

NOTICE OF MEETING

HOUSING AND REGENERATION SCRUTINY PANEL

Monday 10th June 2019, 6.30 pm - Civic Centre, High Road, Wood Green, N22 8LE

Members: Councillors Khaled Moyeed (Chair), Dawn Barnes, Ruth Gordon, Bob Hare, Yvonne Say, Daniel Stone and Sarah Williams.

(Panel Membership due to be confirmed by Overview & Scrutiny Committee on Monday 3rd June)

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 - 10)

To approve the minutes of the previous meeting.

7. Q&A - CABINET MEMBER FOR HOUSING & ESTATE RENEWAL

An opportunity to question the Cabinet Member for Housing & Estate Renewal, Cllr Emine Ibrahim, on developments within her portfolio.

8. TEMPORARY ACCOMMODATION (PAGES 11 - 14)

To provide an update on Temporary Accommodation in the Borough.

9. CHILD YIELD STATISTICS - NEW HOUSING DEVELOPMENTS (PAGES 15 - 22)

To provide an update on the Panel's recommendation from earlier this year regarding child yield statistics used in relation to new housing developments in the Borough.

10. WORK PROGRAMME UPDATE (PAGES 23 - 26)

To consider potential issues for inclusion within the work plan for 2019-20.

11. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 3 above.

12. DATES OF FUTURE MEETINGS

- 12th September 2019 (6:30pm)
- 4th November 2019 (6:30pm)
- 16th December 2019 (6:30pm)
- 3rd March 2020 (6:30pm)

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Friday, 31 May 2019

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**MINUTES OF THE MEETING OF THE HOUSING AND
REGENERATION SCRUTINY PANEL HELD ON THURSDAY 14TH
MARCH 2019, 6.30 - 9.15 pm**

PRESENT:

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

55. 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'.

56. APOLOGIES FOR ABSENCE

None.

57. URGENT BUSINESS

None.

58. DECLARATIONS OF INTEREST

None.

59. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

A deputation request had been received from Faruk Tepeyurt on behalf of the Peacock Industrial Estate regarding the High Road West regeneration scheme. This request was not valid as it had been received on the day of the meeting and not at least five working days previously as required. Under the discretion of the Chair it was determined that the request be allowed to proceed nevertheless.

Mr Tepeyurt said that he is the elected spokesperson for the Peacock Industrial Estate where he runs a business, and was also speaking on behalf of the Tottenham business group. He said that the majority of the business community on the Estate are on record from a 2013 consultation that they do not object to regeneration but they do want to be a part of it and remain where they are. In November 2013 a petition with 4,000 signatures was submitted to Haringey Council against the Compulsory

Purchase Order (CPO) and what they regarded as a flawed consultation process but Mr Tepeyurt said that this was ignored.

Under the proposals Lendlease would be given a 250-year long term lease impacting on the 50 business entities on the Estate which currently employ around 250 people. Mr Tepeyurt said that the Council doesn't want to protect the existing employment opportunities. The Peacock Industrial Estate businesses want to have their own planning initiative and regenerate the area jointly. A pre-planning application has been submitted to the Council. However, Mr Tepeyurt said that Lendlease just wants the taxpayer to buy up the Estate's units at cheap rates and then transfer the assets to them. Existing businesses owners would become leaseholders instead of freeholders. Mr Tepeyurt said that a special scrutiny meeting should be held to discuss the problems of the Peacock Industrial Estate businesses regarding this regeneration scheme.

In response to questions from the Panel, Mr Tepeyurt said:

- That business owners were being asked to downgrade their ownership status from freeholder to leaseholder. As leaseholders they would have to pay ground rent and service charges which they don't have to do currently. This would be justified on the basis of the quality of the new units but the current units are good quality.
- The Peacock Industrial Estate's preferred option would be to remain in place but with better landscaping of the Estate to make it more welcoming. A second-choice option would be a mixed use development with industrial units, residential homes and green spaces from their own land. But Lendlease and the Council would also need to allocate space from their own land.
- Asked about problems with noisy industrial units operating near residential buildings, Mr Tepeyurt said that the proposals include plans for coffee shops, retail units and workshops but some businesses wouldn't be able to operate from the new workshops. If these businesses are going to be removed they should be relocated within a one-mile radius but there are no suitable locations. There is no plan for where these businesses and jobs will be going.

Cllr Gordon thanked Mr Tepeyurt for his presentation and acknowledged that this is an issue on which the Panel has a lot of questions. The High Road West regeneration is included in the Panel's 2019/20 work programme and would be scheduled after the Panel's current scrutiny review had been concluded.

