

NOTICE OF MEETING

HOUSING AND REGENERATION SCRUTINY PANEL

Tuesday, 3rd March, 2020, 7.00 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

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.

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

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

2. **APOLOGIES 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 - 12)

To approve the minutes of the previous meeting.

7. CABINET MEMBER QUESTIONS

An opportunity to question the Cabinet Member for Climate Change and Sustainability, Cllr Kirsten Hearn, on developments within the parts of her portfolio related to planning policy.

8. LOCAL PLAN (PAGES 13 - 22)

To update the Panel on progress towards the development of the new Haringey Local Plan.

9. BROADWATER FARM (PAGES 23 - 58)

To provide the Panel with an overview of issues relating to the Broadwater Farm estate, including the Broadwater Farm improvement programme.

10. HOUSING ASSOCIATIONS (PAGES 59 - 62)

To provide the Panel with an overview of housing associations in Haringey, the relationship between the Council and housing associations in the borough, and the sector's main concerns.

11. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 3 above.

Dominic O'Brien, Principal Scrutiny Officer

Tel – 020 8489 5896

Fax – 020 8881 5218

Email: dominic.obrien@haringey.gov.uk

Bernie Ryan

Assistant Director – Corporate Governance and Monitoring Officer

River Park House, 225 High Road, Wood Green, N22 8HQ

Monday, 24 February 2020

This page is intentionally left blank

**MINUTES OF THE MEETING OF THE HOUSING AND
REGENERATION SCRUTINY PANEL HELD ON MONDAY 16TH
DECEMBER 2019, 7.00 - 9.20PM**

PRESENT:

**Councillors: Khaled Moyeed (Chair), Dawn Barnes, Ruth Gordon,
Bob Hare and Yvonne Say**

35. 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'.

36. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Daniel Stone and Cllr Sarah Williams.

37. URGENT BUSINESS

None.

38. DECLARATIONS OF INTEREST

None.

39. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

None.

40. MINUTES

Referring to Item 29 from the minutes of the previous meeting, Cllr Gordon noted that the Planning review of the S106 agreement relating to Wards Corner was described as "close to being finished" and asked for a further update on this. Dan Hawthorn, Director of Housing, Regeneration & Planning, said that the review was not yet completed and that he could not give a precise date on when publication is likely to occur. Panel Members suggested that further details on expected timescales should be obtained from the Assistant Director for Planning. **(ACTION)**

Referring to Item 31 from the minutes of the previous meeting, Cllr Gordon noted that the work on the Red House site in Tottenham had been described as being on target and ready to go by the end of this year and asked for a further update on this. Dan Hawthorn said that the sale of the site from the Council to the developer Magic Homes had recently been completed, which means that the formal start has been registered with the GLA. However, the developer now needs to discharge a number of planning conditions before the actual construction work can begin.

Referring to Item 32 from the minutes of the previous meeting, Cllr Gordon noted that the Members' steering group on the new Housing Strategy had met three times and asked whether a report on the Housing Strategy could be brought to a future meeting of the Panel and how the Panel could contribute towards that discussion. Cllr Emine Ibrahim, Cabinet Member for Housing & Estate Renewal, said that an update briefing could be provided to the Panel if required in future which could start a conversation about how the Panel could contribute. **(ACTION - Panel to consider this as part of future work programme)**

AGREED: That the minutes of the meeting held on 4th November 2019 be approved as an accurate record.

41. SCRUTINY OF THE 2020/21 DRAFT BUDGET / 5 YEAR MEDIUM TERM FINANCIAL STRATEGY (2020/21-2024/25)

Cllr Khaled Moyeed explained that the draft recommendations from this item would be sent to the Overview & Scrutiny Committee. The Overview & Scrutiny Committee then considers and sends finalised recommendations to Cabinet before then going to the full Council meeting on 24th February 2020.

