

## NOTICE OF MEETING

# HOUSING AND REGENERATION SCRUTINY PANEL

**Thursday, 15th November, 2018, 6.30 pm - Civic Centre, High Road,  
Wood Green, N22 8LE**

**Members:** Councillors Dawn Barnes, Isidoros Diakides, Ruth Gordon (Chair),  
Bob Hare, Yvonne Say, Daniel Stone and Sarah Williams

**Co-optees/Non Voting Members:**

Quorum: 3

### **1. FILMING AT MEETINGS**

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### **2. APOLOGIES FOR ABSENCE**

### **3. URGENT BUSINESS**

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

### **4. DECLARATIONS OF INTEREST**

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

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

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

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

**5. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS**

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

**6. MINUTES (PAGES 1 - 8)**

To approve the minutes of the previous meeting.

**7. CABINET MEMBER QUESTIONS - STRATEGIC REGENERATION**

An opportunity to question the Cabinet Member for Strategic Regeneration, Cllr Charles Adje, on developments within his portfolio.

**8. BUILDING COUNCIL HOMES FOR LONDONERS - BRIEFING NOTE (PAGES 9 - 12)**

For the panel to receive a briefing note on the allocations for the Building Council Homes for Londoners funding as recently announced by the Mayor of London. This item will not involve an officer presentation but there will be a short time allowed for Panel Members to ask questions about any issues arising.

**9. TOTTENHAM/WOOD GREEN LANDOWNER FORUMS**

Report to follow.

**10. PRIORITIES 4 & 5 BUDGET POSITION (QUARTER 1 - 2018/19) (PAGES 13 - 22)**

To provide an overview of the financial performance of the services with Priority 4 (Sustainable Housing, Growth and Employment) and Priority 5 (Create homes and communities where people choose to live and are able to thrive) of the Corporate Plan as at the end of quarter 1 of 2018/19.

**11. WORK PROGRAMME UPDATE (PAGES 23 - 30)**

To consider potential issues for inclusion within the work plan for 2018-19.

**12. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 3 above.

**13. DATES OF FUTURE MEETINGS**

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Bernie Ryan  
Assistant Director – Corporate Governance and Monitoring Officer  
River Park House, 225 High Road, Wood Green, N22 8HQ

Wednesday, 07 November 2018

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**MINUTES OF THE MEETING OF THE HOUSING AND  
REGENERATION SCRUTINY PANEL HELD ON MONDAY, 17TH  
SEPTEMBER, 2018, 6.30 - 10.25 pm**

**PRESENT:**

**Councillors: Isidoros Diakides, Ruth Gordon (Chair), Bob Hare,  
Yvonne Say and Paul Dennison**

**1. FILMING AT MEETINGS**

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

**2. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Cllr Barnes, Cllr Stone and Cllr Williams. Cllr Dennison was attending the meeting as a substitute for Cllr Barnes.

**3. URGENT BUSINESS**

None.

**4. DECLARATIONS OF INTEREST**

None.

**5. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS**

None.

**6. MINUTES**

With regards to item 8 (Housing-related support for older people) the panel requested further information on:

- the “hub and cluster” model – including a full list of hubs and what services they provide.
- current supply and demand for sheltered housing – including the current rate of vacancies, over/underoccupation and waiting times.

The panel noted that there were two action points outstanding from the meeting in March:

- that details would be provided on the expected completion date for redevelopment works at Larkspur Close.
- that further information would be provided on the provision of kitchens in family sized housing units.

**AGREED: That updates on all of the points above would be provided ahead of the next meeting in November 2018.**

**AGREED: That the minutes of the Housing & Regeneration Scrutiny Panel meeting held on 13<sup>th</sup> March 2018 be approved as an accurate record.**

## **7. TERMS OF REFERENCE AND MEMBERSHIP**

**AGREED: That the terms of reference, protocol for Overview and Scrutiny and the policy areas/remits and membership for each Scrutiny Panel for 2018/19 be noted.**

## **8. SERVICE OVERVIEW AND PERFORMANCE UPDATE**

The panel was provided with an overview of Housing and Regeneration in Haringey from senior officers beginning with Helen Fisher, Director of Housing, Regeneration and Planning.

This set out the structure of the department with the three main parts of the service represented at the meeting by Dan Hawthorn, Director for Housing & Growth, Emma Williamson, Assistant Director for Planning, and Peter O'Brien, Assistant Director for Area Regeneration. There is also a capital programme team that works on delivering the capital projects.

The main challenges for the borough in terms of securing sustainable development included the lack of shortage of housing supply and affordability and pressure on space for employment activity but there were also opportunities including the Upper Lea Valley Opportunity Area and the Wood Green Opportunity Area.

Dan Hawthorn spoke about housing services in Haringey which has five main sections:

- Strategy & Commissioning (housing policy)
- Housing Supply (driving the supply of new homes, particularly affordable housing)
- Housing Need (tackling homelessness)
- Private Rented Sector (enforcement team and the proposed new licensing scheme)
- Housing Benefit Service

Many aspects of these functions rely on relationships with partners, including developers. In addition there is Homes for Haringey (HfH), the Arms Length Management Organisation (ALMO), which is responsible for managing and maintaining the Council's housing stock and delivering front-line housing management services. Cabinet has previously agreed to extend the ALMO management agreement with HfH until 2026 although there is a review clause in 2021 which would allow the Council to terminate the agreement.