60. MINUTES

The scrutiny officer to the Panel advised that some minor amends had been made to item 49 in the minutes of the previous meeting held on 21st Feb 2019 which related to a deputation on the issue of Wards Corner. The amendments were to add details of the occupations/roles of the people who spoke to the Panel and to add emphasis to make it clearer that comments made were from the deputation and not from the Panel

Members. With these minor amends added the minutes were agreed as an accurate record.

The action points from the previous meeting were then discussed. Following a deputation on child yield figures used for new housing developments at the Panel's meeting on 15th January 2019, the Chair of the Panel had written to the Leader of the Council recommending that the new figures be adopted by Haringey Council. In his response letter to the Chair of the Panel, the Leader of the Council had stated that the Council will be commencing a Local Plan review in October and that as part of this Haringey will be carrying out research along similar lines to Merton Council to establish a 'Haringey Child Yield'. A timetable for this work would be confirmed in due course.

In response to a question from the Panel, Dan Hawthorn, Director of Housing, Regeneration & Planning said that Merton Council has carried out their own local research in order to set an evidence-based local policy, otherwise the default position would be to use the GLA calculator. Haringey is proposing to replicate this method of research to establish the local conditions on which future calculations should be based.

Asked how long it would take to establish this policy using new calculations and hearing concerns from Panel Members that the process could take as long as three or four years, Dan Hawthorn acknowledged that changes to planning policy can take a long time due to the need to establish that there is a sound evidence base but that four years is over pessimistic and that two years may be more realistic. It isn't always necessary to wait until the end of that process before the new calculations can be used because the policy gains more weight the further it gets through the process. A more detailed response could be obtained from Emma Williamson, Assistant Director for Planning, who was not present at the meeting. (ACTION) Cllr Williams suggested that a political steer would also be needed from the Cabinet Member for Planning.

There had also been a number of other action points from the previous meeting on 21st February 2019:

- The Panel asked to receive the minutes that the meeting between Grainger and the Wards Corner market traders on 12th February 2019. The minutes had now been obtained and circulated along with a letter from Grainger to the market traders dated 29th January 2019. These documents would be considered as part of the Panel's scrutiny review on Wards Corner.
- The Panel had asked to receive written responses to questions from the Cabinet Member Questions agenda item that there had not been time to ask. A full list of answers had now been received and would be circulated to Panel Members.
- The terms of reference for the Tottenham landowners group and the Wood Green landowners group had been circulated to Panel Members as requested. Cllr Gordon expressed concern that paragraph 3.2 of the Wood Green group's terms of reference stated that the minutes of each meeting should be ratified at the following meeting and then published online, commenting that this would lead to a delay and that draft minutes ought to be published prior to the next

meeting in order to improve transparency. Peter O'Brien, Assistant Director for Regeneration, said that he would take this away as a suggestion for the group when the group reconvenes. The group as it is not currently holding meetings as the Wood Green Area Action Plan (AAP) is currently on hold and no date has been set for the next meeting. Asked why Ward Councillors were not being involved in the Wood Green landowners forum, Peter O'Brien said that this was the position taken by Members at the Housing & Regeneration sub-group of Cab. Cllr Gordon proposed that the suggestion that Ward Councillors should be involved should be raised with the Housing & Regeneration sub-group of Cab. (ACTION)

- A report including details of the timetable for the 16-month process required to change the Community Infrastructure Levy (CIL) rate, initially published in the Panel's agenda pack in January, had been recirculated.
- Further information had been requested on the review of the management process of CIL and the single integrated plan for the future of the Broadwater Farm estate but neither of these were available yet.

AGREED: That the minutes of the meeting held on 21st February 2019 be approved as an accurate record.

AGREED: That a further response on the timetable for implementation of a new policy on child yield calculations be obtained for discussion at the Panel's next meeting in June 2019.

61. HIGH ROAD WEST UPDATE

Peter O'Brien, Assistant Director for Regeneration, introduced the report on this item. In September 2017 the Cabinet approved Lendlease as the preferred bidder for the High Road West regeneration scheme. As part of the agreement the Council agreed to acquire 145 social rented homes and 46 shared equity homes. Benefits of the scheme are set out in paragraph 1.3 of the report including a library and learning centre, improved public realm and a significant amount of business space.

A significant recent change has been the new condition for a ballot of residents recently introduced by the Mayor which will shape how the High Road West scheme proceeds. The new administration has set a major priority on the delivery of Council rented homes and has set officers the ambition to achieve a step change in the amount of Council rented homes in this scheme. This is critically important as shifting the mix of housing in the scheme impacts fundamentally on its financial viability so the Council is working with Lendlease and the GLA to bring additional resources into the scheme so that these ambitions can be delivered.

The ballot of residents will be accompanied by a 'Landlord Offer' which is the package of documents that the Council will put forward as part of the ballot including a local lettings policy which will set out how the new Council homes will be allocated. The quantum of additional Council homes in the scheme will enable more people to be taken off the housing register in the Borough and also addresses other forms of need

such as Temporary Housing residents. The Landlord Offer will also include a leaseholder offer and a document which sets out the broad vision of the High Road West scheme.

