refused	
Refused	
Refused	

Bid Type	Web Bidder	
Viewing Date		
Access		Tenancy Start Date
Refused (Reason)		
Did Not Attend		

NOMINATING LETTINGS OFFICER:

Tel. Number 0203 489 47

PLEASE EMAIL VIEWING RESULTS TO: nomrequest@homesforharingey.org AS SOON AS THE VIEWING HAS BEEN COMPLETED.

RISK RATING TABLE			
SEVERITY			
LIKELIHOOD OF OCCURRENCE			
	1 NEGLIGIBLE	2 MODERATE	3 SEVERE
1 UNLIKELY	LOW	LOW	MEDIUM
2 POSSIBLE	LOW	MEDIUM	HIGH
3 VERY LIKELY	MEDIUM	HIGH	HIGH

APPENDIX 2

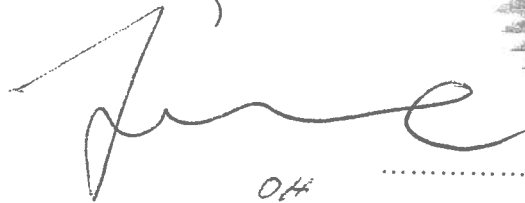
ELIGIBILITY CRITERIA


For Immediate housing, the priority cascade for this type of housing are listed below:

- a) Existing tenants of Homes for Haringey or Registered Providers within the borough
- b) Armed forces Personnel and based in London, The east of England and The South East of England
- c) Clients on the Haringey Housing Register in the following of priority:
 - Homeless households
 - Overcrowded households
 - Vulnerable households
 - Households that can demonstrate a local connection by having resided in the borough for a minimum period of 6 months for homeless households and 3 years for applicant applying to the Housing Register.
 -
- d) First time buyers
- e) Any other persons who meet the Homes and Communities Agency eligibility criteria through the Home Buy Agent as defined from time to time by the Homes and Communities Agency.

IN WITNESS whereof the Parties have executed this instrument as a Deed the day and year first before written

THE COMMON SEAL OF
THE MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF HARINGEY
was affixed by Order:

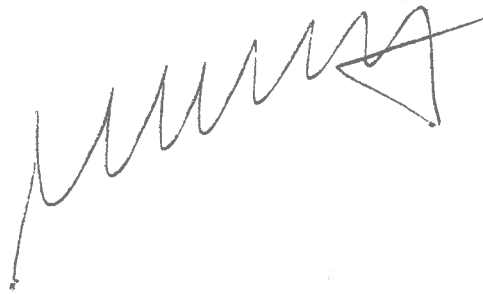
)
)
)

OH
Authorised Officer



7/9/93

EXECUTED AS A DEED by
NORTHWISE LIMITED
acting by a director in the presence
of

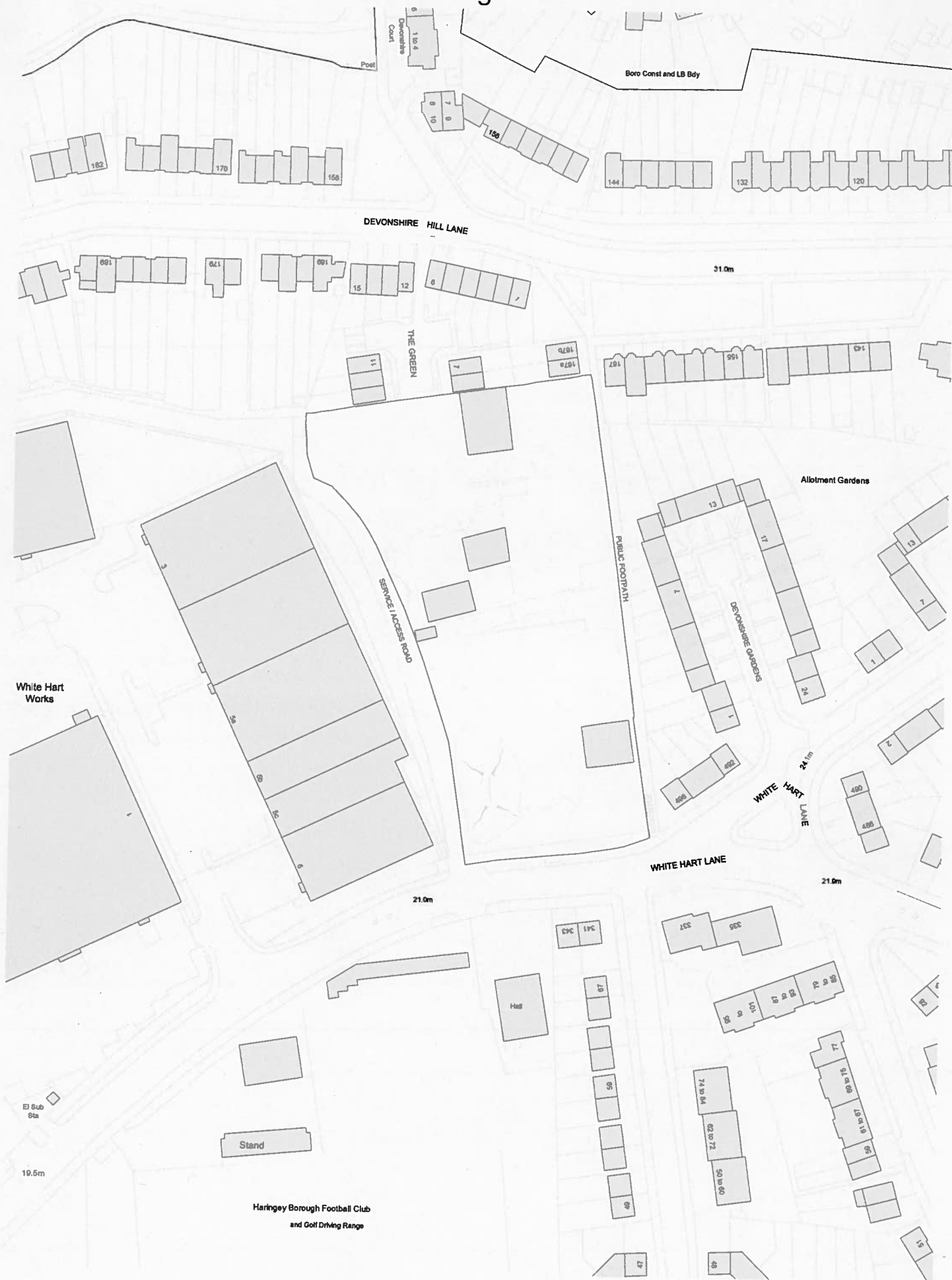
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Signature of Witness:

Name:

Address:



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Report for: Cabinet, 12 September 2017

Item number: 12

Title: Amendments to the Terms of Reference of the Shared ICT and Digital Service Joint Committee

Report authorised by : Richard Grice – Interim Director for Transformation and Resources

Lead Officer: Ed Garcez – Chief Digital Information Officer

Ward(s) affected: All

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

1. Describe the issue under consideration

Following a year in operation, the Shared ICT and Digital Service Joint Committee reviewed its Terms of Reference at its meeting on 19 June 2017 and recommended a number of changes.

The report is coming to the Cabinet because any recommended revisions to the Terms of Reference of the Shared ICT and Digital Service Joint Committee need to be referred back to the Leaders and/or Executive/Cabinet of each of the Councils for approval.

2. Cabinet Member Introduction

At its meeting on the 15 March 2016 the Cabinet agreed to establish a shared digital service with Camden and Islington Councils and established the Shared ICT and Digital Service Joint Committee.

The Terms of Reference for the committee were subsequently agreed by the Leader on 22 August 2016.

Following a year in operation, the Shared ICT and Digital Service Joint Committee reviewed its Terms of Reference at its meeting on 19 June 2017 and recommended a number of changes. These changes are now proposed to the Cabinet for agreement.

As referred to in the legal comments in this report, the Council's Constitution has set a threshold of £500,000 or above where decisions to award contracts or expenditure on a service would be a key decision, which our constitution prohibits an officer from taking.

This means that awards of contracts related to the Shared Digital IT spend, where Haringey's contribution is estimated to be £500,000 or above, that would

be taken by the Chief Digital and Information Officer on behalf of Camden and Islington, would be taken in parallel by a Cabinet Member for Haringey.

This is for the intermediate period until a more detailed review of the Shared ICT and Digital Service Joint Committee Terms of Reference is carried out as part of the Governance Model review which will include a review of the current Joint Committee model.