Current issues relating to the Housing team's work that were outlined included:

- That meeting the housing need of the borough's population is increasingly challenging due to a growing population with an insufficient supply of housing, unaffordable house prices/rents and issues with poor quality housing, particularly in the private rented sector.
- The leading reason for households presenting to the Council as homeless is due to eviction from private rented sector housing.
- Haringey has around 3,000 households in temporary accommodation and the Council has a significant challenge in finding a sufficient supply of suitable affordable accommodation for people in this situation and some households with complex needs can find themselves in temporary accommodation for years.
- The New London Plan is setting a very challenging target for the borough of 1,958 new homes per year of which 40% should be affordable according to the Local Plan. Additional funds had been allocated by the Mayor of London to support the building of more affordable homes by Councils and a funding prospectus had recently been published. Haringey would be making an ambitious bid for this, but so would other Boroughs. Dan Hawthorn agreed to circulate a link to the funding prospectus to panel members. **(ACTION: Dan Hawthorn)**
- Strong progress had been made towards Haringey's commitment to reduce carbon emissions by 2020 and to make Haringey zero carbon by 2050, supported by the Carbon Management team and involving work such as retrofitting residential and commercial building and by setting and enforcing more stringent planning requirements. In response to a query from a member of the Panel, Dan Hawthorn agreed to circulate a written update to clarify how carbon emissions associated with new housing developments are taken into account when planning decisions are made. **(ACTION: Dan Hawthorn)**

Peter O'Brien spoke about the Regeneration team which covers a complex area, involving multi-agency partnerships, and aims to invest in communities to make them better places to live and work. The two main areas of focus currently are Tottenham and Wood Green.

The Delivery Plan for Tottenham is updated annually and includes four Priority Areas:

- North Tottenham – including the High Road West programme, the new Tottenham Hotspur stadium development, improvements to White Hart Lane and Northumberland Park rail stations and community engagement in the Northumberland Park area.
- South Tottenham – including the delivery of the Tottenham Hale District Centre Framework, redevelopment in the Seven Sisters area including at Wards Corner and Apex House and transport improvements at Tottenham Hale and Seven Sisters.
- Place – including town centre management activities, a new High Road strategy and improvements to Tottenham Green and Bruce Grove.
- People – including an Estates Regeneration Fund programme with projects to engage with local residents and improve conditions on estates.

In Wood Green, a Business Improvement District had recently been established which will coordinate investment in the area. The Connecting Wood Green scheme, supported by the GLAs Good Growth Fund, will deliver a series of projects in the area to make public realm improvements, including to the main pedestrian routes. Social enterprise projects had also been established including Blue House Yard, Green Rooms and Wood Green Works.

Other key issues to be aware of included the government's move towards Business Rates retention and strict five-year housing targets.

Steve Carr, Assistant Director for Economic Development & Growth gave an overview of the Strategic Property Unit which supports other departments through a range of functions including through leasing, collecting rents, managing the community buildings portfolio and managing site disposals and acquisitions. He also spoke about employment and skills services including the Haringey Adult Learning Service (HALS) based in Wood Green Library and employment support provided by Tottenham Works.

Emma Williamson spoke about the work of the planning team which includes:

- Development management
- Planning policy
- Planning enforcement
- Strategic transport
- Building control and land charges

In 2013 the planning service had been identified as a failing service but following improvements is now one of London's top three performing planning services. The planning service leads on the production of the Local Plan, which sets Haringey's Planning Policies.

Emma Williamson also gave an overview of Haringey's Community Infrastructure Levy (CIL) which began in 2014 and is collected from developers to help pay for infrastructure costs. The CIL can only be spent on infrastructure that is necessary for growth and is included on the Council's 'Regulation 123' list which was adopted in



2017. The list includes items such as facilities for education, health and wellbeing, social and community use, parks and open spaces.

On collaboration with other boroughs, Panel members asked for more information about Central London Forward (CLF). CLF is one of four London sub-regional partnerships and comprises of 12 inner London boroughs which work together on developing skills, jobs and homes in the sub-region. Haringey also works closely with Enfield and Waltham Forest boroughs although they are in a different region. Panel members noted that they had not seen the minutes of these meetings and it was agreed that the minutes of the last two meetings of the CLF would be circulated.

**(ACTION: Dominic O'Brien)**

On collaboration with developers, Panel members were informed that there are two 'landowner forums', one for the Tottenham area and one for the Wood Green area which provide a space for the Council and developers to share information and support joint working. They are not decision making bodies and are not part of the Council's constitution. Minutes are published for the Tottenham forum but not yet for the Wood Green forum.

Panel members expressed concerns about the public perception of the relationship between the council and developers, noting that there ought to be greater transparency of such forums. Panel members queried a number of aspects of the Tottenham and Wood Green landowner forums including their membership, terms of reference, political oversight and access to information about the issues discussed. The Panel requested that further information on these points be provided to the next meeting of the Panel. **(ACTION: Helen Fisher)**

The Panel also noted the performance indicator dashboards which had been provided for priorities 4 and 5.

## **9. CABINET MEMBER QUESTIONS - HOUSING & REGENERATION**

Cllr Emina Ibrahim, Cabinet Member for Housing and Estate Renewal reported on and responded to questions on the following issues:

- Reducing the need to use temporary accommodation is a priority for the Council. The current use can involve paying expensive rates for poor accommodation and the use of such accommodation for periods of up to 12 weeks can be particularly damaging for children and destructive to their education. The provision of more Council housing would contribute towards this aim although it was recognised that the building of 1,000 new homes, as promised by the manifesto, was not going to end the waiting list by itself. Increasing the supply of temporary accommodation owned by the Council may help to improve matters as this could often provide better living standards than some of the privately-owned temporary accommodation available elsewhere.
- Cllr Ibrahim confirmed that the current Housing Strategy would be reviewed. The development of a new Housing Strategy would take some time and require a period of consultation and this will take place during 2019. In the meantime,

amendments to the existing Housing Strategy will be submitted to Cabinet in November. This will involve changes to Appendices C and D of the strategy which relate to the mix of housing in new developments and the definition of affordability.