Dan Hawthorn, Director of Housing, Regeneration & Planning, introduced the report starting with the headline position across the Housing and Economy priorities which have a total controllable general revenue budget of around £24m per year. Within the Housing priority a large amount of the work is funded by the Housing Revenue Account (HRA) which is not included in that figure. The large majority of the £24m revenue budget goes towards two specific areas which are homelessness/temporary accommodation and housing support. Homelessness/temporary accommodation is demand-led so it difficult to make further savings in this area. Housing support is largely preventative work, aiming to prevent homelessness or poor health and social care outcomes, which save costs for the Council and prevent worse outcomes for individuals. Because of these factors it has been necessary to try and find savings in other areas of the budget.

In response to a question from the Panel about the breakdown of the £24m budget, Kaycee Ikegwu, Head of Finance & Business said that the Housing priority accounts

for £19.9m with the remaining amount in the Economy priority. The main areas of the Housing priority net budget (after income has been taken into account) are:

- Temporary Accommodation: £9.8m
- Housing-related support: £3.7m
- Housing commissioning: £4.9m

The MTFs budget reduction proposals were then presented to the Panel of which there were two for the Housing priority and ten for the Economy priority.

HOUSING (HO-01) – Transferring PSLs to the CBS

Dan Hawthorn explained that a Community Benefit Society (CBS) had been set up to enable the Council to buy homes to use for temporary accommodation or to rent directly to help families at risk of homelessness. However, the CBS also provides an opportunity to reduce the losses that the Council makes on Private Sector Leasing (PSL) properties that the Council uses for temporary accommodation. PSL properties are rented by the Council from a private landlord and then let to households requiring temporary accommodation. When the Council does this it is limited to charging 90% of the 2011 Local Housing Allowance (LHA) which is significantly lower than the market rent being paid to the landlord. Under this proposal the CBS can charge the current 2019 LHA thereby reducing the loss that the Council makes on each property. This arrangement would only be used when the household is claiming LHA rather than paying their rent from their own private income so that this change does not impact directly on the households so a lease by lease assessment of households is required.

Asked why there was a confidence level of 3 (out of 5 with a level of 1 being the least confident and 5 being the most confident) provided on the report for this proposal, Dan Hawthorn said that, at the time of submitting these papers, confirmation of the CBS licence had not yet been received from the Financial Conduct Authority. This had since been confirmed so the confidence level would now be 4 or 5.

HOUSING (HO-02) – HfH and Council Housing Programme – funding for Carbon management team time

Dan Hawthorn explained that the Carbon Management team carries out a significant amount of work for Homes for Haringey (HfH) but that the staff are funded through the general fund revenue budget. This proposal recharges HfH for this work through the HRA thereby making a saving to the general fund revenue budget of £40,000 per year.

ECONOMY (EC-01) – Head Lease Acquisition Programme

Dan Hawthorn said that this proposal related to a number of properties where the Council owns the freehold and has let a long lease to third party landlords who have then sub-let the properties to commercial tenants. On average, the Council only receives about a quarter of the rent that is paid by the tenants so the Council proposes to buy out those leases to enable the Council to receive the full benefit. However this can only work if:

- a) there is a business case to support it on a site by site basis (i.e. the cost of borrowing the capital to buy out each lease is offset by the increase in rental income),
- b) the owner of each the lease is willing to sell, and
- c) the capital allocation required for this is agreed as part of the budget.

The savings estimated in the report are scaled back based on a realistic estimate of the amount of the leases that their owners are likely to be willing to sell. Asked how many units/habitable rooms there are across the 21 leases described in the report, Dan Hawthorn said that he could find out and provide further information in writing **(ACTION)**. Asked why the owners of the leases would sell if they receive rental income, Dan Hawthorn said that some will want to sell to generate money but this will obviously only work if a mutually satisfactory price could be agreed as part of commercial negotiation. Some will not want to sell which is why the estimated additional income for the Council has been scaled back.