3. Recommendations

The Cabinet is asked to agree the revised Terms of Reference for the Shared ICT and Digital Service Joint Committee attached to this report as Appendix A to come into effect from 1 October 2017. The main changes to its Terms of Reference recommended by the Shared ICT and Digital Service Joint Committee meeting on 19 June 2017 are as follows:

- To change the name of the joint committee from 'Shared ICT and Digital Service Joint Committee' to the 'Shared Digital Joint Committee' to reflect the name of the shared service.
- To state that each Council nominates a substitute Member rather than for this to be optional.
- To ensure the 'Joint Committee Model' is included in the Terms of Reference as a model to review along with other company models as part of the Shared Digital Governance Options review.
- To be explicit about the frequency of the meetings; the intention being that the Shared ICT and Digital Service Joint Committee meets at least three times a year.
- To clarify when the Chair will be rotated and that this should be in alphabetical order by Borough.
- To clarify that all 'Executive' decisions of the Shared ICT and Digital Service Joint Committee will be deemed 'key decisions'. This is to avoid administrative decisions being treated as key decisions and added to the councils' Forward Plans
- To change the way the councils are listed in the Terms of Reference so that they are always listed in alphabetical order
- To undertake a tidy up of the language in the Terms of Reference, for example using 'Shared Digital' as the name of the joint service and

making clear how decisions on procurement should be taken[please see legal comments]

A further recommendation was also made which will be added to the Committee's procedure note:

- The Chief Digital and Information Officer consults all members of the Committee on reports.

4. Reasons for decision

The Shared ICT and Digital Service Joint Committee Terms of Reference forms part of the legal agreement, for the Shared Service. Elements of the Terms of Reference need to be changed to reflect the evolution of the service.

The Terms of Reference is currently not clear around how the role of the Chair will be rotated; frequency and order. The rotation of the venue is also unclear.

To avoid administrative decisions being treated as key decisions and added to the councils' Forward Plans.

The Terms of Reference currently does not state that the 'Joint Committee model' will also be assessed along with other company models during the Shared Digital Governance Model Review. There has been a request that we should explicitly list that the Joint Committee model will be reviewed along with other company models. The Shared Digital Governance Model review is taking place from May – September 2017.

5. Alternative options considered

There is an option to 'do nothing' and keep the current terms of reference in place for the Shared ICT and Digital Service Joint Committee. In adopting the 'do nothing' option the requests made for changes will not be addressed; clarifying the number of meetings per year, how the Chair and venue will rotate and ensuring the Joint Committee model is included in the governance model review along with other company models.

6. Background information

There are no adverse impacts from implementing the recommended changes outlined in this report; they are intended to provide greater clarity regarding the number of meetings to be held per year, how the venue and Chair will be rotated and that that 'Joint Committee model' will be reviewed alongside other company models.

Recommended revisions to the Terms of Reference of the Shared ICT and Digital Service Joint Committee need to be referred back to the Leaders and/or Executive/Cabinet of each of the Councils for approval. If they are approved by each council, the Terms of Reference will be adopted from the 1 October 2017.

A more detailed review of the Shared ICT and Digital Service Joint Committee Terms of Reference and legal agreement will be carried out as part of the Governance Model review and specifically a review of the current Joint Committee model.

In considering the options for the Shared ICT and Digital Service Joint Committee and related legal agreement, four overarching principles have been agreed for the operation of the Shared Service, these are:

- i. Be as light touch as is consistent with good governance to ensure that decisions can be made in the most efficient and effective way possible
- ii. Avoid any form of 'separate duplicated decision making within each of the councils that undermine the integrated nature and spirit of the undertaking
- iii. Facilitate, and not undermine, a potential move towards a public services company model in the future and
- iv. Ensure appropriate levels of input and scrutiny for each council.

The councils have set out an ambition to develop a light touch, efficient and effective governance framework with appropriate levels of input and scrutiny for each council. The review of the Terms of Reference and legal agreement will consider how the governance framework is currently working and whether changes are required to ensure it aligns to the overarching principles. This may require changes to be made to the legal agreement, Terms of Reference and council constitutions.

7. Contribution to strategic outcomes

Shared service allows the ICT service access to more resources, thus improving its ability to support all current corporate priority and transformation programmes.

The shared service approach also allows the Council to reduce the current costs of short term resources required by transformation programmes and priority outcomes.

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

Finance

This report clarifies the governance related to the Terms of Reference of the Shared ICT and the Digital Service Joint Committee.

There are no financial implications implied in the report.

Any financial decisions will continue to follow the financial regulations of Haringey.

Procurement

Strategic Procurement notes the contents of this report and has no objections to the recommendations made herein.

Strategic Procurement would request a clear process along with roles and responsibilities, in respect of procurements relating to those that fall within the remit of Shared Digital to avoid confusion within each authorities respective procurement functions.

Legal

By virtue of the Local Authorities (Arrangement for the Discharge of Functions) (England) Regulations 2012, ("2012 Regulations") arrangements have been put in place for the council's Executive functions (IT functions) to be discharged jointly with Camden council and also Islington council through a Joint Committee created for that purpose. Under the 2012 Regulations these arrangements are between the Executives/Cabinets of the 3 participating Councils. Any changes to these arrangements have to be approved by them.

Decisions of joint committees are made on behalf of the participating councils. However, subject to the terms of the arrangement, the council retains the ability to discharge that function itself.

The Joint Committee's Terms of Reference which forms part of the Legal Agreement between participating councils, (which sets out the terms of the joint arrangement) states that the Joint Committee may suggest revisions to its Terms of Reference, to be referred back to the Leaders and/or Executive/Cabinet of each Council for approval.

The proposed changes to the Terms of Reference as set out in recommendation 3 of the report comply with the requirements of the 2012 Regulations, which govern arrangements concerning joint committees.

One of recommended changes to the Terms of Reference of the Joint Committee is to clarify that all "Executive" Decisions will be deemed to be key decisions and added the Councils' Forward Plans. However, as each of the 3 participating councils Constitutions have adopted a different approach as to what is a key decision, there will be a need to identify in advance which of the Joint Committee's decisions will be key decisions for the purposes of one or more of the participating councils, so as to ensure that the required advance publicity can be given in respect of those decisions.

Decision making powers regarding the award of contracts related to the Shared Digital IT spend must be compliant with the Constitutions of each of the 3 participating Councils. Haringey's Constitution has set a financial threshold of £500,000 or above where decisions to award contracts or expenditure on a service would be a key decision. In addition, officers are prohibited from taking key decisions.

Awards of contracts related to the Shared Digital IT, where Haringey's contribution is £500,000 or above, and the total estimated value of the contract does not fall within the financial thresholds that the terms of reference reserve

to the Shared ICT and Digital Service Joint Committee will need to be taken by a Cabinet Member. This can happen in parallel with decision making processes in Camden and Islington. This would ensure that decisions are compliant and are made in the most efficient and effective way available.

Equality

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.

Members of the Shared ICT and Digital Service Joint Committee are required to pay due regard to the Public Sector Equality Duty when serving on the Committee.

The changes to the Terms of Reference for the Committee will not have any equality implications.

9. Use of Appendices

Appendix 1 - Shared ICT and Digital Service Joint Committee Terms of reference including the changes recommended by the Committee at its meeting on the 19th of June 2017.

10. Local Government (Access to Information) Act 1985

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Shared ICT and Digital Service Joint Committee – Terms of Reference

The Joint Committee shall be known as the “Shared Digital Joint Committee”

The Joint Committee is established under section 101(5) of the Local Government Act 1972, as applied by section 9EB of the Local Government Act 2000 and Part 4 of the Local Authorities (Arrangements for the Discharge of Functions) (England) Regulations 2012 by the Executives of each of the Councils and the delegations to cabinet and cabinet members are subject to this delegation.

Membership:

- 1 The Joint Committee shall comprise of six members, two appointed by each of London Borough of Camden, London Borough of Haringey and London Borough of Islington (“the Councils”).
- 2 One member appointed by each council should be the Cabinet/Executive member responsible for information/digital technology
- 3 Every member appointed to the Joint Committee shall be a member of the Executive/Cabinet of their council. Should they cease to be a member of the Executive/Cabinet they will cease to be members of this Joint Committee. Political balance rules do not apply.
- 4 Each Council should nominate substitute Members who must be a member of the respective Executive/Cabinet to attend meetings of the Joint Committee, should an appointed member of the Joint Committee be unavailable or unable to attend a meeting of the Joint Committee. A substitute Member attending in the absence of an appointed member will have full voting rights.
- 5 Each Member of the Joint Committee shall be appointed annually but shall cease to be a member if s/he ceases to be a member of the Council appointing him/her or of its Cabinet/Executive or if removed by the relevant Leader.

