

## NOTICE OF MEETING

# HOUSING AND REGENERATION SCRUTINY PANEL

**Thursday, 14th March, 2019, 6.30 pm - Civic Centre, High Road,  
Wood Green, N22 8LE**

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

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

Quorum: 3

### 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.

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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 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 - 6)**

To approve the minutes of the previous meeting.

**7. SOCIAL HOUSING - SCRUTINY REVIEW UPDATE**

To update the Panel on progress made towards the recommendations made in the 2017/18 scrutiny review on Social Housing.

(REPORT TO FOLLOW)

**8. HIGH ROAD WEST UPDATE (PAGES 7 - 12)**

To provide the Panel with an update on the High Road West scheme.

**9. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 3 above.

**10. DATES OF FUTURE MEETINGS**

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Wednesday, 06 March 2019

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**MINUTES OF THE MEETING OF THE HOUSING AND  
REGENERATION SCRUTINY PANEL HELD ON THURSDAY 21ST  
FEBRUARY 2019, 6.30 - 9.05 pm**

**PRESENT:**

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

**45. 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'.

**46. APOLOGIES FOR ABSENCE**

None.

**47. URGENT BUSINESS**

None.

**48. DECLARATIONS OF INTEREST**

None.

**49. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS**

A valid deputation request had been received from Stuart McNamara on the issue of Wards Corner/Latin Village.

Addressing the panel, Stuart McNamara said that the issues around Wards Corner were not an isolated problem and that there was a wider issue with the Council's approach to regeneration. He added that while there had been good intentions to do things differently following the change of administration in May 2018, they were still dealing with an unreconstructed system with insufficient engagement with checks and balances.

He went on to say that the steering group had been a failure with the traders divided and questioned why complaints about bullying and racist behaviour had not been taken seriously by Transport for London and Haringey Council. Also, the public should have the right to see the development agreement.

Victoria Alvarez, Carlos Bergos and David McEwen joined Stuart McNamara to respond the questions from the Panel and they commented as follows:

- There needs to be an exploration of how the steering group was set up by Grainger because there is a conflict of interest with this being chaired by an organisation that is both the market facilitator and operator and stands to make financial gain from the market being knocked down.
- The Section 106 agreement says that the Market Facilitator should promote the interests of the market traders but instead the market traders complain that they receive harassment and abuse. Despite complaints to the Council no action is taken. The Council should ensure that the Section 106 agreement is adhered to.
- There is a divide between the market traders with a majority in favour of the alternative community plan being given parity of status. The community plan has support from design professionals and funding bodies and a capital funding strategy had been developed. Further documentation on the community plan would be forwarded to the Panel.
- The CPO process should be stopped until the Scrutiny Review has been completed.
- On the relocation of market units, the traders had been told they could submit up to three choices of where they want their unit to be. However, trade is very reliant on footfall and those who currently have street facing units should have grandfather rights on their location.

Cllr Gordon thanked the speakers for their presentation, noting that the Scrutiny Review on this issue was ongoing and that the market traders and others would be invited back to attend evidence sessions in the coming weeks. Written documentation would also be accepted. Cllr Gordon reminded those present that the Scrutiny Panel is not a decision-making body but would be submitting recommendations to the Cabinet at the end of the Review.

### **50. MINUTES**

The accuracy of the minutes from the previous meeting was confirmed.

On the action points from the previous meeting, a reply had not yet been received from the letter to Cllr Ejiolor but this would be chased up.

On item 43 (CIL Overview) Cllr Williams suggested that a more detailed explanation should be provided to the Panel on the 16-month period required to raise the CIL rate.

Cllr Diakidis noted that there were a couple of documents referred to in the minutes that the Panel should be provided with when they are available (a review of the management process of CIL was due to be carried out by a specialist consultancy in Feb 2019 and a draft of the single integrated plan for the future of the Broadwater Farm estate was expected in Q1 of 2019/20).