- The process of rehousing the residents of the Tangmere block of the Broadwater Farm Estate due to the structural defects that had recently been identified was proceeding quickly. Only seven households were still waiting to be matched to a suitable home. There were some complications, including that the large room sizes in Tangmere block made it difficult for residents to move their existing furniture to otherwise suitable alternative housing with smaller room sizes. Because this evacuation had happened quite rapidly it was important not to put too much pressure on residents to move too quickly while these issues were resolved. Secure tenants and resident leaseholders would receive Home Loss Payments to compensate them for the loss of their home. A decision had been taken not to hold a residents' ballot on the Council's preferred option to demolish the blocks as the fact that this related to a health and safety issue made it an inappropriate issue to hold a ballot on.
- A decision had been taken at Cabinet to create a single homelessness hub which would provide a range of specialist services in order to deal with the multiple and interrelated problems typically faced by people who find themselves to be homeless.
- Performance issues at HfH had been improved with 99% of appointments now on time.

Cllr Charles Adje, Cabinet Member for Strategic Regeneration, outlined the headline areas of his portfolio including regeneration in Tottenham and Wood Green and the approach to employment and skills and the approach to accommodation strategy. Particular priorities included the progress of the High Road West project, determining the future approach to Northumberland Park following the cancellation of the HDV, the future of the High Road in Wood Green and Town Centre management in Tottenham. It would also be necessary to look at options for the Council's accommodation in Wood Green, specifically River Park House, Alexandra House and Wood Green Library as the Council is struggling for space and has maintenance issues.

Due to a lack of time, it was agreed that Cllr Adje should be invited back to the next meeting of the Panel in November for a full Q&A session. It was also agreed that a written question from Cllr Hare regarding data on employment sites should be submitted to Helen Fisher for a response. **(ACTION: Dominic O'Brien/ Helen Fisher)**

## 10. WORK PROGRAMME UPDATE

The panel noted the process for the development of the work plan, and the positive feedback from the recent "scrutiny café" consultation event.

The panel raised a number of issues that could potentially be included in the work plan:

- the supply of affordable housing in Haringey
- the Tottenham Area Action Plan (AAP)
- the Wards Corner redevelopment
- homelessness caused by eviction from private sector housing
- Section 106 agreements and the Community Infrastructure Levy

The Chair proposed that the panel explore the option of appointed a non-voting co-opted member to the panel with expertise in housing issues and planning policy.  
**(Action: Cllr Gordon/Dominic O'Brien)**

**11. NEW ITEMS OF URGENT BUSINESS**

None.

**12. DATES OF FUTURE MEETINGS**

The next meetings of the Housing & Regeneration scrutiny panel are scheduled to take place on:

- 15<sup>th</sup> November 2018
- 17<sup>th</sup> December 2018
- 15<sup>th</sup> January 2019
- 14<sup>th</sup> February 2019
- 14<sup>th</sup> March 2019

CHAIR: Councillor Ruth Gordon

Signed by Chair .....

Date .....

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**Report for:** Housing and Regeneration Scrutiny Panel – 15 November 2018

**Title:** Building Council Homes for Londoners

**Report authorised by :** Helen Fisher, Director of Housing, Regeneration & Planning

**Lead Officer:** Alan Benson, Head of Housing Strategy & Commissioning

**Ward(s) affected:** N/A

**Report for Key/**

**Non Key Decision:** N/A

### **1. Describe the issue under consideration**

- 1.1 The Mayor announced the allocations for the Building Council Homes for Londoners Funding on 23 October 2018. This allocated £1,029m grant for 14,724 homes of which 11,154 are Social Rent/London Affordable Rent and 3,120 are Shared Ownership/London Living Rent.
- 1.2 Haringey was allocated £62.8m (against its bid of £72m) for 848 homes, of which 567 are Social Rent and 281 are Shared Ownership/London Living Rent.

### **2. Recommendations**

- 2.1 The Panel is asked to note the briefing.

### **3. Allocations to boroughs**

- 3.1 Advice from the GLA is that the programme was very significantly overbid, ie by well over double. The exact figures should emerge over time. This was advantageous, because it helps the Mayor make the case to Government that there would be appetite among London boroughs to deliver more, if more funding was available. The GLA has calculated that £2.7bn is needed every year to deliver the affordable homes the capital needs and the Mayor's press release made clear that the lifting of the HRA borrowing caps will not of itself enable more affordable homes without additional grant funding.
- 3.2 The borough allocations are set out in the appendix. Full detail on individual boroughs' bids is not available (and may never be) but some conclusions can be drawn from what is in the public domain:
  - 26 boroughs and the City were awarded grant funding. The six that received none were Bexley, Bromley, Lambeth, Merton, Redbridge and Westminster.
  - Some of these boroughs did not bid, for example Westminster has publicly stated that it did not bid because it did not wish to be tied to the Mayor's guidance on ballots on estate regeneration schemes.

- Some of these boroughs made a bid but were awarded nothing because they failed to meet the bid criteria. No detail is publicly available on which boroughs did and did not bid or for how much they bid. But most boroughs had their bids reduced, some very significantly.
- It is not known exactly what mix of homes will be delivered overall as the Mayor elides Social Rent with London Affordable Rent, while the mix of Shared Ownership or London Living Rent can remain flexible up to the point of completion.
- However, many boroughs will be delivering London Affordable Rent rather than Social Rent (eg in Newham's bid all the rented homes are London Affordable Rent not Social Rent) so it is quite possible that Haringey may have the biggest programme of Social Rent.