ECONOMY (EC-02) – Reduction of North Tottenham Regeneration revenue budgets

Dan Hawthorn told the Panel that this proposal involved reducing general revenue funds costs in the North Tottenham regeneration budgets for the Northumberland Park estate and the High Road West scheme. Much of this work is funded through the HRA but some work, such as community engagement activities and events, is currently funded through the general revenue fund which is where savings would be made through this proposal. He said that this should not be regarded as a worrying reduction in activity for two reasons, firstly because the nature and pace of regeneration work for these projects has changed in recent years and, secondly, because the team has a good record of finding other sources of income from elsewhere.

Asked whether this funding is different from the £10m of funding provided by Lendlease, Dan Hawthorn confirmed that the £10m was not the same as it would be to support a socio-economic investment programme as opposed to community engagement. Asked about the potential increased recharge from the HRA as detailed in the report (proposal EC-011), he said that although alternative sources of funds may be found to support these services, the proposal nonetheless has to be presented as a saving now as this could not be guaranteed. Dan Hawthorn confirmed that he was confident that the savings could be achieved and that if alternative

sources of funding cannot be secured this would still be an acceptable scenario given the current scale and nature of the work in this area.

Asked about the link to the capital bid for Northumberland Park, Dan Hawthorn said that although the thinking about what this may involve is still emerging, there are several strands of it that could require a level of engagement with residents.

Cllr Gordon expressed concern that the residents of Northumberland Park have been in a state of uncertainty for some time and said that it was important to ensure that engagement work is ongoing. Cllr Ibrahim emphasised that the funding reduction proposal did not eliminate the whole budget for this and that engagement work would still be continuing but on a scale more in line with current plans for the area. With the current circumstances on Broadwater Farm, for example, it would be necessary to spend money on consultation and engagement.

Cllr Moyeed concluded that the Panel's view was that it did not want to see the level or quality of engagement drop. The Panel therefore agreed to submit the following recommendation to the Overview & Scrutiny Committee:

The Panel was concerned that levels of engagement with the local community could fall as a consequence of the budget reductions. The Panel recommends that the Cabinet give consideration to what measures would be necessary to mitigate this.

ECONOMY (EC-03) – Alternative funding model for sites delivery work

Dan Hawthorn informed the Panel that budget reduction proposals EC-03, EC04, EC-05 and EC-06 could all be taken together as they are all similar and relate to the work of the Regeneration team. These proposals involve using other sources of funding than the general revenue fund budget in order to maintain the same level of service/activity while reducing the burden on the general revenue fund budget. Alternative sources of funding include legitimate and appropriate charges to the HRA and charging to capital fund budgets or S106 funding in line with the requirements for the use of those funds.

Asked about the risk ratings for these proposals, some of which were quite high, Dan Hawthorn said that this is because of significant changes to the HRA business plan following the recent lifting of the HRA borrowing cap. The work on the HRA business plan was running slightly behind the work on the general fund plan and so, until this work is completed it is necessary to have a degree of caution about being able to say that the HRA can definitely replace this funding. However, it is expected that by the time that the proposals are presented to Cabinet alongside the HRA business plan the additional work will have been done to ensure that the two plans fit together.

ECONOMY (EC-04) – Use of Strategic Acquisitions budget for sites delivery work

See EC-03 above.

ECONOMY (EC-05) – Increased capitalisation of staff time and project costs

See EC-03 above.

ECONOMY (EC-06) – Increased recharge to HRA

See EC-03 above.

ECONOMY (EC-07) – HRP Senior Restructure

Dan Hawthorn said that this proposal originated from a restructure of the senior management level below the Director level, which had generated a saving of £30,000 per year while retaining the level of staffing necessary to do the work required. Asked why this saving was not larger given that there had been a significant restructure, he said that the judgment he had made at the time was that this restructure represented an appropriate balance and that to make any further cuts to senior management would be to put at risk the things that the Department was trying to do. Dan Hawthorn explained that the old structure had a Director of the Department and below that were two posts called Directors (but that were intermediate posts) and then a layer of Assistant Directors below that, some of which reported to the 'intermediate' Directors and some to the main Director. His decision when he had first taken up his the post was that this structure was too confusing and to therefore remove the intermediate layer of Directors to create a new structure comprising of just the main Director and four Assistant Directors. It had been necessary to strengthen the Head of Service posts in the tier below the Assistant Directors which was why there were only modest savings overall. Savings were not the principle driver for the change but rather getting the right management structure in place.