The Council made a number of commitments to local businesses in 2014 through the Business Charter and these are set out in paragraph 3.1 of the report. There are around 60 businesses in the High Road West area which are very varied and total around 200,000 sq/ft of floorspace. The proposals for the High Road West scheme include at least 200,000 sq/ft of non-residential space, including retail, business and leisure. Every effort will be made to re-accommodate as many of the existing businesses as possible but, given the fundamental change in the character of area, it is very challenging to envisage all businesses being re-accommodated. There are detailed discussions to be had with each business about their business requirements and aspirations which will take some time.

In terms of community engagement, a Resident Charter was created in 2014 which set out the residents' priority for development in the area and further input from residents was gathered through a residents' design panel set up in 2016. Further continuing resident engagement measures are set out in paragraph 4.2 of the report.

A dedicated rehousing team to facilitate the rehousing of Love Lane Estate residents has been established at The Grange which is the community centre opposite the Estate. The numbers of the various types of tenants has changed significantly since 2014 and the detail of this is set out in paragraph 5.3 of the report. A socio-economic programme is in the process of being established as part of the scheme, the major improvement works to White Hart Lane station are expected to be completed in autumn 2019 and the road surfacing work is expected to be completed in April 2019.

Cllr Say commented that the report had only reported only positive aspects but as had been heard through the deputation earlier in the meeting not everything was positive.

In response to questions from the Panel, Peter O'Brien and Dan Hawthorn said:

- On a planning application by Tottenham Hotspur Football Club for the Goods Yard site, which the Council was itself trying to acquire according to paragraph 3.5 of the report, he said that he was limited in what he could say about this but that parties often take a set of positions in relation to land in complex development sites. The Council has to focus on establishing the viability of the scheme and the right offer for residents after which they would be in a strong position to negotiate with third parties on any subsequent land deals.
- Asked whether the commitments to local businesses set out in the Business Charter, most notably Commitment 1 (opportunities to participate in regeneration) and Commitment 3 (valuation and compensation), actually match the offer to the Peacock Industrial Estate businesses, particularly given the shift from freehold to leasehold, the conversations with businesses are still at a very early stage and the question of the viability of the scheme is still to be resolved so this stage has not yet been reached.
- Asked about the thinking regarding the described change of character to the floor space and the potential for losing high quality jobs to be replaced with

semi-skilled or unskilled jobs, he said that the wider context had to be considered. Pressures that the Borough is trying to address include housing as a major priority and most remaining sites in London are complex and difficult. Employment generating space is another factor and many of the jobs on the Peacock Industrial Estate are relatively low density jobs and in a mixed use scheme there would be higher job density. Not all of the new jobs will be in the retail/leisure sector, there will also be a significant number of jobs in other areas.

- On the shift in the quantum of social housing in the scheme the Council is looking to at least double the numbers but, because of the scale of this, conversations will need to continue on achieving viability. It is currently difficult to answer questions about the amount or proportion of social housing while the conversations with Lendlease and the GLA are ongoing.
- On the socio-economic programme referred to in the report, the £10m commitment is a contribution from Lendlease as part of the agreement and this sum of money will come in over a 10-year period. A more detailed update about the nature of this programme could be circulated to the Panel. (ACTION)
- On why, according to the report, the number of resident leaseholders on the Love Lane Estate have decreased from 49 to 35 since 2014, this is because some properties have been acquired by the Council.
- On the demolition of the existing Council housing, it is clear from the consultation that the majority of the residents supported demolition of the blocks for reasons such as the quality of the housing. The judgment made at the time was that the uplift in the number of affordable homes would be worthwhile and that the existing residents would have the right to an equivalent home on equivalent terms. The new direction of this administration that wants 'direct replacement and more' leads us to the current position.
- Residents eligible to vote in the ballot will be all secure tenants, all temporary accommodation tenants who have been on the Council's housing waiting list for a year or more and all resident leaseholders. If the result of the ballot was 'no' then the GLA funding, on which the scheme depends, would not be provided. The options at this point would then be either not to proceed with the scheme or to make a revised offer to residents and then hold another ballot. If the result of the ballot was 'yes' then it could be another year to get through the planning process as this is a particularly large scheme and there is a wide range of stakeholders to engage with. The building itself would be a phased development over a period of approximately 10 years.
- On maintaining high quality jobs in the borough, the Borough Plan had been adopted the previous month which includes a commitment to quality jobs that give opportunities to local people as part of the wider local economy. Arrangements are also being put in place for the Council's economic development strategy. Some kinds of jobs, including light industrial, office and retail use, can co-exist with housing but some heavy industrial uses require segregation. Where those can't be accommodated in the High Road West scheme the Council will seek to find suitable alternative premises as close as possible.