#### **4. Haringey's allocation**

- 4.1 Haringey was allocated £62.8m for 848 homes. This was the sixth largest allocation in terms of funding in London and the fifth largest allocation in terms of the number of homes. Coming from a position where the borough only delivered 32 homes in the last four years it would be the largest increase in delivery in London. And as it was against a bid of £72m, the proportion funded to bid was much higher than the London average.
- 4.2 The 848 homes include 567 at Social Rent, 281 at London Living Rent levels (without the sales element)/Shared Ownership. The GLA is entirely content for all boroughs to switch homes between Shared Ownership and London Living Rent as the programme develops. The GLA is also content for boroughs to remove and substitute schemes within the bid, but these must be agreed in each case with them.
- 4.3 It is not possible to discuss in public all the schemes in the bid, beyond the six identified in the November Cabinet report, because many of these are at an early stage and there has not yet been the statutory consultation with affected residents and local Members. But the following can be said:
- No indicative bids (ie bids without named sites) were funded. For Haringey these were primarily potential 106 acquisitions that were speculative at this stage or schemes where we did not have enough information to submit a detailed bid.
  - Three sites in the bid were not funded, which are all planned to start on site late in the programme. The GLA prioritised bids that had earlier starts on site.
- 4.4 This does not mean these schemes cannot be funded. If they can be brought forward earlier they can come into the programme. This could be by substituting them for other schemes in our programme, or in other Boroughs' programmes, which do not come forward or by bidding to the next funding round, which is all but inevitable before the end of this funding period.

**5. Next steps**

- 5.1 The next step is the GLA issuing Haringey a formal offer, which they will do in the next few weeks. Cabinet approval to accept this offer will be sought at the 13 November Cabinet meeting. There are then standard grant conditions which are in the GLA's Capital Funding Guide and are identical for every grant recipient. There will be no immediate transfer of funding, the grant is paid on a scheme by scheme basis when we achieve start on site.
- 5.2 Haringey also made a bid to the GLA for additional HRA borrowing as part of this process. But as the borrowing cap was lifted on 29 October this part of the bid is no longer relevant.

**6. Appendices**

Appendix A Borough breakdown

**7. Local Government (Access to Information) Act 1985**

N/A

**APPENDIX A - BOROUGH BREAKDOWN**

<b>London Borough</b>	<b>No of Homes</b>	<b>£ Allocation</b>
Barking & Dagenham	565	25,338,000
Barnet	87	8,700,000
Brent	817	65,610,000
Camden	308	30,800,000
City of London	156	14,880,000
Croydon	888	61,288,000
Ealing	1,138	99,352,000
Enfield	571	18,108,000
Greenwich	588	32,600,000
Hackney	949	45,556,000
Hammersmith & Fulham	251	15,308,000
Haringey	848	62,858,000
Harrow	618	32,144,000
Havering	282	24,046,000
Hillingdon	347	11,678,000
Hounslow	741	63,252,000
Islington	465	24,200,000
Kensington & Chelsea	336	33,600,000
Kingston upon Thames	713	67,844,000
Lewisham	384	37,700,000
Newham	1,123	107,476,000
Redbridge	400	0
Southwark	926	89,494,138
Sutton	81	6,500,000
Tower Hamlets	675	13,000,000
Waltham Forest	293	25,518,000
Wandsworth	174	12,452,000
<b>Total</b>	<b>14,724</b>	<b>1,029,302,138</b>



**Report for:** Housing and Regeneration Scrutiny Panel - 15<sup>th</sup> November 2018

**Title:** Budget and Performance Monitoring – Quarter 1

**Report**

**Authorised by:** Helen Fisher, Director of Housing, Regeneration & Planning

**Lead Officer:** Kaycee Ikegwu, Finance Business Partner

**1. Describe the issue under consideration**

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

**2. Cabinet Member Introduction**

N/A

**3. Recommendations**

3.1 That the Panel note the contents of this report.

**4. Reason for Decision**

4.1. The report is for information only and relates to the quarter one budget monitoring position as reported to Cabinet on 11 September 2018.

**5. Background Information**

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

5.2. As at 30th June 2018 (Quarter 1) of the financial year ending 2018/19, Priority 4 and 5 are at break even. The HRA is projecting an overspend of £0.23m.

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

**Table 1 – Revenue Budget Monitoring Forecast for Quarter 1 2018/19**

Priority	Revised 2018/19 Budget	Quarter 1 Outturn Forecast	Quarter 1 Forecast to Budget Variance
	£'000	£'000	£'000
PR4 Growth & Employment	7,733	7,713	(20)
PR5 Homes & Communities	15,823	15,823	
<b>General Revenue Total</b>	<b>23,556</b>	<b>23,536</b>	<b>(20)</b>
PR5 Homes & Communities (HRA)		231	231
<b>HRA Total</b>	<b>0</b>	<b>231</b>	<b>231</b>

## 6. Revenue Finance Overview

### PRIORITY 4

**Break Even**

- 6.1. There are no issues to report in this priority.

### PRIORITY 5 (General Fund)

**Break Even**

- 6.2. Housing and Growth's full year forecast is showing a breakeven position.

The temporary accommodation (TA) budget is currently under pressure. This is primarily due to the number of clients and the forecast level of compensation payment costs. Currently it is assumed that this can be offset by unbudgeted income from TA lodges hostels and reduced expenditure in some other areas along with the use of the flexible homelessness grant.

- 6.3. As acknowledged in the June 2018 Cabinet report on Broadwater Farm estate, the impact of temporarily re-housing tenants is forecast to create a pressure of about £202k on the TA budgets in 2018/19. These costs are yet to materialise but will need to be covered. Further clarity will be available for the quarter two report.

**PRIORITY 5 (HRA)****Overspend £0.23m**

- 6.4. The HRA budget is projecting an overspend of £0.23m for the year ending March 2019. The HRA outturn summary is set out in Table 2 below.