Asked whether there had been an overall increase in staffing, and how this was being funded, Dan Hawthorn said that there had been some new posts created which were funded through the HRA. These costs had not been taken from the general fund as these posts didn't exist previously. Senior management costs are split between the general fund and the HRA. Further documentation on the restructure could be provide to the Panel if required. **(ACTION)**

ECONOMY (EC-08) – Strategic Property Unit – New Income Outdoor Media

Dan Hawthorn said that this was a proposal from the property unit to generate new income through outdoor media companies for advertising on Council buildings. This could involve billboards and an advertising wrap on one of the buildings. This would

be subject to the planning process and the Council's advertising policy. The proposal is complementary to a similar income proposal under the Your Council priority which relates to street furniture.

Panel Members expressed some concerns about the potential over-commercialisation of Council properties and on the need to prevent inappropriate types of advertising such as for gambling or fast food companies. Dan Hawthorn said that the Council has a clear policy about who it will take advertising from and that this would be applied to this proposal. It was agreed that this advertising policy should be provided to the Panel. **(ACTION)** Asked about the number and type of Council properties that would be used for this purpose he said that this information could be provided in writing to the Panel. **(ACTION)** He added that the proposal was provided as an option to Members but that if it was not pursued that the £100k per year in additional income (or savings) would need to be found from elsewhere and so the concerns would need to be weighed against this reality. The £100k per year estimate was informed by what the Council knows about its assets and advertising policy but if the proposal went well in the first year then a higher income could potentially be generated in future years.

The Panel expressed the view that it was too difficult to make a definitive recommendation on the proposal without having access to further details about the type of advertising and about the buildings and locations that would be used. The Panel therefore agreed to submit the following recommendation to the Overview & Scrutiny Committee:

The Panel recommended that further information on the sites/buildings to be used and the Council's advertising policy be considered alongside the Panel's concerns about potential over-commercialisation and about ethical standards and that the OSC should consider whether or not recommendations on any restrictions to the advertising under this proposal would be appropriate on this basis.

ECONOMY (EC-09) – Strategic Property Unit – New Income Rent Reviews

Dan Hawthorn informed the Panel that this proposal was based on a previous income target arising from Council properties that had not had a rent review for quite some time. This saving target, which had been seen by the Panel the previous year, had been achieved with further savings now identified as part of this proposals from 2020/21 onwards.

Asked whether capital expenditure would improve the Council's property portfolio given that higher income streams from rent were now being sought, Dan Hawthorn confirmed that there is already money in the existing capital programme for property improvements and that there is also further work planned on specific sites in the portfolio within the capital proposals in the agenda papers.

Asked whether this work could have been carried out through in-house staff rather than agency employees, Dan Hawthorn said that it had been judged not to be appropriate to make permanent appointments due to the time-limited nature of the work. It is also difficult to recruit permanent staff to some posts so there are a number of agency staff in the property team due to the nature of the labour market.

ECONOMY (EC-10) – Strategic Property Unit – New Income 5G

Dan Hawthorn said that this proposal was a modest one involving new rental income from the installation of new mobile phone masts on Council-owned property. The Council already makes a small income from 4G phone masts but this income is expected to increase slightly due to the rollout of new 5G technology.

The Panel expressed some concerns about potential damage to property and about possible public concerns on potential health risks. Dan Hawthorn said that the property team would take seriously any threats to the integrity of buildings. The Council also has a regulatory role as the planning authority to ensure that the installations are carried out in a responsible way. Mobile phone providers have a statutory right to install the masts and so if the Council does not receive the income from their installation then others would do so instead.