Terms of Reference:

The Shared Digital Joint Committee will:

- 6 Provide democratic oversight over the strategic delivery of Shared Digital provided to the councils through powers delegated to them by their Executives/Cabinets.
- 7 Approve the strategic service and financial plan for Shared Digital and the performance measures to ensure services are delivered to the agreed standard and within the resources provided by the Councils.
- 8 Receive updates on the Business Plan and the performance of Shared Digital.
- 9 Agree the procurement strategy and award contracts related to digital and IT spend where the total estimated value exceeds £2m revenue and/or £5m capital. Below these financial thresholds, authority to agree procurement strategies and award contracts is delegated to the Chief Digital and Information Officer

- 10 Suggest revisions to the Terms of Reference of the Shared Digital Joint Committee to be referred back to the Leaders and/or Executive/Cabinet of each of the Council's for approval.
- 11 Receive and consider a detailed report, within twelve months of the creation of the Joint Committee [by October/November 2017] that considers the Governance Model Options for Shared Digital and to make recommendations to the Cabinet/Executive of each of the Councils in respect of the report. Options to be evaluated to include the Joint Committee model as well as company models.
- 12 Delegate all matters not specified at 6-11 to the Chief Digital and Information Officer; and may delegate any matters within its terms of reference to a named officer of any of the councils. The Joint Committee shall not delegate a function to or create any Sub-Committees.
- 13 Notwithstanding delegation of any matters to an officer the Joint Committee may itself make decision on any such matters.

Meetings of the Committee:

- 14 The Shared Digital Joint Committee will meet at least three times a year. The venues of the meetings will be rotated in alphabetical order.
- 15 Further meetings may be called by the Head of Paid Service of any of the Councils as required.
- 16 Meetings of the Joint Committee shall be held at the venue or venues agreed by the Joint Committee or in respect of meetings called by a Head of Paid Service, at the venue determined by the person calling the meeting.
- 17 The Joint Committee shall appoint one of its members as Chair whose term of office shall run for one calendar year from appointment, unless that Member ceases to be a member to the Joint Committee. The Chair shall rotate between the boroughs alphabetically (i.e. Camden, Haringey, and Islington) unless otherwise agreed between the members of the Joint Committee. The new Chair shall be confirmed at the last scheduled meeting of the outgoing Chair's term.
- 18 A meeting of the Joint Committee shall require a quorum of one Member of each Council who are entitled to attend and vote.
- 19 Subject to the provisions of any enactment, all questions coming or arising before the Joint Committee shall be decided by a majority of the Members of the Joint Committee immediately present and voting thereon. Subject to the provisions of any enactment, in the case of an equality of votes the Chair shall have a second or casting vote but before exercising this, the Chair shall consider whether it is appropriate to defer the matter to the next meeting of the Joint Committee.

- 20 Any Member of the Joint Committee may request the Joint Committee to record the votes of individual Members of the Joint Committee on a matter for decision.
- 21 In its operation and functioning the Joint Committee shall, unless varied within these Terms of Reference, be governed and abide by the Camden Committee procedure rules and standing orders applying to Committees of the Council.
- 22 Any Member of the Councils who is not a Member of the Joint Committee is entitled to attend the Joint Committee but he/she shall not be entitled to vote. Any Member not a Member of the Joint Committee shall not take part in the consideration or discussion of any business, save by leave of the Chair.
- 23 Meetings of the Joint Committee will be open to the public except to the extent that they are excluded under paragraph 25.
- 24 All Executive decisions of the Joint Committee will be deemed Key Decisions.
- 25 The public may be excluded from a meeting of the Joint Committee during an item of business whenever it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that, if members of the public were present during that item, confidential information as defined in section 100A (3) of the Local Government Act 1972 or exempt information as defined in section 100I of the Local Government Act 1972 would be disclosed to them.
- 26 Each Council may call in any decision of the Joint Committee in accordance with the overview and scrutiny provisions of that Council's constitution. If any decision of the Joint Committee is subject to call in by a Council, the Joint Committee and officers shall take no irreversible action to implement that decision until after the call in process is completed.
- 27 All papers to be considered and/or decided on by the Joint Committee shall be provided to the Committee in electronic format. Members will receive the draft papers for comment 5 days prior to their publication.

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**MINUTES OF THE MEETING OF THE CABINET MEMBER
SIGNING HELD ON WEDNESDAY, 21ST JUNE, 2017, 10.30 -
10.40 am**

PRESENT: Councillor Peray Ahmet

32. FILMING AT MEETINGS

The Cabinet Member referred those present to agenda Item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.

33. URGENT BUSINESS

None.

34. DECLARATIONS OF INTEREST

None.

35. SUSTAINABLE TRANSPORT WORKS PLAN 2017/18

The Cabinet Member for Environment considered the Sustainable Transport Works Plan for 2017/18, which set out the Council's approach to managing the highways infrastructure, delivering Corporate Plan priorities and programmes as well as the Council's transport strategies as set out in the Local Implementation Plan and the draft Transport Strategy. This included investment targeted at measures that:

- Improve road safety, including tackling stretches of roads and junctions with accident problems;
- Encourage walking and cycling and the use of sustainable alternatives to private car use;
- Reduce congestion and delay that impact on public transport services; and
- Contribute to Haringey's preventative maintenance strategy to improve the overall condition of the road network.

RESOLVED

That the Cabinet Member for Environment, for the reasons set out in the report:

- Approved the Sustainable Transport Works Plan for 2017/18 financial year as set out in Appendix 1 – Ward by Ward breakdown attached to the report;
- Authorised the Head of Operations to consider any objections and representations to statutory consultation on schemes and to report back to the Cabinet Member for Environment if there are significant or substantial objections or concerns raised;
- Delegated decisions relating to detailed scheme design to the Head of Operations;
- Approved the adoption of a new highway maintenance capital investment strategy comprising of a combination of "worst first" and preventative maintenance, and a new risk based approach to the management of reactive maintenance;

- Approved the addition to the existing call-off contract with Ringway-Jacobs under the LoHAC Framework contract of service 5, schemes design, for support in the delivery of capital programmes over a 1 year period for the 2017/18 financial year.

Alternative options considered

There were no other relevant options as the Council has a statutory obligation to maintain the public highway network. The 2017/18 work plan had been informed by highway condition surveys and visual highways inspections.

The programme included transport schemes previously agreed by Cabinet in October 2016 and funded by Transport for London. The funding was an interim arrangement awaiting the production of the Mayor's Transport Strategy and subsequent production of Haringey's third Local Implementation Plan. Council funded capital projects included within the programme were approved by Cabinet on the 14th June 2016 as part of the Capital Strategy and 10 year Capital Programme.

36. APPLICATION TO HIRE TOTTENHAM GREEN TO HOST A WEEKLY MARKET

The Cabinet Member for Environment considered a report that sought determination of an application made by Marika Gauci to hire Tottenham Green every Sunday for a one year period in order to stage a food and produce market. She also considered the exempt material contained at item 8 of the agenda.

RESOLVED

The Cabinet Member for Environment:

- Noted that no comments were received from recognised stakeholders of Tottenham Green in response to the event notifications being set as part of the decision-making process;
- Authorised the Assistant Director – Commercial and Operations, to approve conditional in principle agreement to hire Tottenham Green to the event promoter for the event detailed at paragraph 6.4 of the report;
- Agreed that the conditions that were to be attached to any final approval of authority were as set out in the comments of the Assistant Director, Corporate Governance at paragraph 8.2.7 of the report.

Reasons for Decision

Under the terms of the Council's Outdoor Events Policy, applications of the type detailed in the report were required to be determined with the prior agreement of the Cabinet Member.

If authority were given, officers would give in principle agreement to the applicant for the event applications to progress. The events would then be subject to discussions with relevant authorities before final agreement is given.

The rejection of the application would have had implications for the Parks Service budget, and reduce the opportunity for reinvestment into Tottenham Green (the Open Space) and other parks. It would also mean that the wider cultural and economic benefits to the borough were lost.

Alternative options considered

In adopting the Outdoor Events Policy, the Council established its commitment to using the Open Space for events. Accordingly, the only other alternative option which could be considered would be to reject the application. That option was rejected, on the grounds that the event does not fall within any of the grounds set out in paragraph 5.3 of the Policy for automatic refusal.

37. NEW ITEMS OF URGENT BUSINESS

None

38. EXCLUSION OF THE PRESS AND PUBLIC

Resolved.

39. APPLICATION TO HIRE TOTTENHAM GREEN TO HOST WEEKLY MARKET

The Cabinet Member noted the additional information that was exempt from publication, pertaining to the decision on the application to hire Tottenham Green to host the weekly Tottenham Green Market.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

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MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON MONDAY, 26TH JUNE, 2017, 12pm

PRESENT: Councillor Claire Kober (Chair)

40. FILMING AT MEETINGS

The Leader referred those present to agenda item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.

41. URGENT BUSINESS

None.

42. DECLARATIONS OF INTEREST

None.

43. PAN LONDON SEXUAL HEALTH TRANSFORMATION PROGRAMME ONLINE SERVICES

The Leader considered the recommendation presented which would involve the Council entering into an Inter Authority Agreement (IAA) to access the new pan-London Online Sexual Health Service contract procured by the City of London as the final part of the London Sexual Health Transformation Programme (LSHTP).