**Table 2 – HRA Budget Forecast (Quarter 1)**

<b>Total for HRA</b>	<b>Revised 2018/19 Budget</b>	<b>Quarter 1 Outturn Forecast</b>	<b>Forecast to Budget Variance</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Managed Services Income	-107,554	-107,178	375
Managed Services Expenditure	14,025	13,854	(170)
Retained Services Expenditure	93,529	93,555	26
<b>Total for HRA</b>	<b>0</b>	<b>231</b>	<b>231</b>

- 6.5. Appendix 2 provides a breakdown of the income and expenditure for the HRA budget.

- 6.6 The main drivers of the variance are the under recovery of dwelling income, as properties are being held back from letting due to the need to rehouse residents from the Tangmere block on Broadwater Farm, and a higher than anticipated number of garage voids which is impacting on income streams. HfH have undertaken a review of garages so work is underway to resolve the latter pressure. The income shortfall is being offset by a number of small underspends on the managed services expenditure.

**7. Capital Expenditure Forecast at Quarter 1**

- 7.1. At Q1, the capital programme is forecasting for priority 4 and 5 (General Fund) an underspend of £10.9m and Priority 5 HRA an underspend of £3.7m (HRA) shown in Table 3 below. It is essential to the delivery of the Council's longer term objectives that capital expenditure takes place in a timely fashion to ensure the Council has the ability to deliver service improvements and longer term revenue savings.

- 7.2. Further scrutiny will take place to ensure that any capital proposals are capable of being delivered and that resources are allocated to their delivery.

**Table 3 – Capital Expenditure (Quarter 1)**

	Revised Budget 2018/19	Quarter 1 Forecast	Quarter 1 Budget to Forecast Variance
	£'000	£'000	£'000
Priority 4 - Growth & Employment	69,080	58,096	(10,984)
Priority 5 - Homes & Communities	34,225	34,224	(1)
<b>General Fund Total</b>	<b>103,305</b>	<b>92,320</b>	<b>(10,985)</b>
Priority 5 HRA	68,254	64,557	(3,697)
<b>Grand Total</b>	<b>171,559</b>	<b>156,877</b>	<b>(14,682)</b>

7.3. At Q1, the revised budget is equal to the agreed MTFS budget plus the carry forwards agreed by Cabinet at its meeting in June 2018 plus the adjustments set out below.

7.4. A high level commentary on the priority projected outturn is set out below;

#### **Priority 4**

7.5 **Priority 4** is projecting an underspend of £11m. The Priority 4 budget contains a large number of schemes that are closely tied to the activities of partners and/or the granting of planning permissions. As such, there is the possibility of a lower outturn figure than currently projected. A much clearer picture should emerge as the year progresses.

7.7 In Priority 4, the Hornsey Town Hall scheme (£0.413m) has completed with the disposal to the developer. As the Council does not own the asset, it cannot capitalise any of the residual costs (mainly outstanding consultant's fees). It is proposed to delete this scheme, with any further costs being met from the proceeds of disposal, no transfer to contingency is proposed.

7.8 The decision of Cabinet on the 17<sup>th</sup> July to withdraw from the competitive dialogue procedure and therefore not award a contract in relation to the Haringey Development Vehicle means that these schemes can be removed from the agreed capital programme:

- Northumberland Park (2018/19 budget £0.369m);
- Re-provision of schools in the North Tottenham area (2018/19 budget £0.5m);
- Wood Green HQ, Library & Customer Service Centre (2018/19 budget £0.25m); and
- HDV Acquisitions & Receipts (2018/19 budget £1.639m).

7.9 The removal of the HDV Acquisitions & Receipts budget does not generate any additional spending capacity, as the budget is there to fund acquisitions that were then to be reimbursed by the HDV to the council. It is proposed to

transfer the budgeted resources from the other HDV schemes to the approved capital programme contingency for 2018/19. The planned expenditure on these schemes for future years will be reviewed as part of the capital programme refresh.

- 7.10 The Council has been awarded Good Growth Funding from the GLA. A budget of £0.65m needs to be established.

### **Priority 5**

- 7.11 **Priority 5 (GF)** is projecting to be fully spent. The establishment of the community benefit society (CBS) at the July Cabinet will enable expenditure to speed up. The council has entered into a funding agreement with Newlon Housing Association for the provision of 54 units of social housing to be funded through retained RTB receipts. This scheme needs to be incorporated into the capital programme at a value of £6.5m.
- 7.12 **Priority 5 (HRA)** is projecting an underspend of £3.7m with the majority of the underspend being attributable to the costs of leaseholder acquisitions on the Love Lane Estate being met from the general fund. In addition a virement of £1.098m is requested to establish a budget for aids and adaptations to people's homes to make them more accessible.

## **8. MTFs Savings 2018/19**

- 8.1. The MTFs savings target for 2018/19 for priority 4 and 5 is £0.35m. As at the Q1 of the financial year, it is projected that 100% of the target will be achieved. Table 4 below summarises the current 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 – 2018/19 MTFs Savings by Priority**

<b>MTFS Savings 2018/19</b>						
	<b>New MTFS</b>	<b>Old MTFS</b>	<b>Total</b>	<b>Savings Projected to be</b>	<b>Savings Shortfall</b>	<b>% Achieved</b>

				Achieved 2018/19		
	£'000	£'000	£'000	£'000	£'000	%
<b>Priority 4</b>	50	250	<b>300</b>	<b>300</b>	-	100%
<b>Priority 5</b>	50	-	<b>50</b>	<b>50</b>	-	100%
<b>Total</b>	<b>100</b>	<b>250</b>	<b>350</b>	<b>350</b>	-	100%

#### Priority Four

- 8.2. At Q1 Priority 4 is projecting that all its savings will be achieved. Further details on Priority 4 savings are detailed in Appendix 3.