The Panel agreed to submit the following recommendation to the Overview & Scrutiny Committee:

The Panel noted that mobile phone masts can potentially cause damage to buildings when attached to them and that some residents in the immediate vicinity may be concerned about potential health risks caused by mobile phone signals. The Panel recommended that caution be exercised about the type and location of Council-owned buildings used for this purpose.

MTFS Capital Schedule – Economy (4001 – 4011)

In introducing this item, Dan Hawthorn said that the proposals in the capital schedule are only proposed additions and do not set out the whole capital budget. It also differs from the revenue budget in that, in agreeing any items the Cabinet is not fully committing to the spending but only to setting an 'envelope' in the budget which is subject to a further decision on a future business case. The proposals are all under the Economy priority heading as the Housing capital programme is all under the HRA. He then briefly described the specific proposals as follows:

4001 – Maintenance of Tottenham Green Workshops

This proposal is a specific investment within the commercial property portfolio. The proposal is necessary to bring the property up to basic levels of compliance in line with the Council's obligations as a landlord. Without this investment, the only other option would be to sell the property.

4002 – Northumberland Park estate area public realm

This proposal is to make improvements to the public realm in and around the Northumberland Park estate. Improvements to the estate itself is to be funded through HRA investment but there are wider areas, including public highway, so there is therefore also a general fund component to this improvement work.

4003 – Tottenham Hale DCF schemes

The Tottenham Hale District Centre Framework (DCF) is the overall strategy for the future of Tottenham Hale. There is already an item in the existing capital programme allocated for this, but this proposal is for additional funding in recognition of the fact that, since the original strategy was formulated, the costs have gone up due to construction inflation.

4004 – Borough wide Strategic Acquisitions

A site acquisitions budget already exists as a capital item to allow for investments to acquire sites within the Tottenham and Wood Green regeneration areas when properties come onto the market, thereby better enabling those regeneration schemes to make progress. This proposal would add additional funds and widen the scope of this budget to the whole Borough.

4005 – SME Workspace Intensification

This proposal is to improve the quality of workspaces owned by the Council and support economic development by enabling expansion of available employment space, improving the offer to prospective tenants and increasing income from rent and business rates.

4006 – Acquisition of head leases

This proposal is to provide capital funds to acquire the head leases that relate to revenue savings proposal EC-01 that was discussed earlier in the meeting.

4007 – Tottenham Hale Decentralised Energy Network (DEN) & 4008 – Wood Green Decentralised Energy Network (DEN)

These two proposals are for the construction of Decentralised Energy Networks as

part of the Council's overall policy of pursuing decentralised energy to reduce carbon emissions and as part of the aim of setting up a municipal energy company.

4009 – Additional Carbon Reduction Project

This proposal is to allocate capital funds to allow for any future schemes, as yet unspecified, to enable the Council to achieve its carbon reduction targets.

4010 – Selby Urban Village Project

This proposal allows for investment in the Selby Centre and Bull Lane Playing Fields which provides a new base for the Selby Trust and also provides Council homes.

4011 – Commercial Property Remediation

This proposal is for a generic set of commercial investments in the property portfolio.

In response to questions from the Panel, Dan Hawthorn, Director of Housing, Regeneration & Planning, John O'Keefe, Capital Accountant and Cllr Ibrahim, Cabinet Member for Housing & Estate Renewal, said:

- That proposal 4009 relates to a range of possible projects relating to carbon reduction, some of which will occur quickly and others of which will take a longer period of time. The Climate Action Plan is due to be considered at the Cabinet meeting in January and this will provide more detail.
- On whether the substantial increase in capital spending would be affected by the recent increase in the interest rate from the Public Works Loan Board, John O'Keefe said that each capital proposal would later need to have a business case and so the higher interest rate would need to be factored into this. The investments would therefore have a higher hurdle to clear in order to be viable.
- Asked whether the £750k allocated for proposal 4001 would be sufficient to improve the Tottenham Green Workshops to a sufficiently high standard, the assessment made following some careful work by surveyors was that this funding would be enough.
- Asked why the developers are not paying for the work required under proposal 4003 (Tottenham Hale DCF), Dan Hawthorn said that items in the capital programme are paid for in a number of ways including sources of funding such as the Community Infrastructure Levy (CIL). He acknowledged that the rate of CIL is low in the east of the Borough, but that there are plans to increase the rate. In addition, CIL does not have to be spent in the area where it is raised so a low CIL rate in the east of the borough does not necessarily mean a low rate of investment in the east of the borough. Asked for more details on what the

£5m under this proposal would be spent on, Dan Hawthorn said that further details could be provided in writing. **(ACTION)**

- Asked whether the strategic acquisition fund under proposal 4004 would be used to fund Compulsory Purchase Orders (CPOs), Dan Hawthorne said that this would not be the case as CPOs are only usually made as a last resort to enable a scheme to go ahead which would have its own budget.

Cllr John Bevan raised concerns about the additional charges being shifted to the HRA to reduce costs on the revenue budget. He said that the HRA is already under severe pressure, having taken on additional costs for safety measures following the Grenfell fire, carbon reduction costs and the Broadwater Farm project. He referred to Council housing blocks in his ward that have suffered from insufficient maintenance work over the last 30 years and was concerned that by adding further costs to the HRA, the required maintenance work would not be possible.

In response, Cllr Ibrahim said that she took on board these concerns and agreed that investment in communal areas had not been enough of a priority in recent years. However, that is now being budgeted for by the investment in Decent Homes Plus which does include communal areas. There are additional costs incurred through necessary fire safety work and there will be reports on this going to Cabinet in February. Further costs were being incurred through the evacuation of blocks on Broadwater Farm, but this is necessary work to ensure that residents are safe. While not easy, she was confident that it would be possible to withstand these costs.

Dan Hawthorn added that it is right to ensure that costs that should be on the general fund are not being inappropriately loaded onto the HRA but it is also important to ensure that the reverse is not happening. His view was that the proposals that had been put forward were costs that should appropriately be paid for by the HRA. The HRA Business Plan covers all of the costs mentioned earlier in the discussion plus the considerable costs associated with the Council Homes delivery programme as part of a sustainable business plan.

Panel members expressed further concerns about the poor maintenance of some Council estates in the borough and therefore agreed to submit the following recommendation to the Overview & Scrutiny Committee:

The Panel expressed concerns about additional charges being added to the Housing Revenue Account (HRA) which is under pressure and that movements of cost from the General Fund to the HRA risks delaying repairs and improvements to the communal areas of housing estates.

42. HIGH ROAD WEST SCRUTINY REVIEW - SCOPING DOCUMENT

Cllr Moyeed noted that evidence sessions for the Panel's Scrutiny Review on High Road West would be taking place in the New Year. An invitation would be extended to the Ward Councillors for the Northumberland Park ward, and to any other Councillors with an interest in the issue, to give evidence to the Panel. **(ACTION)**

43. DATES OF FUTURE MEETINGS

- 3rd March 2020

CHAIR: Councillor Khaled Moyeed

Signed by Chair

Date

Report for: Housing and Regeneration Scrutiny Panel, 3rd March 2020

Title: New Haringey Local Plan

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: All

Report for Key/

Non Key Decision: Non Key – For Information

1. Describe the issue under consideration

1.1 The Local Plan is the main Council document which:

- Planning applications are determined in accordance with (unless material considerations indicate otherwise);
- Sets out a positive spatial framework for development across the borough;
- Acts as a positive spatial expression of the Council's wider corporate strategies and policies, including the Borough Plan; and
- Enables communities to be engaged up-front in the plan-making process.