- The new administration's commitment to build 1,000 new council homes is a net figure so those replacing demolished council housing will not count towards this target. Building homes ourselves is preferable but hitting this target, which involves a very large increase in the number of council houses being built, requires a mix of options and working with partners.

Cllr Diakides requested a briefing note on what public sector subsidies had been provided towards the scheme and also asked whether the Development Agreement could be made available to the Panel. (ACTION)

Cllr Gordon highlighted the Overview & Scrutiny Committee's ongoing scrutiny review into small businesses which fits in with the conversations on this scheme about the possible loss of high quality jobs so she would raise this with the Overview & Scrutiny Committee. The Panel is also concerned about the possible overall loss of Council rented homes.

The Panel moved on to questions about issues at the Love Lane Estate including the tenancies of the residents and as well as anti-social behaviour and repairs. Denise Gandy, Executive Director of Housing Demand at Homes for Haringey (HFH), reported that the Estates Watch scheme, which involves using CCTV and an intercom system in partnership with the Police, is being piloted including at Love Lane. This has enabled the gathering of evidence to support police action and the prevention of some people from gaining unauthorised access to the blocks. A detailed update from Astrid Kjellberg-Obst, Executive Director of Operations at HfH, could be provided in writing. (ACTION) A further update on the repairs issue could be provided by Chris Liffen, Executive Director for Property Services at HfH. (ACTION)

On the issue of the tenancies at Love Lane, Dan Hawthorn, Director of Housing, Regeneration & Planning, said that there is an important question when allocating housing about the fairest way of balancing the aspirations of the current Love Lane residents with others on the housing waiting list who may have been waiting longer. The proposed approach to striking that balance would need to be included in the Landlord Offer ahead of the residents' ballot.

62. SOCIAL HOUSING - SCRUTINY REVIEW UPDATE

The Panel asked questions about the updates provided in the report to the recommendations of the Scrutiny Review on Social Housing that was originally published in March 2018.

Recommendation 3c – Cllr Diakides asked why there was still no change to the position as reported in July 2018 of a 40% borough-wide affordability target rather than a 50% target as recommended. Cllr Emine Ibrahim, Cabinet Member for Housing & Estate Renewal, said that this was predominantly a planning issue and so a response would be required from the Leader of the Council who leads on planning.

Alan Benson, Head of Housing Strategy & Commissioning, said that there were two issues in recommendation 3c, firstly the proportion of affordable housing required and

secondly the definition of affordability within this. On the definition, the Affordable Rent product referred to in the report is no longer being funded by the Mayor of London so there will be no more of that coming forward. In the revised appendix to the Housing Strategy which is going to Cabinet shortly that the Council's preferred option is social rented housing although some housing associations may still bring forward London Affordable Rent. There is a plan to bring forward a new Local Plan and a 50% target but that does take some time. Cllr Gordon suggested that a fuller discussion about the Local Plan should be scheduled at a future meeting. (ACTION)

Recommendation 4 – Cllr Barnes asked about the St Anns development site. Dan Hawthorn and Cllr Ibrahim said that the GLA is the landowner now and will be responsible for the procurement process. Haringey Council is involved in discussions as the planning authority and as a potential buyer of Council homes on the site.

Recommendation 9 – Cllr Say asked what could be done to ensure resident involvement of new social housing when it is not known who the future residents will be. Cllr Ibrahim and Alan Benson said that Homes for Haringey has a Resident Scrutiny Panel which could potentially be widened. Also there is a commitment that a design guide will be produced and put out for public consultation which will set out in detail what sort of buildings and the quality of homes that will be built in the future.

Recommendation 13 – Cllr Say asked for a timeframe on the fitting of sprinklers to high-rise blocks. Alan Benson said that the Government's recommendations on fire safety were still being awaited and this is important as it is not clear that sprinklers are the best solution in all situations so clarity is required from the Government as to what it expects the Council to deliver. However, funding has been set aside in the Housing Revenue Account budget to deliver fire safety works when required. Cllr Gordon reminded the Panel about the Overview & Scrutiny Committee's current ongoing fire safety scrutiny review and Cllr Ibrahim said that a lot of other work has been done on fire safety including with fire doors on Broadwater Farm.