The city of London, as the procuring/lead authority has recently approved the award of contract for the online service to Preventx Limited. The contract will commence on 1st June 2017 and will run for an initial term of 5 years with options to extend for 4 further one year periods. The Councils estimated spend on this service over the initial 5-year term is £1,527,888 with a first year spend of up to £95,962 (depending on uptake of the service) and a total estimated spend of up to £3,294,388 over the maximum 9-year lifetime of the contract (depending on uptake of the service).

RESOLVED

That the Leader, for the reasons set out in the report:

- Agreed to the Council entering an inter-Authority Agreement (IAA) with the City of London and up to 30 other London authorities in order to access the new pan-London online sexual health service under a contract recently awarded by the City of London to Preventx Limited
- Agreed that the Council commits, in accordance with the terms of the IAA, to accessing the online service under the City of London-Preventx Ltd contract at an estimated service cost of £1,527,888 for the initial 5-year contract term and a further maximum estimated service cost of £1,766,500 over 4 additional 1-year periods for which the contract may be extended resulting in a maximum

- estimated Haringey service provision spend of £3,394,388 over the maximum 9-year contract duration.
- Agreed that, subject to paragraph 3.4 of the report, the Councils commits, in accordance with the terms of the IAA to making a financial contribution to the City of London for its contract management role in an estimated maximum amount of £122,412 over the maximum 9-year contract duration.
 - Agreed that authority be delegated to the Director of Public Health to agree the final terms of the IAA with the City of London and other authorities including in particular the length and cost (within the maximum referred to in paragraph 3.3 of the report) of the Councils use of City of London's contract management services.

Alternative options considered

The Public Health team could have acted outside of the London Sexual Health Transformation Programme (LSHTP) and procured as a single local authority. However it chose to be part of the LSHTP which is a partnership between 30 London boroughs with the purpose of creating a collaborative approach to commissioning sexual health services. The LSHTP case for change and business case demonstrated that the level of improvement in quality and cost reduction that all London clinics needed could only be obtained by commissioning at scale. For this reason Haringey gained agreement from Cabinet in December 2015 to become a participating member of the pan-London online sexual health service and to procure clinic-based services as part of an NCL sub region.

Joining the pan-London online sexual health service offers the benefits of savings via economies of scale and greater choice of access to online services across London for local residents.

44. NEW ITEMS OF URGENT BUSINESS

None.

45. EXCLUSION OF THE PRESS AND PUBLIC

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

46. PAN LONDON SEXUAL HEALTH TRANSFORMATION PROGRAMME ONLINE SERVICES

The Leader noted the exempt section of the report.

47. NEW ITEMS OF EXEMPT URGENT BUSINESS

None.

CHAIR: Councillor Claire Kober

Signed by Chair

Date

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MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON TUESDAY, 27TH JUNE, 2017, 13.30hrs

PRESENT:

Councillors: Ali Demirci (Chair)

48. FILMING AT MEETINGS

Noted.

49. URGENT BUSINESS

None.

50. DECLARATIONS OF INTEREST

None.

51. DISPOSAL OF LAND ON THE CORNER OF COBURG ROAD AND WESTERN ROAD, WOOD GREEN

Councillor Demirci considered the report which sought approval for the disposal of land on the corner of Coburg Road and Western Road to St. William Homes LLP, for inclusion in their proposed residential development at the former National Grid site in Clarendon Road.

Following a brief discussion it was

RESOLVED

- i) That the site be declared surplus to requirements, and to dispose of the freehold of the site to St. William Homes LLP for a sum set out in part B of the report, and based on the Heads of Terms as set out in Appendix C of the report;
- ii) The creation of a new capital programme scheme called "Disposal of Coburg Road Site", with a budget as set out in part B of the report, be approved.

Reasons for decision

The site is adjacent to the St. William scheme on the former National Grid site and will benefit the proposed development providing the opportunity for a better design and opportunities for supporting the current regeneration proposals relating to Housing and employment.

The site is located in an area which is subject to a proposed Area Action Plan which encompasses wholesale development on this and adjoining sites in the next 5 to 10 years.

Alternative options considered

The alternative option is not to agree to the sale of the freehold interest in the Cobourg Road and Western Road land to St William. This would have the impact of not having an integrated approach to the development of the wider site and obtaining the best regeneration outcome for the area. It would retain and protect the existing employment space although the current amount of space will be reprovided as part of a new development and the existing tenants could relocate into the new scheme or relocate elsewhere in the Borough.

52. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED that the press and public be excluded from the meeting for consideration of Item 6 as it contained exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paragraph 3 - Information relating to financial or business affairs of any particular person (including the authority holding that information).

53. DISPOSAL OF LAND ON THE CORNER OF COBURG ROAD AND WESTERN ROAD, WOOD GREEN

Councillor Demirci considered information pertaining to the exempt section of the report.

54. NEW ITEMS OF EXEMPT URGENT BUSINESS

None.

CHAIR: Councillor Ali Demirci

Signed by Chair

Date

MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON FRIDAY, 30TH JUNE, 2017, 09:00

PRESENT:

Councillor Peray Ahmet, Cabinet Member for Environment

63. FILMING AT MEETINGS

The Cabinet Member referred those present to agenda Item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.

64. URGENT BUSINESS

None

65. DECLARATIONS OF INTEREST

None.

66. APPROVAL OF WASTE SERVICE CHARGES 2017-18

The Cabinet Member noted the report, which sought approval for changes to the Council's waste service charges.

RESOLVED

The Cabinet Member approved the following new waste service charges for 2017-18:

- I. Bulky waste removal at £25 for 4 items and £10 per additional item from 24th July 2017;
- II. Replacement wheeled bins for refuse and recycling at £30 per bin from 31st July 2017;
- III. Green garden waste collections at £75 per annum from 23rd October 2017, with options for reduced capacity/cost available as set out in table 2 below.

Reason for Decision

Full Council approved the 2017/18 budget and agreed the MTFS (2018/19-2021/22) on 27th February 2017 following the approval of the MTFS and proposed 2017/18 budgets by Cabinet on 14 February 2017.

Fees and charges relating to *existing* charged waste services were set out and agreed in an accompanying Cabinet report on 14 February 2017. However, it was intended that the new chargeable services that formed part of the MTFS would be the subject of a further Fees & Charges report following Full Council approval of the budget.

The Cabinet Member for Environment is now asked to approve the waste services charges and start dates, as set out in table 2 below.

Other options considered

A range of savings proposals across the council's services was considered by Cabinet in December 2016 and subject to consultation.

Following the consultation, no other option has been considered, other than to present the charges set out within the MTFS report for formal approval by the Cabinet Member.

67. NEW ITEMS OF URGENT BUSINESS

N/A

CHAIR:

Signed by Chair

Date

MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON TUESDAY, 4TH JULY, 2017, 11.00 - 11.15 am

PRESENT:

Councillors: Alan Strickland (Chair)

68. FILMING AT MEETINGS

Noted.

69. URGENT BUSINESS

None.

70. DECLARATIONS OF INTEREST

None.

71. EXTENSION OF HOUSING RELATED SUPPORT CONTRACTS IN THE GENERIC FLOATING SUPPORT SECTOR

Councillor Strickland considered the report which sought approval for the extension of housing related support contracts in the Generic Floating Support Sector for a maximum of two extensions of up to one year each to 31st of July 2019 as follows:

(a) One Housing Group (Key Support) for the provision of floating support services to single people and couples without children at the annual contract value of £597,847; a total value for 2 years of £1,195,694.

(b) Family Mosaic (Haringey Families) for the provision of housing related support services to families at the annual contract value of £419,096; a total value for 2 years of £838,192.

Following a brief discussion it was

RESOLVED that the Cabinet Member for Housing, Regeneration and Planning approve the following contract extensions, in accordance with Contract Procedure Rule 16.02:

- i) One Housing Group (Key Support) for the provision of floating support services to single people and couples without children for a maximum of two extensions of up to one year each at the annual contract value of £597,847. The total for 2 one year extension periods is £1,195,694.**
- ii) Family Mosaic (Haringey Families) for the provision of housing related support services to families for a maximum of two extensions of up to one**

year each at the annual contract value of £419,096. The total for 2 one year extension periods is £838, 192.

Reasons for decision

It is in the Council's overall interest to approve the extension of the current contracts whilst a strategic programme of transformation agreed by Cabinet in the report on the Supported Housing Review on 14th of March 2017 is implemented.

The services meet the Council's strategic objectives of delivering short term housing related support early intervention tenancy sustainment services which prevent escalation to higher end needs.

Alternative options considered

The existing contracts are due to expire on 31st July 2017 and there is no further facility to extend beyond this date.