#### Priority Five

- 8.3. At Q1 Priority 5 is projecting that all its savings will be achieved. Further details on priority 5 savings are detailed in Appendix 3.

### **9. Contributions to strategic outcomes**

N/A

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

#### Finance and Procurement

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

#### Legal

- 10.2. The Assistant Director of Corporate Governance has been consulted on this report.
- 10.3. 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.
- 10.4. The council must act reasonably and in accordance with statutory duties and responsibilities when taking the necessary action to reduce the overspend

**Appendix 1**

Priority for Report	Revised 2018/19 Budget	Quarter 1 Forecast	Variance
<b>PRIORITY_4.PR Priority 4</b>	<b>7,732,810</b>	<b>7,713,394</b>	<b>-19,416</b>
PR4_PRD.PR Regeneration, Planning			
RPD11.PR Director of	284,225	284,225	0

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

Equalities

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

**11. Use of Appendices**

Appendix 1 – Directorate Level Forecast (Quarter 1)

## Appendix 2 – HRA Forecast (Quarter 1)

**Appendix 2**

Regen, Planning					
<b>PR4_HSEGWT.PR Housing &amp; Growth</b>					
Grth	RPD51.PR	Director for Housing &	207,200	226,535	19,335
	RPD52.PR	Assistant Director Growth	1,253,350	1,214,599	-38,751
	RPD53.PR	Carbon Management	312,500	312,500	0
<b>PR4_PLAN.PR Planning</b>					
	RPD31.PR	Planning Management	270,050	270,050	0
	RPD33.PR	Building Control	100,450	100,450	0
	RPD34.PR	Development Control	496,685	593,016	96,331
	RPD35.PR	Planning & Transport	908,900	812,569	-96,331
	RPD36.PR	Business Support	181,700	181,700	0
	RPD37.PR	Community Infrastructure	0	0	0
	RPD38.PR	Ward Budgets	190,000	190,000	0
<b>PR4_PCP.PR Property &amp; Capital Projects</b>					
			202,150	202,150	0
<b>PR4_REGEN.PR Regeneration</b>					
	RPD41.PR	Tottenham Regeneration	2,951,400	2,951,400	0
	RPD42.PR	Socio - Economic Regen	237,300	237,300	0
	RPD43.PR	Wood Green			
	Regeneration		136,900	136,900	0

**Appendix 1b**

Priority for Report		Revised 2018/19 Budget	Quarter 1 Forecast	Variance	
<b>PRIORITY_5.PR Priority 5</b>		<b>15,823,185</b>	<b>16,139,588</b>	<b>316,403</b>	
<b>AH03.PR Housing Demand</b>					
	UE061.PR	Commissioned Serv	835,270	835,270	0
	UE063.PR	Housing Support	0	0	0
	UE068.PR	Arms Length service	3,561,325	3,431,952	-129,373
	UE069.PR	Indirect T.A. Housing	592,400	841,900	249,500
	UE070.PR	Direct T.A. Housing	5,914,708	6,235,277	320,569
	UE071.PR	T.A.Lodges	2,600	-121,693	-124,293
<b>AH05.PR Housing Commissioned</b>		4,916,882	4,916,882	0	



	2018/19 Revised Budget	P3 2018/19 Actual Spend	P3 2018/19 Forecast	P3 2018/19 Forecast Variance
<b>HRA BUDGET 2018/19</b>				
	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>
<b>UE0721 Managed Services Income</b>				
H39001 Rent - Dwellings	(81,071)	(18,832)	(80,884)	187
H39101 Rent - Garages	(858)	(177)	(746)	112
H39102 Rent - Commercial	(138)	(1,065)	(138)	
H39201 Income - Heating	(288)	(71)	(291)	(3)
H39202 Income - Light and Power	(1,095)	(255)	(1,092)	3
H39301 Service Charge Income - Leasehold	(8,124)	(6,592)	(8,124)	
H39401 ServChgInc SuppHousg	(1,495)	(354)	(1,522)	(27)
H39402 Service Charge Income - Concierge	(1,562)	(359)	(1,539)	24
H39405 Grounds Maintenance	(2,307)	(523)	(2,250)	58
H39406 Caretaking	(1,845)	(418)	(1,797)	48
H39407 Street Sweeping	(1,891)	(438)	(1,879)	11
H40102 Water Rates Receivable	(7,090)	(1,444)	(7,128)	(38)
H40404 Bad Debt Provision - Leaseholders	210		210	
<b>UE0721 Managed Services Income TOTAL</b>	<b>(107,554)</b>	<b>(30,528)</b>	<b>(107,178)</b>	<b>375</b>
	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>
<b>UE0722 Managed Services Expenditure</b>				
H31300 Housing Management WG	23	3	23	
H32300 Housing Management NT	28	7	28	
H33400 TA Hostels	252	15	252	
H34300 Housing Management ST	9	3	9	
H35300 Housing Management BWF	11		11	
H37210 Under Occupation	128	43	128	
H39002 Rent - Hostels	(1,920)	(464)	(1,991)	(71)
H39404 Service Charge Income - Hostels	(330)	(80)	(344)	(15)
H40001 Repairs - Central Recharges	2	(7)	(20)	(22)
H40004 Responsive Repairs - Hostels	342	()	342	
H40101 Water Rates Payable	6,024	(20)	6,059	35
H40104 HousMgmtRechg Central	107			(107)
H40111 Other RentCollection	162	22	162	
H40206 HousMgmtRechg Energ	1,609	26	1,609	
H40208 Special Services Cleaning	2,734	(602)	2,734	
H40209 Special Services Ground Maint	1,802	38	1,802	
H40212 HRA Pest Control	284	38	284	
H40213 Estate Controlled Parking	20	1	20	
H40303 Supporting People Payments	1,856	423	1,865	10
H40309 Commercial Property - Expenditure		2		
H40401 Bad Debt Provision - Dwellings	664		664	
H40405 BAd Debt Provision - Commercial				
H40406 Bad Debt Provisions - Hostels	68		68	
H40801 HRA- Council Tax	150	14	150	