Recommendation 16 – Cllr Say asked how long the "root and branch review" of estate service standards, that the report says is being carried out, will take. Denise Gandy said that she would obtain an update on this from Sean McLaughlin and share this with the Panel. (ACTION) Cllr Williams asked why Council tenants are having to pay service charges for street sweeping in addition to council tax. Cllr Ibrahim said that she had previously made enquiries about this issue as well and had been told that this is for communal areas only. A full response would be obtained from Sean McLaughlin. (ACTION)

63. Q&A - CABINET MEMBER FOR HOUSING & ESTATE RENEWAL

This item was curtailed due to time. Cllr Gordon said that this would have included questions on the review of housing management and housing demand services and on extending the Council's existing contact for the provision of information, advice and guidance services. Cllr Ibrahim said that housing review will be on whether using an Arms Length Management Organisation (ALMO) is the right way to continue delivering

housing services as some boroughs have brought these back in-house. This would be brought to Cabinet in April. The question on information services was about community organisations that the Council funds with which the contracts have come up for renewal.

Cllr Barnes asked for an update on the decant of Broadwater Farm and Cllr Ibrahim agreed to circulate an update in writing. (ACTION)

64. NEW ITEMS OF URGENT BUSINESS

None.

Signed by Chair

Date

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Report for: Housing and Regeneration Scrutiny Panel

Title: Update on Temporary Accommodation

Report authorised by: Dan Hawthorn, Director of Housing, Regeneration and Planning

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

Ward(s) affected: All

1. Describe the issue under consideration

- 1.1. Haringey has a number of households living in temporary accommodation. This is a significant financial cost to the Council, as well as adversely affecting the lives of those who become homeless. This report provides an update on temporary accommodation in Haringey and the initiatives in place to prevent homelessness and reduce the cost and improve the quality of temporary accommodation.

2. Recommendations

- 2.1. To note the report as background to the discussion in homelessness and temporary accommodation.

3. Background information

Homelessness in Haringey

- 3.1. Homelessness and the use of temporary accommodation (TA) are significant challenges to the Council. Haringey has a large number of households living in TA – currently just under 3,000, the fourth highest figure in London. The high level of homelessness in the borough is a longstanding issue and the numbers in TA have been much higher in the past; indeed there were 6,000 households in TA in 2006. This means that there are a number of households who have been homeless, and living in TA, for many years. And the high numbers in TA is a major financial cost to the Council's General Fund.

- 3.2. The breakdown of Haringey residents living in TA is as follows:

Household type

- 65% are Lone parent households (4% male applicants)
- 2.7% single person households

Age

- 5208 children under 18 live in TA with their families
- 51% of TA applicants are under the age of 40
- 32% of TA applicants are 40-49
- 1% of TA applicants are 70 and over

Ethnicity

- 26% of TA residents are Black African
- 11% of TA residents are Black Caribbean
- 10% of TA residents are Other White European

Nationality

- 46% of TA applicants are British Nationals
- 19% of TA applicants are non-EEA Nationals

3.3. The Council places both those whom it is assessing as homeless and those who have been accepted as homeless in forms of TA. Households are allocated this TA according to the Council's Temporary Accommodation Allocations Policy.

3.4. The accommodation used by the Council falls into the following categories:

- Lodges: these are used to allow households to remain in Haringey in the relief period, while their homelessness situation is being investigated.
- Emergency/nightly paid accommodation: properties across London are sourced using a Dynamic Purchasing System, which is also used by other London boroughs.
- Leasing from private landlords: 3 or 5 year leases are secured from private landlords in and around the borough. The properties are fully assessed to ensure they are suitable.

3.5. In 2018/19, 3,608 households approached the Housing Demand service in HfH seeking help with their housing situation, an average of 300 households per month. This was made up of 1,540 families, 66 childless couples, 601 single people over 50 and 1,401 single people under the age of 50. A total of 529 households entered TA for the first time in 18/19, an average of 44 per month over the year and 37 in the last 6 months. In 2018/19 homelessness was prevented or relieved in 1,084 of cases. A full housing duty was accepted in 304 cases.

3.6. The most common reason for homelessness is the loss of an assured shorthold tenancy. Alongside this, 48% of households in TA are affected by welfare reform.

3.7. There are currently 2,931 households living in TA, a drop from the 3,134 households in temporary accommodation in May 2017. 668 of those households made their homelessness application before 6 November 2012, and for these families the Council's homelessness duty can only be ended by offering social housing (see para 3.10).

The regional context

- 3.8. Haringey is not alone is facing a significant homelessness and TA challenge. In June 2018 London boroughs had 56,560 households living in TA, which is over two thirds of the 82,310 households in TA across England as a whole. It is noticeable that across London this figure has been creeping up over the last two years, while in Haringey it has stayed level or fallen.

The national context and legislative framework

- 3.9. The Homelessness Reduction Act has been in effect since April 2018 and was the most significant change to homelessness legislation in 40 years. It aims to prevent homelessness by addressing its causes, as well as through better partnership working. The Act has led to an increase in the number of people approaching the Council for help with their housing situation. Figures comparing us with other local authorities and feedback from MHCLG indicate that the Council is managing the introduction of the Homelessness Reduction Act well.
- 3.10. The last significant change to the homelessness legislation prior to this was the 2012 Localism Act. This allowed local authorities to discharge homelessness duties through the offer of a suitable private sector tenancy. Previously a homelessness duty could only be ended through the offer of a social tenancy.
- 3.11. As well as legislation relating directly to homelessness, changes to the benefits system and the cuts to benefits that have been made, have made it harder for a number of residents to sustain their private sector tenancies. The loss of an assured shorthold tenancy is now the most common cause of homelessness in Haringey.