Procurement of new contracts was considered, however this would not enable the efficiencies and improvements that can be gained in strategic commissioning exercises with partners and may result in an increase in the price of contracts without corresponding value for money benefits

De-commissioning the services was considered, but despite the immediate financial pressures on the Council this option has been ruled out as it would worsen outcomes for Haringey residents. Savings will be achieved aligned with service improvements

CHAIR: Councillor Alan Strickland

Signed by Chair

Date

MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON WEDNESDAY, 5TH JULY, 2017, 10:30

**PRESENT: Councillor Peray Ahmet, Cabinet Member for Environment
Peray Ahmet (Chair)**

72. FILMING AT MEETINGS

The Cabinet Member referred those present to agenda Item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.

73. URGENT BUSINESS

None

74. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

75. PARKING PERMIT REVIEW

The Cabinet Member noted the report which sought authorisation to go out to consultation on changes to the parking permit policy.

RESOLVED

- I. That the Cabinet Member agreed to consult on;
 - a. The changes proposed to the CO₂ emission charge bands, as set out in Appendix 1 of the report
 - b. The changes proposed to the Visitor permit scheme as set out in paragraph 6.9 of the report
 - c. To replace the traders parking permit with a permission to park.
- II. That the Cabinet Member authorises officers to proceed to statutory consultation on those proposals and agrees to receive a further report setting out the results of the statutory consultation.

Reasons for decision

To review parking permit policy ensuring that it continues to support the delivery of the Council's wider transport policies and Corporate Plan priorities. Changes to parking

policy and parking charges must be formally approved by the Cabinet Member prior to proceeding to statutory consultation on proposals.

Alternative options considered

Consideration was given to retaining the existing arrangements, but this was not deemed appropriate. Parking permit policy makes a considerable contribution to the delivery of our transport policies and strategies, as well as to Corporate Plan priorities. It is important that these policies are reviewed and if necessary adjusted periodically.

76. EXCLUSION OF THE PRESS AND PUBLIC

There were no items of exempt information contained in the report.

77. NEW ITEMS OF EXEMPT URGENT BUSINESS

N/A

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON THURSDAY, 6TH JULY, 2017, 4.00 pm

PRESENT:

Councillors: Elin Weston (Chair)

78. FILMING AT MEETINGS

Noted.

79. URGENT BUSINESS

None.

80. DECLARATIONS OF INTEREST

None.

81. THE INTRODUCTION OF NEW FEE ARRANGEMENTS FOR HARINGEY'S MAINTAINED CHILDCARE PROVISION FROM 2017-2018

Councillor Weston considered the report which set out the changes to be introduced across the Council's childcare settings from September 2017. The Cabinet had agreed, in February 2017, a number of proposals for the future fee arrangements for eight childcare provisions maintained by the Council in the borough, which included:

- Removing the Council's involvement in setting the fees for school based early years provision, allowing the four maintained school run childcare provisions to set their own fees.
- Replacing the single fee structure, applied across all four Council-run childcare settings with a new structure where fees may differ from setting to setting.
- Increasing fees for the four Council-run childcare settings from September 2017 in order to generate the levels of income required to mitigate the loss of subsidy funding.

This report requested approval to introduce the new fee structures from September 2017.

Following a brief discussion it was

RESOLVED that

- i) **The introduction of a new childcare fee structure for the Council's Stonecroft, Woodside and Triangle centres, as set out at 8.1 of the report, be approved; and**
- ii) **The introduction of a lunch fee rate, to be applied across all four Council-run settings, as set out at 8.6 of the report, be approved.**

Reasons for decision

The impact of the introduction of a national funding formula for early years means that, from April 2017, the Council's allocation of Dedicated School Grant (DSG) Early Years Block funding will no longer be able to provide the £1.427m per year subsidy previously used to meet the gap between service delivery costs and fee income.

The proposed changes to the level of fees currently charged in the four Council-run childcare settings will address the gap between fee income and operational costs and support the on-going financial viability of these services.

Alternative options considered

The need to review and revise current fee arrangements arose as a consequence of the introduction by central government of a national funding formula for early years from April 2017. The national funding formula introduced significant changes to the way in which funding for the free early education entitlement is distributed by the Council and included a 7% cap on the amounts of early years Dedicated Schools Grant funding that the Council can centrally retain from April 2017, falling to 5% from April 2018. In previous years, an amount of £1.427m has been agreed with Haringey's Schools' Forum as a subsidy, supporting the eight maintained childcare settings. A direct consequence of the cap was the loss of this £1.427m subsidy from April 2017.

It was anticipated that this loss of funding would have a direct impact on the sustainability of the maintained childcare settings. To this end, a number of options were considered and increasing fee levels across all settings was deemed to be the only viable option to mitigate the loss of subsidy funding. Recognising that a period of transition would be required before the introduction of new fee rates from September 2017, Cabinet agreed in February 2017 that an amount of £0.7m of Dedicated Schools Grant would be set aside to subsidise the maintained childcare provisions for the period April to August 2017.

The introduction of the extended free entitlement offer – up to 30 hours per week over 38 weeks of the year for 3 and 4 year old children in families where both parents are working (or the sole parent in a lone parent household) from September 2017 – will mean that many of the parents currently paying for full day care (up to 35 hours per week), in addition to receiving the 15 hours per week universal free entitlement offer at the maintained settings, will be able to claim the enhanced entitlement for their child, therefore going some way to mitigate the impact of an increase in childcare fees on residents.

An alternative option is to maintain childcare fees at current levels for the financial year, 2017-18. However, there is no budget provision to maintain the current fee level structure and this is not therefore a financially viable option. In addition, it is considered likely to lead to a reduction in the overall levels of provision available as there would be a need to scale down the service offer, and, as a consequence, reduce the number of childcare places available across the maintained childcare settings.

82. NEW ITEMS OF URGENT BUSINESS

None.

CHAIR: Councillor Elin Weston

Signed by Chair

Date

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MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON TUESDAY, 11TH JULY, 2017, 11:30

PRESENT:

Councillor Alan Strickland, Cabinet Member for Housing, Regeneration and Planning.

88. FILMING AT MEETINGS

The Cabinet Member referred those present to agenda Item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.

89. URGENT BUSINESS

None.

90. DECLARATIONS OF INTEREST

There were no declarations of interest.

91. REMOVALS AND STORAGE POLICY FOR HOMELESS HOUSEHOLDS

The Cabinet Member noted the report which sought approval for a new charging policy for the removal, storage and return of the belongings of homeless households.

RESOLVED

That the Cabinet Member for Housing, Regeneration and Planning:

- I. Notes the Equalities Impact Assessment set out at Appendix A.
- II. Notes the financial costs of the current and proposed charging structure set out at Appendix B.
- III. Approves the new charging structure (set out at 6.13-6.25), which can be summarised as:
 - Abolishing existing charges for the collection, storage and return of goods of homeless households.
 - Providing a free storage service from the point a homeless household is placed in emergency temporary accommodation, until one month following either the acceptance of a homelessness duty to that household and the subsequent placement in self-contained accommodation, or a refusal of a homelessness duty.

- Offering to continue to provide this storage service following that date, but on the basis of full cost recovery.
- Introducing this policy for all new users from 24 July 2017.

Approves the approach to the introduction of these new changes for existing users (set out at 6.26-6.28), which can be summarised as.

- Providing a free storage service until a formal notice has been served and expired.
- Offering to continue to provide this storage service following that date, but on the basis of full cost recovery.
- Rolling out this new policy for existing users over a six month period from 24 July.

REASONS FOR DECISION

Applicants who are threatened with homelessness and approach the Council are likely to have limited resources to fund storage, and it is in the Council's interests to maximise the use of these resources to find alternative accommodation.

The proposals also seek to give existing users ample time to make alternative arrangements.

ALTERNATIVE OPTIONS CONSIDERED

A number of alternative methods for recharging homeless households were considered:

The do nothing option:

The cost of the removals and storage service for homeless households in 2016/17 was £143,225 against a budget of £50,000. The losses incurred by the current charging policy and the provision of this service are not sustainable or realistic given the budget pressures in the homelessness service.

Fully recharging the cost of storage:

This was rejected because households approaching as homeless have limited resources at the time they are made homeless. Consequently, they would be unlikely to be able to pay the full costs. The Council is also seeking to enable them to use the money they have available to seek alternative accommodation.

The collection rate of the current charges is already very low, so any increased charges would not realistically be collected. Increasing costs in this way would only be likely to result in the Council accruing additional unrecoverable debts.

Charging differential rates:

Charges could be varied according to how long households stay in temporary accommodation, or based on ability to pay. The former was rejected as the highest charges are likely to fall on larger households, who wait longest for settled accommodation. These are generally the least likely to be able to afford the storage charges. The latter was rejected as the additional means testing would be disproportionately onerous to administer.

Using Council garages for storage:

This was rejected because the risk of damage to the households' belongings was considered to be too high. Although this option would be relatively low cost, it is not considered suitable to fulfil the Council's statutory duty to protect the households' belongings.