**AGREED: That the minutes of the meeting held on 15<sup>th</sup> January 2019 be approved as an accurate record.**

**AGREED: That the items referred to above be followed up with the Panel updated at the following meeting.**

## **51. CABINET MEMBER QUESTIONS - STRATEGIC REGENERATION**

Cllr Charles Adje, Cabinet Member for Strategic Regeneration responded to questions on the following issues:

- On the Wood Green Area Action Plan (AAP) Cllr Adje said that the policy team is currently working on the final version. The plans for a possible Crossrail station in the area were being taken into account but complicate matters as this aspect remains uncommitted and unfunded while proposed improvements to the Piccadilly line had been put on hold by TfL. The AAP will be proposing high density housing and had been designated in London Plan as an Opportunity Area. It was expected that Bury Road would be more accessible with more housing and used for loading and unloading for retail units. A public consultation on the AAP had been completed last year and there would be further consultation on the new proposals.
- The Accommodation Strategy was also being worked on and Cllr Adje would be reporting to an all Member briefing on this on 7<sup>th</sup> March.
- On Seven Sisters market, Cllr Adje said that he shared the market facilitator being the same as the market operator. After recent discussions a new market facilitator had been appointed. That information had been communicated to market traders at a meeting on 12<sup>th</sup> February though he himself had been unable to attend. Asked whether minutes were available from this meeting, Cllr Adje said that he would make enquiries (**ACTION – Cllr Adje**). Cllr Adje acknowledged the frustrations raised from the deputation earlier in the meeting and said that he welcomes the Scrutiny Review into this matter. Asked whether the Council would halt the CPO process until after the Scrutiny Review had been completed, Cllr Adje said that the Council had to operate within the constraints of the law.
- On sub-regional partnerships used to help the local economy, Cllr Adje said that there were a number of bodies that the Council had been engaged with including the North London Strategic Alliance and the London-Stansted-Cambridge consortium. The Council is also working with Enfield, Hackney and Waltham Forest boroughs on a joint approach to the Upper Lee Valley. Business space is a key concern as there is not currently the capacity for businesses to expand in the way that we need them to so the Council is looking to assist local businesses in finding space.
- Peter O'Brien, Assistant Director for Regeneration, confirmed that the Strategic Investment Pot, which is part of the London-wide retained business rates scheme, could be used to allocate funds to support various strategic investment projects. This had required Haringey Council to put in a joint bid with other boroughs (Waltham Forest and Enfield) to demonstrate partnership

working, and Haringey had agreed with the other boroughs to administer the fund although this was not yet operational.

- Asked about the Community Bank, Cllr Adje said that this issue falls under Cllr Berryman's remit.
- Cllr Adje informed the Panel that a new economic development strategy is likely to be completed in summer. This is currently in draft form and several elements are currently being reviewed, including on procurement and contracting relationships and on job creation and social value.
- Cllr Adje agreed to provide written responses to the Panel's other questions which there had not been time to ask. **(ACTION – Cllr Adje)**

## 52. TOTTENHAM/WOOD GREEN LANDOWNER FORUMS

Peter O'Brien, Assistant Director for Regeneration, and Steve Carr, Assistant Director for Economic Development & Growth, provided the Panel with an update on the Tottenham and Wood Green Landowners Group. The Tottenham group had been ceased and the Wood Green group was still operational but had not met recently. However, there are future proposals on business engagement as part of the new Borough Plan including through the Business Pledge and close engagement with various local business networks.

Cllr Gordon said that the Panel's main concerns on this issue were more about the feeling in parts of the local community that developers were getting a large amount of access to lead officers and that lessons needed to be learnt about maintaining transparency about these relationships. Peter O'Brien said that efforts had been made at an early stage to ensure transparency of the Tottenham group including by publishing the minutes of the meetings online and including Member representation on the group. In the context of Area Action Plans (AAPs), including the Wood Green AAP which is currently in development, planning policy requires the local authority to engage with landowners and developers and the AAP can't be delivered without doing this.

Asked about the Wood Green landowners' forum, Peter O'Brien said that it is not currently meeting and there had not been a meeting since the Scrutiny Panel has been looking into this issue. This is because a lot of work was currently being done in-house on the Wood Green AAP so there is not anything to consult about at the moment. However, when proposals had been developed it would be necessary to engage with landowners again.