Our actions

- 3.12. The Council has developed, in collaboration with a range of partners, a new Homelessness Strategy. This has been in place since March 2018. The strategy responds to the changed legislative framework and emphasises close working with partners across the borough.
- 3.13. The Council also has a TA reduction plan in place. This monitors the numbers of households in TA, the cost of TA, and progress on the range of initiatives being pursued to reduce the numbers and costs. These initiatives are being funded primarily through the Flexible Homelessness Support Grant that has been awarded to the Council.
- 3.14. The Housing Needs service, which sits in Homes for Haringey, was restructured and additional staff recruited to deliver the Homelessness Reduction Act. This was primarily funded through the New Burdens Funding made available to the Council.
- 3.15. Additional prevention and relief 'tools' and accommodation offers have been developed, including a review of private rented offer and incentives; a strengthening of the Supported Housing Pathway, the establishment of a dedicated Employment Officer, as well as work on mobility options. The Council is also working with partners to identify early triggers and risk factors and has developed new referral protocols.

Future work

- 3.16. The most significant contribution to reducing the numbers in TA will be the Council's programme to deliver 1000 new Council Homes. This will deliver an increased supply of affordable housing into which homeless households can be housed.
- 3.17. As well as this, other initiatives are underway. Haringey is among the 13 initial members of Capital Letters. This is a pan-London initiative to source TA collaboratively, which will reduce competition between boroughs - and therefore prices – and will result in many more people being placed in TA in or nearer their home borough. This should go live this summer.
- 3.18. The Council is also in the process of establishing a Community Benefit Society, which is a charitable body – independent of the Council - to which the Council will lease homes that it acquires in the open market for use as TA. Ultimately these properties will return to the Council at which point they could be used for further TA or for general needs rent. This will, again, enable more TA to be acquired in and around Haringey and will significantly reduce the costs of that TA to the Council. The CBS should also go live in July.

Report for: Housing and Regeneration Scrutiny Panel, 10 June 2019

Title: Response to Scrutiny Panel's recommendation on child yield calculation

Report

authorised by : Dan Hawthorn, Director of Regeneration, Housing and Planning

Lead Officer: Rob.Krzyszowski@haringey.gov.uk, Head of Planning Policy, Transport & Infrastructure, x3213

Ward(s) affected: N/A

Report for Key/

Non Key Decision: Non Key – For Information

1. Describe the issue under consideration

1.1 Following the Housing & Regeneration Scrutiny Panel meeting on 15th January 2019, this report provides a response and update to the Panel's recommendation with regards to child yield statistics used in relation to new housing developments in the Borough.

1.2 It was recommended that Haringey Council adopt the new GLA child yield figures as soon as possible, as used by the London Borough of Merton. A summary of actions that have already been undertaken by the Council, and the proposed actions following on from the Panel's recommendations are detailed below.

2. Recommendations

2.1 This report is for information only.

3. Response and Update to the Panel's recommendations

Policy Context

3.1 Various planning policies in Haringey require residential proposals to provide play spaces and/or educational facilities for the expected child population arising from new developments.

3.2 The following policies require child yield to be calculated to determine the informal recreation and play space area to be provided:

- London Plan 2016: *Policy 3.6 Children and Young People's Play and Informal Recreation Facilities* which refers to the Mayor's Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance (SPG) 2012; and
- Haringey Local Plan Strategic Policies 2017 *Policy SP2: Housing*.

3.3 The following policy requirements are solely related to the provision of Children's Play Space:

- The draft new London Plan 2017/18+: *Policy S4 Play and Informal Recreation*;
- Haringey Local Plan Strategic Policies 2017 *Policy SP13: Open Space and Biodiversity*;
- Haringey Development Management DPD 2017 *Policy DM48: Use of Planning Obligations*;
- Haringey Community Infrastructure Levy (CIL) revised Regulation 123 List (2017) includes 'Educational Facilities' as being eligible for CIL funding; and
- Haringey Planning Obligations Supplementary Planning Document (SPD) 2018 paragraphs 9.17-9.21 on Children's Play Space sets out how planning obligations (S106 agreements) may be required.

3.4 This robust policy context ensures that as a result of new development, adequate new Play Space can be secured on-site, or where appropriate contributions secured for off-site playspace, to accommodate the resulting child yield of the new development. There is an acceptance within policy and guidance that it may not always be appropriate for older children's playspace to be provided on-site depending on the size of the proposed development. Although Older Children's Playspace should generally be within 400m of the proposed development. These policies can also inform school place planning and if necessary, justify additional educational infrastructure within the area.