92. NEW ITEMS OF URGENT BUSINESS

N/A

CHAIR:

Signed by Chair

Date

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MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON TUESDAY, 25TH JULY, 2017, 1.30pm

PRESENT: Councillors: Ali Demirci

Stephen Menzies, Ayshe Simsek

98. FILMING AT MEETINGS

The Cabinet Member referred to agenda item 1 as shown on the agenda in respect of filming at this meeting, and participants noted this information.

99. URGENT BUSINESS

There were no items of urgent business to consider.

100. DECLARATIONS OF INTEREST

There were no declarations of interest put forward.

101. DATA CENTRES CONTRACT AWARD

This report outlined the strategy for provision of data centres across the three councils of Camden, Haringey and Islington and sought approval to complete the procurement exercise and award a contract for the provision of data centre services.

The Shared Digital Joint Committee had approved a report in November 2016 which detailed the benefits to sharing data centre provision. The councils agreed to: rationalise their current data centres; undertake a procurement exercise to buy data centre services from a third party; and, migrate to the new service provider.

Under Haringey's Constitution, awards of contracts estimated at £500,000 or above are classified as a key decision. Also under the Council's Protocol for Key Decisions officers are prohibited from taking key decisions. Key decisions may only be taken in accordance with Cabinet Procedure Rules. Therefore the Cabinet Member for Corporate Resources considered the report and

RESOLVED

1. To approve the procurement strategy endorsed by the SD Management Board for the procurement of data centre services through a third party supplier via a framework agreement; and,
2. To award a contract for the provision of data centre services to Crown Hosting Data Centre Limited.

3. That the Chief Digital and Information Officer provide a report to the Shared Digital Management Board once the final contract value has been ascertained setting out the year on year savings.
4. To note that the five year total contract value will be in the region of £4.5m, apportioned across all three councils based on services that each council consume and the final contract cost to be confirmed once the actual level of provision and data migration has been confirmed.

Reasons for decision

The councils each have in-house provision for data centres currently. There are issues with maintaining the hardware for the data centres with hardware coming to end of life, and needing replaced. These costs are duplicated across all three councils and can be reduced through consolidating data centre provision.

By moving to third party provision of data centres, the councils can expect to see a drop in cost of service based on the 2015/16 operating costs of approximately £400,000 per year whilst improving business continuity through improved resilience and better disaster recovery. The savings will be realised through a reduction in the number of staff required to manage the service, which will be subject to consultation and also lower hosting costs as the councils will only pay for services used.

By co-locating services, and moving to a new data centre provider will reduce the councils' environmental impact. Existing hardware is end of life, consumes more power, and emits more heat. Using new data centre technology the power consumption and levels of heat emitted will be reduced.

Additionally, a standard set of facilities across all three councils would enable better control of each data centre's set-up and design. This is particularly relevant when considering the security design, ensuring that the councils can keep up to date with new security requirements, building on the recent penetration testing audit's findings.

Each council has an accommodation strategy to dispose of under utilised sites. Co-locating the data centres into a third party's sites would free up further accommodation space, aligning to the existing accommodation strategy.

This programme will directly contribute to the medium term financial strategy by delivering savings on the current cost of service.

It supports better engagement with residents and local communities by improving the availability of digital services, with service availability guaranteed to 99.98% leading to fewer incidences of loss of service. By improving accessibility to the services available from the data centres staff will be better placed to make informed decisions on issues raised with them by residents

Alternative options considered

Three options for data centre provision were considered:

- 1) do nothing – retain existing data centres;
- 2) retain service in-house, upgrade infrastructure; and,
- 3) procure through another service provider.

The table below provides an evaluation of each option:

Criteria	Do Nothing	In-House (Upgrade)	Third party provision
A high level of resilience,	No	Yes	Yes
High quality connectivity to major network providers with burstable bandwidth	No	Yes	Yes
A high level of security, both physical and electronic	No	No	Yes
Ability to rapidly commission and decommission servers as demand dictates	Yes	Partial*	Yes
Ability to rapidly and cost effectively commission and decommission racks as demand dictates	No	No	Yes
Managed service options and virtualisation	No, only with an outsource	No, only with an outsource	Managed Service and remote hands is an option via separate providers

*Partial the in house data centre option could be scaled but there is an upper limit due to power capacity and physical space available within the site.

Based on the criteria and assumptions noted above it is recommended that the council seeks data centre provision through a third party as this option most fully meets the councils' needs.

102. NEW ITEMS OF URGENT BUSINESS

None

103. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

104. DATA CENTRE CONTRACT AWARD

RESOLVED

That the press and public be excluded from the reminder of the meeting as the items contained exempt information, as defined under Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

105. NEW ITEMS OF URGENT EXEMPT BUSINESS

As per item 101.

CHAIR:

Signed by Chair

Date

MINUTES OF THE MEETING OF THE URGENT DECISIONS HELD ON MONDAY, 31ST JULY, 2017, 11am

PRESENT:

Councillors: Eugene Ayisi

9. FILMING AT MEETINGS

Noted.

10. DECLARATIONS OF INTEREST

None.

11. TO SEEK APPROVAL TO EXTEND THE PUBLIC SPACES PROTECTION ORDER IN THE SEVEN SISTERS AREA [ST ANN'S AND TOTTENHAM GREEN WARDS]

Councillor Ayisi considered the report which presented the findings of the Public Spaces Protection Order (PSPO) consultation and sought approval of the extension of the PSPO to 31st July 2020 or discharge the PSPO as of 31 July 2017.

A report was presented to Cabinet on 23 March 2017, informing Members that the PSPO which came into force in the Seven Sisters area in 2016 would have to be discharged as of 31 July 2017, unless approval was given to extend the time period. Cabinet agreed that the proposal to extend the PSPO should be taken to public consultation, and an online questionnaire was commenced and ran for 8 weeks from 13 April to 7 June 2017. There were 26 online questionnaires completed, with 92% of respondents agreeing to an extension of the PSPO for a further 3 years.

RESOLVED that

- i) based on the evidence presented to the Cabinet Member on 23 March 2017, and the subsequent public consultation, the Public Spaces Protection Order due to expire on 31 July 2017 be extended for a further 3 years to 31 July 2020.**

Reasons for decision

In accordance with the statutory guidelines the Council consulted with the Chief Officer of the police as well as the local policing body for the affected areas, and they have confirmed their agreement to the extension of the PSPO.

In addition a public consultation was carried out to ascertain the views of local residents, business and people working or visiting the affected area.

The public consultation involved an on line questionnaire with one key question

Do you agree with the Public Spaces Protection Order being extended? With the option to provide details of any objections to the extension or any further comments on the extension.

Although the number of questionnaires completed were significantly less than the previous consultation; there was however diversity amongst the respondents. The outcome demonstrated an overwhelming support for the extension of the PSPO, which now together with previously circulated evidence and previous evidence of support for the PSPO, forms the basis to approve extending the PSPO to 31st July 2020. The methodology and outcome of the public consultation can be found at Appendix 4.

The PSPO will lapse on 31st July 2017 if not extended. The extension is necessary to prevent occurrence or recurrence of the activities identified in the Order, and/or an increase in the frequency or seriousness of those activities after that time.

Alternative options considered

Not to extend the PSPO. Given community feedback over many years, the ASB being caused, the results of the most recent Consultation (2017) and results of the previous consultation in 2016, this option is not considered appropriate.

A discharge of the order on 31 July 2017 would be contrary to the obtained public view and would undermine the good work that has taken place to date . This is a historical problem spanning several years, which has only just begun to lessen through the presence of the PSPO. A discharge of the PSPO on 31 July 2017 , would undoubtedly give rise to the return of the problems within the locality to the levels previously experienced, to the detriment of the local community.

CHAIR:

Signed by Chair

Date

**MINUTES OF CORPORATE PARENTING ADVISORY COMMITTEE
TUESDAY 4 JULY 2017**

Councillors Cllr Weston [Chair], Cllr Berryman, Cllr Stennett, Cllr Hare & Cllr Opoku

Apologies Cllr Morris

Also attending Sarah Alexander (Assistant Director – Safeguarding and Social Care), Dominic Porter-Moore (Head of Children in Care & Placements), Fiona Smith (Virtual School Head), Margaret Gallagher (Corporate Performance Manager), Yvonne Mendes (Interim Service Manager – Fostering and Adoption), Denise Gandy (Director of Housing Demand – HfH), Annie Walker (Deputy Head of Service - Children in Care & Placements), Philip Slawther (Clerk), Anneke Fraser.

CPAC337. APOLOGIES FOR ABSENCE (IF ANY)

Apologies for absence were received from Cllr Morris.

Apologies were also received from Kim Holt and Lynn Carrington

CPAC338. ACTIONS ARISING FROM THE MEETING WITH ASPIRE

NOTED: The actions listed in the notes of the meeting with Aspire.