Councillor Zena Brabazon joined the meeting at this point commenting that the Tottenham landowner group was not an exercise in democracy as it had been discovered by chance and the minutes were posted online two to three months after the meetings after community pressure. The community concern was that, with the Council also as a major landowner, the group looked like a cartel. Peter O'Brien responded by saying that while the Council has influence and power as a landowner it does not own everything and has to look strategically at how AAPs can be developed and delivered. As part of the Wood Green AAP the Council was looking



at working in different ways, how to use assets to achieve outcomes and working with local community groups.

Asked whether there were criteria/guidelines on who qualifies for membership of the Wood Green group, Peter O'Brien said that AAP site allocations are made to portions of land and it is the owners of that land who are included in the group. Asked why Argent were included in the Tottenham group despite not owning any of the local land, he said that this was due to the initial appointment of Robert Evans as the Chair after the Tottenham riots as part of the efforts to secure investment at that time, including because of his background of previous redevelopments such as at Kings Cross.

On the terms of reference for the Wood Green landowners group, Peter O'Brien said that that the draft terms of reference had been taken to the Housing & Regeneration sub-group 2-3 months previously. Asked why these had not been attached to the report for this meeting he said that it was likely that they had been attached to a previous report to the Panel. **(ACTION – Dominic O'Brien to check this).**

**AGREED: That the report be noted.**

**AGREED: That the Terms of Reference for the Wood Green landowners group be circulated to Panel members.**

### **53. WORK PROGRAMME UPDATE**

Principal Scrutiny Officer, Dominic O'Brien, introduced this item noting that agendas items need to be identified for the 2019/20 panel meeting schedule which comprises of four regular scrutiny meetings and one budget scrutiny meeting.

On the scrutiny reviews on the Work Programme the Panel agreed to replace 'Tottenham AAP' with 'Wood Green AAP'. The Panel discussed the possibility of holding a single-day scrutiny session on the Community Infrastructure Levy although Cllr Gordon noted that this would need to wait until after the Wards Corner scrutiny review had been concluded.

Cllr Gordon noted that the Panel would need to follow up on the issues raised by the deputation from the Love Lane Temporary Accommodation Group (TAG) that attended a previous meeting of the Panel in November 2018. A response had been obtained from Homes for Haringey (HfH) about issues with maintenance and anti-social behaviour and this had been forwarded to representatives of the TAG. However, their main concern remained the security of tenure for residents.

Cllr Stone referred to concerns recently raised by Islington Council's Housing Scrutiny Committee about a company that provides medical reports used to assess housing need. The same company is also being used by Haringey Council so the scrutiny panel should look into this.

**AGREED: That the amendments as described above be added to the Work Programme for 2019/20.**

CHAIR: Councillor Ruth Gordon

Signed by Chair .....

Date .....

**Report for:** Housing and Regeneration Scrutiny Panel, 14<sup>th</sup> March 2019

**Title:** High Road West - update

**Report authorised by :** Peter O'Brien, Assistant Director for Regeneration

**Lead Officer:** Matthew Maple, Regeneration Manager

**Report for Key/  
Non Key Decision: Report for information**

## 1. Introduction

- 1.1 This briefing note provides an update regarding the High Road West scheme.
- 1.2 In September 2017, Cabinet agreed for the Council to select Lendlease as the preferred bidder for the High Road West scheme and agreed for the Council to acquire 145 social rented homes and 46 shared equity homes as part of the agreement.
- 1.3 As well as the delivery of Council owned homes as referred to above, the proposed scheme includes:-
- Over £10m of funding for social and economic support for both businesses and residents
  - A modern Library and Learning Centre and a refurbished Grange Community Hub
  - 143,500sqft of green spaces for the community including a large new linear community park
  - A new civic square which will be an important focus of local events and activities
  - Over 130,000sqft of commercial, retail and leisure space
  - Over 3,300 construction jobs and more than 500 end-user jobs once the development is complete.
- 1.4 In July 2018 the Mayor introduced new rules related to his funding of estate based regeneration, including the need for a ballot of residents for the redevelopment of social housing estates including more than 150 new homes. The ballot applies to secure tenants, leaseholders and freeholders and any resident who lives on the estate and has been on the Council's housing register for at least a year.