Child Yield Calculation Methodology

3.5 The Council calculates Child Yield based on a standard methodology produced by the GLA and referenced in the Mayor's Play and Informal Recreation SPG. This is based upon demographic data stemming in part from the 2001 Census and data from Wandsworth Council from the child yield resulting from historical development.

3.6 The deputation to the Scrutiny Panel referenced the fact that Merton do not use the Mayor's SPG child yield calculation methodology as it does not use the most up to date Census data. Merton assessed local child yields in 2015, using 2011 Census data and the actual yields from a number of recent large-scale developments within its borough. The results of this local research indicated that the child yield estimates were closest to the results gained when using the GLA Intelligence Unit's 2014 Population Calculator and Single Year Age (SYA) tool for the South sub-region. Since Merton adopted this approach and the deputation received to the Scrutiny Panel in January 2019 and since the Leader's letter to the Scrutiny Panel Chair there have been updates which are detailed below.

3.7 The Mayor's Play and Informal Recreation SPG 2012 guidance on child occupancy calculation was interim only, awaiting the 2011 Census figures. The GLA's child yield and play space calculator tool has now been updated, in part to support the draft new London Plan which utilises 2011 Census data and data

from the London Development Database (LDD). The new calculator is in effect the version used by Merton but with refinements.

- 3.8 The GLA has now linked from the SPG webpage to the updated Population Yield Calculator accordingly, and as such Haringey Council can now use the updated calculator in planning decisions. However the GLA has not consulted on this approach and it is considered that the new calculator would not hold its full weight in assessing a planning application until the adoption of the London Plan.
- 3.9 The link to the most updated GLA's Population Yield Calculator is available on this link: <https://data.london.gov.uk/dataset/population-yield-calculator> via the SPG webpage: <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance-and-practice-notes/play-and-informal-recreation>

Securing Educational Facilities and Play Space through CIL and S106s

- 3.10 CIL will be the Council's main mechanism for securing funds towards the infrastructure, including those for Educational Facilities and Parks and Open Spaces, that is required to support the cumulative demands from development in Haringey.
- 3.11 There however will be some instances where planning conditions or planning obligations (S106 agreements) are used when Council officers assess an individual development to address its infrastructure impacts and demand.
- 3.12 Haringey's Planning Obligations SPD 2018 provides guidance on the provision of children's play space where required for new major residential developments through S106s. Where a financial contribution is required for off-site provision, this will be based on the child yield from the development, multiplied by 10m² of play space provision per child, multiplied by £95, which is the average cost per sqm of provision.

Actions to be Taken

- 3.13 A summary of actions listed below will be taken by the Council to implement the Panel's recommendation in relation to child yield calculation from housing developments.

- **Short-term Actions**

- 3.14 Council officers have started to use and encourage developers to use the updated GLA's calculator, as demonstrated in a recent planning application on the former BHS site on Wood Green High Street where the agreed financial contribution for off-site playspace provision to mitigate the shortfall is based on the updated GLA calculator tool, which is to be secured via S106 legal agreement. Council officers however cannot refuse planning permission due to applications using the old child yield calculator tool. The tool will only gain its full material weight after the adoption of the new London Plan.

3.15 The Planning Obligations SPD webpage¹ has been updated to contain a link to the GLA updated calculator tool.

- **Medium-term Actions**

3.16 When the London Plan EIP panel report is published or the new London Plan is adopted and published, which is expected to be later this year and into next year, officers will be able to give more weight to the updated calculator tool.

- **Long-term Actions**

3.17 When the new Local Plan is drafted, policies will reference the GLA's updated child yield calculator.

3.18 The Department for Education (DfE) and Ministry of Housing, Communities & Local Government (MHCLG) have recently published guidance documents for local authorities on how to plan for new school places that are required due to housing growth, and have indicated that a detailed methodology for calculating pupil yield from housing development is currently being worked on. Council officers will contact MHCLG to be involved. A decision on whether to progress the 'Haringey Child Yield' work as reference in the Leader's 8 March letter will be made after further information is available on the MHCLG work.

4. Contribution to strategic outcomes

4.1 Planning for children's play space within new developments is in accordance with the delivery of the Borough Plan's strategic outcomes, as it will help the Council to create a cleaner, accessible and attractive place in line with the objective to provide safer and accessible public spaces for everyone, especially children, young people and people with disabilities.

4.2 Planning for educational facilities also contributes towards achieving the strategic outcomes, as it will help the Council to provide schools required to support families and children in the Borough in line with the outcome for happy childhood ensuring all children across the borough will be happy and healthy as they grow up, feeling safe and secure in their family and in our community.