- Update on maintenance courses for care leavers at next meeting with Aspire.
- Update on 14+ Aspire group around their housing support needs at next meeting with Aspire.
- Report on safeguarding and semi-independent living providers at next CPAC meeting.
- Final version of pledge to be sent to Aspire and Committee Members. Pledge to go to Full Council in July.
- Aspire CSE film to be shown at future Aspire meeting.

CPAC339. URGENT BUSINESS

NONE

CPAC340. DECLARATIONS OF INTEREST

NONE

CPAC341. MINUTES

The minutes of the meeting held on 18th April 2017 were AGREED.

The Head of Service Children in Care & Placements advised that he would give a verbal update on Item 12. The Chair suggested that a broader update on the Care

**MINUTES OF CORPORATE PARENTING ADVISORY COMMITTEE
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Leavers work would incorporate some of this area and requested that Mark Kidson attend the next CPAC meeting. **(Action: Clerk)**

CPAC342. MATTERS ARISING

The Committee NOTED the Corporate Parenting Agenda Plan 2016/17

CPAC343. PERFORMANCE

RECEIVED the report on Performance for the Year to the end of May 2017. Report included in the agenda pack (pages 11 to 20).

NOTED in response to discussion:

- 434 children were in care at the end of the second week in June 2017 or 71 per 10,000 population including 38 unaccompanied asylum seeker children. There had been a gradual increase in the level of children in care in comparison to the position at the end of March 2016 but the rate had been fairly steady at around 70 in the last few months.
- Provisional data for indicators around stability of placements for looked after children remained broadly in line with statistical neighbours and targets albeit with a slightly increasing proportion with 3 or more placement moves. In the year to March 2017, 10% of children had three or more placement moves, just above the statistical neighbour average (7%) but in line with the latest published national position (10%). 77.5% of children under 16 who had been in care for at least 2.5 years had been in the same placement for at least 2 years, higher than the national average (68%).
- At the end of May, data showed 94% of children in care for over a month had an up to date health assessment, close to the target and continuing the positive trend.
- The number of care applications increased by 20% in 2016/17 which reversed the downward trend maintained since 2010/2011. The expected impact of the improvements from the use of the PLO process and introduction of the Signs of Safety model of social worker practice in January 2016 to maintain the decrease, had not occurred.
- In the 2017/18 financial year, there were 7 adoptions and 4 special guardianship orders to date. This was a big improvement compared with 2016/17 where there were only 11 adoptions for the whole year. A trend towards placement with families, kinship or connected persons as opposed to adoption or SGOs was evident.
- Timeliness of children placed for adoption in 2016/17 at an average 560 days remained higher than the national threshold (426-day average for 2013-16). In the financial year to June 2017, children waited an average of 402 days from

**MINUTES OF CORPORATE PARENTING ADVISORY COMMITTEE
TUESDAY 4 JULY 2017**

becoming looked after to being placed for adoption. However, the statistical significance of these figures was based on only 7 adoption cases.

- 86 or 22.5% of Looked After Children at the end of March 2017 were placed 20 miles or more from Haringey compared to a 16% target and 19% at the end of March 2016. However fewer children were being placed over 20 miles away, with good reasons for those placements outside the borough many linked to complex care requirements or long term foster care arrangements.
- 72% of the current LAC cohort (age 2 and over and in care for over one month) had an up to date dental visit as at May 2017. There were 118 children without a recorded up to date dental check, 70% of those with outstanding visits were between the ages of 13 and 17 years old.
- Performance on Personal Education Plans (PEPs) declined in recent months with current data showing that 72% of PEPs for statutory school age children had an up to date PEP within the last term.
- In 2016/17, provisional data as at 31 March showed that 69% of care leavers were in suitable accommodation down from 74% (for 19-21 year olds) and 71% (of 17-18 year olds) in 2015/16. This performance was comparatively low as nationally 83% of care leavers aged 19-21 were in suitable accommodation and 88% of 17-18 year olds (2015/16).
- In response to a clarification around the reasons behind a fall in PEP performance, officers advised that there had been a move to fill these in on a more regular basis and that this may have undermined the ability of respondents to meet the deadline.
- In response to a question, officers advised that payments for SGOs were means tested.
- Officers were asked to feedback to the Committee on what the exact definition was of a young person being 'in touch' with the Council. **(Action: Sarah Alexander).**
- In response to a question around local authority ran children's care homes, the Committee was advised that the divestment of children's homes was very much the national picture and that those that still existed tended to be ran by the third sector.

AGREED to note the report.

CPAC343. DENTAL CHECK AUDIT

The Committee noted that this item was deferred to the next meeting.

**MINUTES OF CORPORATE PARENTING ADVISORY COMMITTEE
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**CPAC344. HOUSING LEGISLATION AND WELFARE CHANGES AFFECTING
CARE LEAVERS**

The Committee received an update from the Director of Housing Demand, HfH on recent legislation and welfare reform changes that may impact care leavers.

It was noted that Homelessness Reduction Act was due to be implemented from 1st April. The Act included a specific clause that stated that in addition to a local connection with the authority whose care the young person was in; they could also claim a local connection with the area which they had been placed provided that it was a continuous period of 2 years some of which was prior to their 16th birthday. The Committee also noted that local housing allowance caps were being brought in for the social rented sector from April 2019. It was anticipated that this change would have a particular impact on people aged under 35 whose housing benefit payment would be limited to the shared room rate (£90.64 in Haringey). These changes would only apply after their 22nd birthday.

The Chair enquired about what was known about Haringey's current cohort and sought assurances about what the Council was doing to prepare for these changes. Officers advised that a written report would be drafted for CPAC meeting in January 2018. The Chair requested that someone from the Benefits team also attend the January meeting. **(Action: Denise Gandy/Clerk).**

The Chair queried why the cut off for the introduction of the local housing cap was 22, given that the care leaver responsibility had been extended to 25. Officers agreed to raise the issue at the national care leavers forum in the first instance and then potentially write to the relevant Government minister. **(Action: Sarah Alexander).**

CPAC345. ADOPTION

NOTED the Adoption report introduced by the Assistant Director Safeguarding and Social Care, which was included in the agenda pack at pages 27-36. The Committee was advised that there was no update on the London regional adoption agency and that progress seemed to have stagnated.

Figures for the adoption scorecard were calculated over a three year rolling average and it was noted that the scores for 2016/17 were provisional. The average duration of adoption proceedings of 560 days compared favourably with statistical neighbours and whilst this exceeded the national target, data showed an improving trajectory. The Committee requested statistical comparison figures for consortium neighbours. Officers advised that the figures should be available once scorecards are published. **(Action: Yvonne Mendes).**

The current number of children with Placement Orders who waiting to be matched was 17. The Committee were advised that there were more children on Haringey's books than there were adopters available. This was largely due to children being older, from sibling groups, or had special needs, which didn't match the identified needs of the approved adopters. The number of adopters in Haringey had reduced from 11 to six in 2016/17. This was largely due to changes in court judgements and

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the success of placement activities. In response the Council was continuing to seek adopters outside of Haringey but other local authorities were facing the same issues.

The Committee sought assurances that officers were satisfied that everything possible was being done to improve performance around adoptions. Officers responded that a number of staffing changes had helped and that the key aspect was speeding up the process and management ensuring that key timescales were met.

In response to a question around adoption breakdowns, officers advised that the figures were only counted from the day the child was placed to the day the Adoption Order was issued and that therefore accurate figures for overdue adoption timescales were not available.

The AD Safeguarding and Social Care agreed to email the Chair details of the fostering and adoption panels, including the likely level of commitment required and any preferred criteria. The Chair agreed to circulate the details to Members. **(Action: Sarah Alexander/ Chair).**

CPAC346. SUPERVISION ORDERS

NOTED the verbal report of the Assistant Director of Safeguarding & Social Care on the use of Supervision Orders by the courts in preference to Care orders and the impact on safeguarding a child in these circumstances. In Haringey there were 13 Supervision Orders in place for children from 12 families which represented 3% of the total LAC.

CPAC345. FOSTERING

In light of pending changes to the fostering team, the report was deferred to the next meeting. **(Action: Clerk)**

CPAC 348. EXPLORING WHY A HIGHER PROPORTION OF CARE LEAVERS NO LONGER REQUIRE SERVICES

The Committee agreed to defer this item to the next meeting. **(Action: Clerk).**

CPAC348. NEW ITEMS OF URGENT BUSINESS

None.

CPAC350. ANY OTHER BUSINESS

The Committee expressed its thanks to the Director Children's Services and the Head of Service for Children in Care and Placements for their hard work and wished them well in their future endeavours.

Future meetings

**MINUTES OF CORPORATE PARENTING ADVISORY COMMITTEE
TUESDAY 4 JULY 2017**

NOTED the following provisional dates:

19th October 2017

16th January 2018

20th March 2018

Meetings are scheduled to start at 6.30pm.