## 2. The Housing Offer

### CONSIDERATIONS OF THE BALLOT ON THE HOUSING OFFER AND VIABILITY OF THE SCHEME

- 2.1 It has been the clear focus of the current Administration to use a range of tools to deliver a step change in the number of Council homes in the borough. The High Road West project provides the opportunity to contribute significantly to this objective, with a realistic delivery timetable and at an affordable price of acquisition. Any further social rent Council homes would be purchased into the Council's Housing Revenue Account. The inclusion of a substantial

number of additional council homes has a significant impact on scheme viability, because of the capital subsidy that every additional affordable home requires. This means there is a 'gap' in the scheme finances, which the Council and Lendlease are currently working to address, in discussion with the Mayor's team at the GLA.

## THE COUNCIL'S 'LANDLORD OFFER'

- 2.2 The ballot of residents will be based on a 'Landlord Offer'. The current proposal is that this offer will include a local lettings policy, describing how the additional Council homes will be allocated. Local residents affected by the change will be consulted on the Landlord Offer, following this further work to close the viability gap.
- 2.3 The local lettings policy will aim to deliver on the Council's commitments to secure and assured tenants and resident leaseholders to provide new homes in the High Road West scheme. As well as this, the addition of extra Council homes on High Road West would provide the opportunity for homes to be provided to other people in housing need in the borough, including those currently living in temporary accommodation on the estate.
- 2.4 As well as the local lettings policy consultation, a leaseholder offer will be consulted upon with leaseholders on the Love Lane Estate. These two documents, along with further information regarding the scheme will be collated as a 'Landlord Offer'.
- 2.5 The ballot of residents would follow a Cabinet decision to approve the 'Landlord Offer', taking into account consultation feedback regarding the adoption of the local lettings policy and leaseholder offer. The Council has been working with the "Independent Body", 'Electoral Reform Services', who ensure independent and impartial delivery of the ballot as well as providing a range of services to assist residents. This includes providing varying methods to vote, a range of languages for the ballot material and support for the engagement.

## 3. Land Assembly

### Local businesses

- 3.1 The Council made a series of commitments to businesses in 2014 through the Business Charter. These comprise:-

Commitment 1: ensuring opportunities to participate in regeneration and supporting businesses through the process

Commitment 2: enabling businesses to remain as viable as possible during the regeneration and allowing businesses to exercise choice in their future options

Commitment 3: fair and equitable valuation and compensation process

Commitment 4: endeavouring to keep businesses and jobs within the area or borough

- 3.2 There are over sixty businesses directly affected by the High Road West scheme, representing around 200,000sqft of floorspace including carpentry & joinery workshops, metal working workshop, car repairs, upholstery and antiquity furniture restorer, MOT stations, a cake factory and design studio. High Road West aims to provide 200,000sqft of retail, business and leisure space, which can include space for many of the existing businesses currently operating in the area. Where the scheme cannot accommodate businesses, Lendlease and the Council

are working with those businesses to identify suitable alternative premises in the vicinity and elsewhere.

- 3.3 The scheme aims to create over 3,300 construction jobs and over 500 end-user jobs, with at least 40% of the jobs for local people. High Road West provides programmes offering local people the skills and opportunity to secure long-term careers and enable young people to access apprenticeships and work placements.
- 3.4 Officers and Councillors have been speaking with businesses throughout the process of developing the scheme, including consultation with businesses during development of the masterplan, a series of steering group meetings, one to one meetings and newsletters. The Leader visited the Peacock Estate and spoke with businesses in July last year. With many of the existing businesses located on sites that will only be redeveloped in later phases of the High Road West scheme, the timescales for relocation are significantly longer than those for the homes in the south. With the selection of Lendlease as preferred bidder, it has been possible to accelerate the engagement of businesses, with a number of varying approaches, including work by Retail Revival who are working with businesses on aspects such as business planning, visual displays, marketing and food hygiene. The Council and Lendlease will be looking to deliver 'business breakfasts' in the future, which will allow the opportunity to ask questions and get advice from speakers and experts.
- 3.5 The Council is engaging with Tottenham Hotspur Football Club to acquire land held by them within the scheme boundary, including the Goodsyrd Site on the western side, and the 'Fairgate Site' to the north.