S14520 Supported Housing		3		
UE0722 Managed Services Expenditure				
<b>TOTAL</b>	<b>14,025</b>	<b>(628)</b>	<b>13,854</b>	<b>(170)</b>
	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	
UE0731 Retained Services Expenditure				
H38002 Anti Social Behaviour Service	581	143	581	
H39601 Interest Receivable	(76)		(76)	
H40112 Corporate democratic Core	765		572	(193)
H40301 Leasehold Payments	(139)		(139)	
H40305 Landlords Insurance - Tenanted	312	1,395	318	6
H40306 Landlords - NNDR	132		50	(82)
H40308 Landlords Insurance - Leasehold	1,500		1,395	(105)
H40501 Capital Financing Costs	10,000	672	10,000	
H40601 Depreciation - Dwellings	20,068		20,068	
H40805 ALMO HRA Management Fee	40,139		40,539	400
H49000 Housing Revenue Account	16,152		16,152	( )
H60002 GF to HRA Recharges	2,952	46	2,952	
H60003 Estate Renewal		339		
H60004 HIERS/ Regeneration Team	867	18	867	
S11100 Emergency Response Management				
S14400 Supported Housing Central	278		278	
<b>UE0731 Retained Services Expenditure TOTAL</b>	<b>93,529</b>	<b>2,614</b>	<b>93,555</b>	<b>26</b>
<b>(Surplus) for the year on HRA Services</b>		<b>(28,543)</b>	<b>232</b>	<b>231</b>

### Appendix 3

MTFS Savings: Priority 4 & Priority 5						
Ref	Proposal	2018-19 B/FWD £000's	2018-19 New £000's	Total £000's	Overall risk RAG	Details of impact of under achievement of savings and mitigating actions
<b>P4 - Growth &amp; Employment</b>						
4.1	Tottenham Regeneration programme		50	50	GREEN	Savings Already Taken from Budget
4.3	Corporate projects - Transfer of functions to HDV	250		250	GREEN	Savings Already Taken from Budget
<b>Subtotal</b>		250	50	300		
<b>P5 - Housing &amp; HRA</b>						
5.1	Housing		50	50	GREEN	Savings Already Taken from Budget
<b>Subtotal</b>		-	50	50		
<b>Total</b>		<b>250</b>	<b>100</b>	<b>350</b>		

**Report for:** Housing & Regeneration Scrutiny Panel – 15th November 2018

**Title:** Work Programme Development 2018-19

**Report authorised by:** Ayshe Simsek, Democratic Services and Scrutiny Manager

**Lead Officer:** Dominic O'Brien, Principal Scrutiny Officer  
Tel: 020 8489 5896, e-mail: dominic.obrien@haringey.gov.uk

**Ward(s) affected:** N/A

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

### **1. Describe the issue under consideration**

1.1 This report sets out developments on the Panel's work plan for 2018/19.

### **2. Recommendations**

2.1 That the Panel considers, amends if necessary, and agrees its draft work programme, attached at Appendix A, for approval by the next meeting of the Overview and Scrutiny Committee.

### **3. Reasons for decision**

3.1 Each scrutiny panel is required to develop a work plan on the areas and issues that it wishes to look at for the year for recommendation to the Overview and Scrutiny Committee. In putting this together, they need to have regard to their capacity to deliver the programme and officers' capacity to support them in that task.

### **4. Approach**

#### *Introduction*

4.1 The Overview and Scrutiny Committee is responsible for developing an overall scrutiny work programme, including work for its four standing scrutiny panels. Careful selection and prioritisation of its work is important if scrutiny is to be successful in achieving outcomes.

4.2 An effective scrutiny work programme should include a balanced range of activities:

- Holding the Executive to account;
- Policy review and development – reviews to assess the effectiveness of existing policies or to inform the development of new strategies;
- Performance management – identifying under-performing services, investigating and making recommendations for improvement;

- External scrutiny – scrutinising and holding to account partners and other local agencies providing key services to the public; and
- Public and community engagement – engaging and involving local communities in scrutiny activities and scrutinising those issues which are of concern to the local community.

4.3 An effective work programme should also;

- Reflect local needs and priorities – issues of community concern as well as Corporate Plan and Medium Term Financial Strategy priorities;
- Be selective. It will not be possible to cover everything;
- Draw on evidence available;
- Prioritise issues that have most impact or benefit to residents;
- Involve local stakeholders; and
- Is flexible enough to respond to new or urgent issues.

4.4 Scrutiny work can be carried out in a variety of ways and use whatever format that is best suited to the issue under consideration. This can include a variety of “one-off” reports as well as in-depth scrutiny review projects, that provide an opportunity to investigate issues in detail. It is nevertheless important that there is a balance between depth and breadth of work undertaken so that resources can be used to their greatest effect. There is finite capacity as well so the work programme that is set will should also be achievable in the time available.

4.5 Once the work programme has been agreed, there are both formal and informal systems in place to monitor the progress of the work plan. It is important that there is flexibility within the work plan so that it is possible to respond and adapt to matters that arise and changing circumstances. Regular agenda planning meetings with the Chair and senior officers and discussion at panels and the Overview and Scrutiny Committee will provide an opportunity to discuss the scope and approach to each area of inquiry.