The meeting ended at 20:30 hours.

Cllr Elin Weston
Chair

Report for: Cabinet 12 September 2017

Item number: 14

Title: Delegated Decisions and Significant Actions

Report

authorised by : Zina Etheridge, Interim Chief Executive

Bernie Ryan AD Corporate Governance

Lead Officer: Ayshe Simsek

Ward(s) affected: Non applicable

Report for Key/

Non Key Decision: Information

1. Describe the issue under consideration

To inform the Cabinet of delegated decisions and significant actions taken by Directors.

The report details by number and type decisions taken by Directors under delegated powers. Significant actions (decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

2. Cabinet Member Introduction

Not applicable

3. Recommendations

That the report be noted.

4. Reasons for decision

Part Three, Section E of the Constitution – Responsibility for Functions, Scheme of Delegations to Officers - contains an obligation on officers to keep Members properly informed of activity arising within the scope of these delegations, and to ensure a proper record of such activity is kept and available to Members and the public in accordance with legislation. Therefore, each Director must ensure that there is a system in place within his/her business unit which records any decisions made under delegated powers.

Paragraph 3.03 of the scheme requires that Regular reports (monthly or as near as possible) shall be presented to the Cabinet Meeting, in the case of executive functions, and to the responsible Member body, in the case of non executive functions, recording the number and type of all decisions taken under officers' delegated powers. Decisions of particular significance shall be reported individually.

Paragraph 3.04 of the scheme goes on to state that a decision of “particular significance”, to be reported individually by officers, shall mean a matter not within the scope of a decision previously agreed at Member level which falls within one or both of the following:

- (a) It is a spending or saving of £100,000 or more, or
- (b) It is significant or sensitive for any other reason and the Director and Cabinet Member have agreed to report it.

5. Alternative options considered

Not applicable

6. Background information

To inform the Cabinet of delegated decisions and significant actions taken by Directors.

The report details by number and type decisions taken by Directors under delegated powers. Significant actions) decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

Officer Delegated decisions are published on the following web page <http://www.minutes.haringey.gov.uk/mgDelegatedDecisions.aspx?bcr=1>

7. Contribution to strategic outcomes

Apart from being a constitutional requirement, the recording and publishing of executive and non executive officer delegated decisions is in line with the Council’s transparency agenda.

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

Where appropriate these are contained in the individual delegations.

9. Use of Appendices

The appendices to the report set out by number and type decisions taken by Directors under delegated powers. Significant actions (Decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

10. Local Government (Access to Information) Act 1985

Background Papers

The following background papers were used in the preparation of this report;

Delegated Decisions and Significant Action Forms

Those marked with ♦ contain exempt information and are not available for public inspection.

The background papers are located at River Park House, 225 High Road, Wood Green, London N22 8HQ.

To inspect them or to discuss this report further, please contact Ayshe Simsek on 020 8489 2929.

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DIRECTOR OF PUBLIC HEALTH

Significant decisions - Delegated Action - For Reporting to Cabinet on 12 September 2017

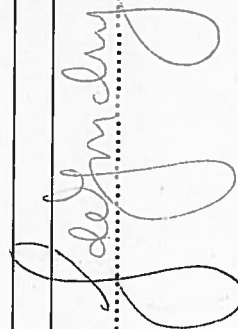
◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.			

Delegated Action

Type	Number
The Director of Public Health has approved to extend the existing contract providing MARAC Coordination to Standing Together Against Domestic Violence (STADV) for a period of 12 months commencing from 1 st July 2017 to 30 th June 2018 at the maximum value of £49,855 – approved 27 June 2017	1
The Director of Public Health has approved the award of a contract to deliver mental health training to managers in Haringey by Confluence Partnerships Ltd for a period of 24 months; to run from 1 st October 2017 to 30 th September 2019. The maximum value of the contract will be £20k. – approved 30 August 2017	2

Director's Signature Date.....4th September 2017



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DIRECTOR OF ADULT SOCIAL SERVICES

Significant decisions - Delegated Action – August 2017

◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	-	Nil	

Delegated Action

	Number
170804: Approve Award of contract to Somerset Garden Family Health Care Centre – provision of GP Support to clients at Protheroe House under CSO 10.01.1b (bed-based intermediate care). Total Contract Value: £93,150.00.	

Submission authorised by: B. F. Tarka

Beverley Tarka – Director of Adult Social Services

Date: __ 31st August 2017 __

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DIRECTOR OF Planning and Regeneration

Significant decisions - Delegated Action - For Reporting to Cabinet on July 2017

◆ denotes background papers are Exempt.

Ms att	Date approved by Director	Title	Decision
	11 July 2017	Approval to enter into grant agreements with Tottenham Hotspur FC to deliver heritage and public realm improvements for north Tottenham	Decision maker – Helen Fisher 12/04/2017 the Cabinet Member for Regeneration, Housing and Planning approved a report giving delegated authority for signing the grant agreement with THFC for £5m funding to deliver public realm improvements for north Tottenham to the Director of Regeneration
◆	14 July 2017	Disposal of land Monument Way, Tottenham Hale	The Heads of Terms attached in Part B be agreed in accordance with the delegated authority given to the director of Regeneration Planning and Development after consultation with the section 151 officer and Cabinet Member for Housing and Regeneration for the disposal of the Site to Newlon Housing Trust
◆	31 May 2017	Acquisition of 12 Whitehall Street N17, a 3 bed ex LBH property which is situated within the High Road West Regeneration area in order to assist with the delivery of the wider regeneration objectives for the area	To assist with the delivery of the High Road West Regeneration Scheme
◆	22 July 2017	Labour Market Growth and Resilience Reserve – Allocation of funding to create for the transition of Chicken Town Ltd to a new business model and new restaurant operator.	The Strategic Director of Regeneration, Planning and Development authorises, under delegated authority, £40,000 from the Labour Market and Growth and Resilience fund to be provided to Create London to fund a transition period of 6 months (July 2017-December 2017) to enable a new restaurant operator to be found and to continue the delivery of the Social and Economic outputs for Tottenham during this transition period.
◆	28 July 2017	To request approval to award a contract as allowed under CSO 8.03 (Procedure for Contracts under £160,000) for clerk of works services in relation to construction works at Highgate Wood Secondary school.	To award the contract to provide the required clerk of works services in accordance with CSO 8:03

DIRECTOR OF Planning and Regeneration

Significant decisions - Delegated Action - For Reporting to Cabinet on July 2017

◆ denotes background papers are Exempt.

Ms att	Date approved by Director	Title	Decision
◆	4 th May 2017	Acquisition of N17 8BP a 3 bed ex property situated in the High Road West regeneration area	Purchase the property at N17 to assist with the acquisition programme of the High Road West Regeneration scheme
◆	15 th May 2017	Acquisition N17 8BH a 3 bed ex property situated in the High Road West regeneration area	Purchase the property at, N17 to assist with the acquisition programme of the High Road West Regeneration scheme
◆	2 nd May 2017	The acquisition of N17, a 3 bed ex LBH property which is situated within the High Road West Regeneration area in order to assist with the delivery of the wider regeneration objectives for the area	Purchase the property known at N17 to assist with the acquisition programme of the High Road West Regeneration scheme
◆	30 May 2017	The acquisition of properties under the Councils Right to buy acquisition programme	Purchase property at N15 4DY housing purposes as part of the Councils' right to buy acquisition programme
◆	8 June 2017	High Road West Procurement Process – approval of ISFT	<p>The Strategic Director of Regeneration, Planning and Development following consultation with the Cabinet Member for Housing, Regeneration and Planning;</p> <p>I) Approve the ISFT document attached at Appendix 1.</p> <p>II) Approve that the ISFT will be issued to the three Bidders mentioned in paragraph 3.4 below to formally close the ITCD stage of the procurement process on the 9th June 2017.</p>

Significant decisions - Delegated Action - For Reporting to Cabinet on July 2017

◆ denotes background papers are Exempt.

Ms att	Date approved by Director	Title	Decision
◆	4 August 2017	Transfer an existing award of contract – Consultancy Services	For the Strategic Director of Regeneration, Planning and Development pursuant to CSO 9.07.1(c) and CSO 10.03: To approve the novation to Kier Facilities Services Limited all of Mouchel Limited's rights, obligations and liabilities under the CRCS Framework dated 11 September 2012 (the "Framework") and call off commission in relation to the relocation of the Young Adult Service and any other arrangements relating to the Framework. The combined value of the contracts to be novated is less than £100,000.
◆	August 2017	Network Rail Infrastructure Limited	Approval for: The disposal of the following parcels of freehold land to Network Rail Infrastructure Limited for the price and on the terms set out in the Heads of Terms.

Delegated Action

[illegible]

Director/Assistant Director Signature

Date.....

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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