5. Local Government (Access to Information) Act 1985

a. [Tue 15 Jan 2019 Scrutiny Panel minutes item 39](#)

¹ https://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-plan/supplementary-planning-documents-spds#planning_obligations_spd

Cllr Ruth Gordon
Chair – Housing & Regeneration Scrutiny Panel

Scrutiny Support Officer:
Dominic O'Brien,
Tel: 020 8489 5896,
Email: Dominic.obrien@haringey.gov.uk

12th February 2019

Dear Cllr Ejiofor,

Following a recent meeting of the Housing & Regeneration scrutiny panel I am writing to you in your capacity as Cabinet Member with responsibility for planning policy with regards to child yield statistics used in relation to new housing developments in the Borough.

The scrutiny panel's meeting on 15th January received a deputation from Paul Burnham and Jacob Secker¹. Paul explained that the methodology recommended by the GLA's Shaping Neighbourhoods: Play and Informal Recreation – Supplementary Planning Guidance uses the Wandsworth Child Yield calculator but that this uses out of date census data and provides low estimates on the child yields of market and intermediate households in relation to new housing developments. This has a negative impact on the level of contributions required from developers for local infrastructure.

Paul informed the panel that there are newer figures available, uploaded to the GLA's data store at the end of 2017, which provide higher and more accurate child yields and that for some developments this would indicate at least double the amount of children. The London Borough of Merton have already adopted the more up to date statistics. More detail about their methodology is available at: <https://www2.merton.gov.uk/ChildYieldJanuary2018.pdf>

I understand that Haringey Council's current position is to wait for the new London Plan's Implementation Plan before the new figures can be used but, as demonstrated by the London Borough of Merton, it should not be necessary to wait for this in order to carry out such a policy change.

The Housing & Regeneration scrutiny panel's view was that the new figures should be adopted by the Council as soon as possible. I would be grateful if you could respond to this recommendation and provide a timetable on when such a policy change could be added to local planning policy.

Best regards,

Cllr Ruth Gordon
Chair – Housing & Regeneration Scrutiny Panel

CC: Emma Williamson, Assistant Director for Planning

¹ The full minutes for this item can be viewed at: <http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=754&MId=8938&Ver=4>
(item 39)

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Leader and Cabinet Office

Councillor Joseph Ejiofor
Leader of the Council



Date: 08.03.19

Dear Ruth

Thank you for your letter of 12 February setting out the Housing & Regeneration scrutiny panel's recommendation from its meeting of 15 January following a deputation from Paul Burnham and Jacob Secker.

The recommendation was as follows: **That the new GLA child yield figures should be adopted by the Council as soon as possible.**

In your letter you also set out that Merton are already using these new figures.

My Planning Officers have been in contact with Merton Council and have established that Merton carried out its own extensive research into child yields which underpins the calculator which they use.

Planning Officers have also confirmed with the GLA that council's should be using the existing Child Playspace calculator.

As you know, we will be commencing a Local Plan review in October and as part of this Haringey will be carrying out research along similar lines to Merton to establish a 'Haringey Child Yield'.

I will confirm in due course a timetable for this specific piece of work.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'J. Ejiofor', written over a light grey rectangular background.

Councillor Joseph Ejiofor
Leader of the Council

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Housing and Regeneration Scrutiny Panel - Draft Work Plan 2018-20

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	Underway.
CIL/S106	To take place in 2019/20.
High Road West	To take place in 2019/20.
Wood Green Area Action Plan (AAP)	To take place in 2019/20.

2. “One off” Items; These are dealt with at scheduled meetings of the Panel. The following are suggestions for when particular items may be scheduled.

Date	Items
17 September 2018	<ul style="list-style-type: none"> • Terms of Reference • Service Overview and Performance Update • Cabinet Member Questions;

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

10 June 2019	<ul style="list-style-type: none"> • Cabinet Member Questions - Housing and Estate Renewal • Temporary Accommodation • Child yield calculator and segregation issues in planning
12 September 2019	<ul style="list-style-type: none"> • Cabinet Member Questions - Strategic Regeneration
4 November 2019	<ul style="list-style-type: none"> • Cabinet Member Questions - Housing and Estate Renewal • Housing Strategy • Broadwater Farm • Council Housing Team capacity building
16 December 2019	<ul style="list-style-type: none"> • Budget Scrutiny
3 March 2020	<ul style="list-style-type: none"> • Cabinet Member Questions - Strategic Regeneration

Other possible agenda items to be added to 2019/20 panel meeting schedule:

1. Local Plan
2. Council rents and service charges
3. Housing and mental health
4. Housing and planning leaders' briefing for H&RSP
5. Council Housing on infill sites
6. Homelessness strategy update
7. Housing delivery update
8. Homes for Haringey – Leadership, management & governance

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