#### *Approach for 2018/19*

4.6 At its meeting on 4 June, the Overview and Scrutiny Committee approved a report outlining the proposed approach to the development of a two-year work plan for the Committee and its panels. This included measures to ensure that the views of residents and stakeholders were taken into account in developing, including the setting up of a “Scrutiny Café” event.

4.7 Following further discussion, the following was agreed by the Committee at its meeting on 23 July;

- All Panel Chairs to meet informally with relevant directors and Cabinet Members before the August recess for a preliminary discussion about priorities and challenges for the year ahead and potential areas for their Panels to focus on;
- The September round of Panel meetings to consider provisional items for inclusion in work programmes. This was informed by the following items on each Panel agenda:
  - An overview of service areas covered;

- A performance update on the Corporate Priorities that each Panel covers; and
- Cabinet Member Questions. This to focus, in particular, on key priorities within portfolios

4.8 The Scrutiny Café took place on 13 September. Prior to this, suggestions were sought from a wide range of sources, including partners, community organisations and Councillors. These were obtained via an on-line questionnaire. Suggestions from this process, as well as the provisional items identified by each of the Panels, were discussed at the Scrutiny Café. The Café also provided an opportunity for issues not already highlighted to be raised.

4.9 The outcomes from the Scrutiny Café were reported to the Overview and Scrutiny Committee on 2 October. The Chairs of each of the scrutiny panels and the Committee have also met with relevant service officers to discuss this and how to best take forward the issues identified and, in particular;

- Which issues would be best suited to dealt with by an in-depth scrutiny review;
- Which issues might be better suited to “one-off” item at a regular meeting. In addition, there are also routine items such as performance data, budget scrutiny and Cabinet Member Questions which may also provide a means of addressing issues;
- What other work may be taking place within the Council on issues raised so that any overview and scrutiny involvement complements rather than conflicts with this;
- Whether issues may have already been looked at recently by overview and scrutiny recently and, if so, whether to re-visit them.

4.10 There may also be some issues that have been raised on which overview and scrutiny is likely to have limited or no influence and therefore consideration needs to be given to where impact is likely to be the greatest in prioritising work.

4.11 An updated copy of the draft work plan for the Housing & Regeneration Scrutiny Panel is attached as Appendix A.

## **5. Contribution to strategic outcomes**

5.1 The contribution of scrutiny to the corporate priorities will be considered routinely as part of the OSC's work.

## **6. Statutory Officers comments**

### **Finance and Procurement**

6.1 There are no financial implications arising from the recommendations set out in

this report. Should any of the work undertaken by Overview and Scrutiny generate recommendations with financial implications these will be highlighted at that time.

## **Legal**

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

## **Equality**

- 6.6 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.
- 6.7 The Panel should ensure that it addresses these duties by considering them within its work plan, as well as individual pieces of work. This should include considering and clearly stating;
- How policy issues impact on different groups within the community, particularly those that share the nine protected characteristics;
  - Whether the impact on particular groups is fair and proportionate;
  - Whether there is equality of access to services and fair representation of all groups within Haringey;

- Whether any positive opportunities to advance equality of opportunity and/or good relations between people, are being realised.

6.8 The Panel should ensure equalities comments are based on evidence. Wherever possible this should include demographic and service level data and evidence of residents/service users views gathered through consultation.

## **7. Use of Appendices**

Appendix A – Housing & Regeneration Scrutiny Panel – Draft Work Plan for 2018/19

## **8. Local Government (Access to Information) Act 1985**

N/A

**APPENDIX A - Housing and Regeneration Scrutiny Panel - Draft Work Plan 2018-19**

**1. Scrutiny review projects;** These are dealt with through a combination of specific evidence gathering meetings that will be arranged as and when required and other activities, such as visits. Should there not be sufficient capacity to cover all of these issues through in-depth pieces of work, they could instead be addressed through a “one-off” item at a scheduled meeting of the Panel. These issues will be subject to further development and scoping. It is proposed that the Committee consider issues that are “cross cutting” in nature for review by itself i.e. ones that cover the terms of reference of more than one of the panels.

Projects	Comments
Wards Corner	Scoping document prepared. Evidence sessions and site visit expected late 2018/early 2019.
CIL/S106	To take place in 2019/20.
Tottenham Area Action Plan (AAP)	To take place in 2019/20.

Date	Potential Items
<b>17 September 2018</b>	<ul style="list-style-type: none"> <li>• Terms of Reference</li> <li>• Service Overview and Performance Update</li> <li>• Cabinet Member Questions;               <ul style="list-style-type: none"> <li>○ Housing and Estate Renewal; and</li> <li>○ Strategic Regeneration</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>• Work Planning; To agree items for the work plan for the Panel for this year.</li> </ul>
<b>15 November 2018</b>	<ul style="list-style-type: none"> <li>• Financial Monitoring; To receive an update on the financial performance relating to Corporate Plan Priorities 4 &amp; 5.</li> <li>• Cabinet Member Questions - Strategic Regeneration</li> <li>• Wood Green/Tottenham landowner forums</li> <li>• GLA Grant Allocation</li> </ul>
<b>17 December 2018</b>	<ul style="list-style-type: none"> <li>• Budget Scrutiny</li> </ul>
<b>15 January 2019</b>	<ul style="list-style-type: none"> <li>• Cabinet Member Questions – Housing and Estate Renewal</li> <li>• Community Infrastructure Levy</li> <li>• Update on Broadwater Farm</li> </ul>
<b>14 February 2019</b>	<ul style="list-style-type: none"> <li>• Cabinet Member Questions - Strategic Regeneration</li> </ul>
<b>14 March 2019</b>	<ul style="list-style-type: none"> <li>• Cabinet Member Questions - Housing and Estate Renewal</li> <li>• Review on Social Housing: Update on Implementation of Recommendations</li> </ul>

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