## 4. Community Engagement

- 4.1 In 2014, A Resident Charter was created which sets out residents' priorities for the High Road West Area and how it should be delivered. A residents' design panel was formed in 2016 to describe resident requirements for their new homes and the neighbourhood, which were used to inform the developers during the bidding process.
- 4.2 Following the appointment of Lendlease as development partner in 2017, both the Council and Lendlease have continued to engage closely with residents and businesses on the regeneration proposals using various methods such as:-
- Newsletters and surveys
  - Home visits, community drop-ins and door knocking
  - Consultations on Leaseholder and Secure Tenant offers
  - Community fun day
  - Engagement with Love Lane Estate Residents Association
  - Engagement with non-English speakers through an interpreter
  - Engagement with vulnerable residents through the Public Health Local Area Coordinator
- 4.3 The Engagement Team are currently undertaking outreach work and door knocking as well as surgeries and other methods to ensure that everyone has the opportunity to discuss matters related to the scheme and officers have met with groups such as Temporary Accommodation Group (TAG) to discuss their concerns.
- 4.4 In January the Resident Association AGM elected a new committee made up of residents from different parts of the estate and of different tenures to provide a well balanced representation for the benefit of residents. The RA is progressing matters such as the procurement of a new

Independent Tenant and Leaseholder Advisor (ITLA) contract and development of a range of engagement activities, with officers supporting where required.

## 5. Rehousing

5.1 In 2014, a dedicated team was set up in order to facilitate the re-housing of residents from Love Lane Estate to another property. The rehousing team are based at The Grange, a community centre opposite the Love Lane Estate. Their main activities include;

- Forming relationships with residents in order to keep them informed of the proposed regeneration plans and the available rehousing options
- Supporting residents during the move process and to settle into their new property
- Helping residents to resolve any of their day to day issues

5.2 Once a secure resident has been moved from the Love Lane Estate, the newly vacant property is then let to a non-secure tenant in temporary accommodation, on a temporary basis. This supports the Council's housing commitments and avoids properties being left empty, promoting activity in the area and reducing the likelihood of anti-social behaviour.

5.3 The table below indicates how many residents have moved from Love Lane since 2014. The majority of secure tenants who have moved from Love Lane have chosen to stay in the Tottenham area. Most of the secure tenants who remain on the estate have expressed the wish to stay in the HRW area and move into a new property once they have been built.

<b>Tenure:</b>	<b>No. of tenants December 2014:</b>	<b>No. of tenants December 2019:</b>	<b>December 2019 Percentage</b>
<b>Secure Tenants:</b>	193	49	16.49%
<b>Temp Accommodation Tenants:</b>	19	182	60.95%
<b>Resident Leaseholders:</b>	36	31	22.56%
<b>Non-resident Leaseholders:</b>	49	35	

## 6. Socio-economic Update

6.1 A £10m socio-economic programme, which is a key commitment of the High Road West project, is in the process of establishment. This programme aims to ensure that the scheme builds a confident resilient community that will benefit from the opportunities that the regeneration will bring and ensure that local people are at the heart of the programme. This investment provides the Council with the opportunity to develop a long term sustainable approach to delivering community benefits in the area over the coming years.

6.2 The following activity has been undertaken as part of the first phase of the socio-economic programme:

- The HRW Community Impact Group has been established with local residents and youth council representatives who will help guide investment of a local community projects pot
- “Sports Inspired” has commenced delivery in a number of local primary school
- A new school based enterprise programme is being delivered in local primary schools
- Placements have been made to the Be-onsite programme supporting those furthest from the job market

## **7. White Hart Lane Station and Public Realm Update**

- 7.1 Alongside the High Road West scheme, major improvements are being made to White Hart Lane Station. These works are well underway, with bore holes to create the pedestrian tunnels now completed. The lift shafts were built in December and the interior of the station expected to commence in summer 2019. The station opening date is now projected for autumn 2019.
- 7.2 Meanwhile, work to the public realm around the station is also nearing completion with paving due to complete in March and road surfacing finalised in April. The scheme incorporates Sustainable Drainage Systems (SUDS) in its design to mitigate the likelihood of flooding, creates a more accessible and attractive streetscape and optimises planting to promote environmental enhancements. The Council has worked with a number of stakeholders including the Metropolitan Police, Veolia who have adapted their approaches to the new streetscaping, and the “We Are the 14% Group”, a local organisation who worked with the team on accessibility.

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