1.2 It is important to keep the Local Plan up-to-date so that:

- It provides a robust basis for determining planning applications;
- It continues to represent the latest Council corporate strategies, policies and aspirations;
- Legal and policy requirements to keep Local Plans up-to-date are met.

1.3 The main legislation, policy and guidance relevant to Local Plans which is referenced throughout this report includes:

- Planning and Compulsory Purchase Act 2004 ('the Act');
- The Town and Country Planning (Local Planning) (England) Regulations 2012 ('the Regulations');
- National Planning Policy Framework (NPPF) (June 2019); and
- National Planning Practice Guidance (PPG): Plan Making (2019).

2 Cabinet Member Introduction

2.1 N/A

3 Recommendations

3.1 This report is for information only.

4 Reasons for decision

4.1 N/A

5 Alternative options considered

5.1 N/A

6 Background information

National legislation, policy and guidance

6.1 The Act states that the Council “must keep under review their [Local Plans]” and “may at any time prepare a revision of a [Local Plan]” (S17(6) and 26(1)). In preparing a Local Plan the Council must have regard to “national policies and advice contained in guidance issued by the SoS”, the London Plan, and the “resources likely available for implementing the proposals in the document” (S19(2)).

6.2 Local Plans are legally required to be reviewed every five years (Regulation 10A). The NPPF states that “Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy”.

6.3 The NPPF states (paragraphs 15-16, emphasis added):

“The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

“Plans should:

- a) be prepared with the objective of contributing to the achievement of **sustainable development**;
- b) be prepared positively, in a way that is **aspirational but deliverable**;
- c) be shaped by early, proportionate and **effective engagement** between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- d) contain policies that are **clearly written** and unambiguous, so it is evident how a decision maker should react to development proposals;
- e) be **accessible** through the use of digital tools to assist public involvement and policy presentation; and
- f) serve a clear purpose, **avoiding unnecessary duplication** of policies that apply to a particular area (including policies in this Framework, where relevant).”

6.4 Local Plans must pass an ‘examination’ stage where an independent inspector checks whether the Council has followed the correct procedure and passed the

'tests of soundness', whilst allowing residents, developers and other third parties to put forward representations on these matters. The NPPF sets out the 'tests of soundness' which are (paragraph 35):

- **Positively prepared** – i.e. meeting objectively assessed needs;
- **Justified** – i.e. taking into account reasonable alternatives and based on proportionate evidence;
- **Effective** – i.e. deliverable and based on effective joint cross-boundary working; and
- **Consistent with national policy** – i.e. in accordance with the NPPF.

6.5 Further national guidance on Local Plans is provided in the PPG on Plan Making.

6.6 On 16 November 2017 the Secretary of State (SoS) made a Written Ministerial Statement setting out the importance of having up-to-date Local Plans in place. It stated "Where local planning authorities continue to fail to produce a plan to provide certainty to their community on where future development will be brought forward, we will use our intervention powers to ensure plans are put in place". This coincided during 2017 and 2018 with letters from the SoS to a number of Councils to warn of the SoS's powers of intervention if new Local Plans were not progressed.

6.7 On 18 June 2019 the SoS wrote to the Chief Executive of the Planning Inspectorate to state "the importance of being pragmatic in getting plans in place... We support and expect Inspectors to work with LPAs to achieve a sound plan, including by recommending constructive main modifications in line with national policy".

Existing Haringey Local Plan (2017)

6.8 The existing adopted Haringey Local Plan was updated/adopted in July 2017 comprising the following documents. These documents are expected to be completely replaced by the New Haringey Local Plan in a single document:

- **Strategic Policies;**
- **Development Management (DM) Development Plan Document (DPD);**
- **Site Allocations Development Plan Document (DPD); and**
- **Tottenham Area Action Plan (AAP).**

6.9 Other existing and emerging planning policy documents which currently or will make up the statutory 'Development Plan' in Haringey alongside the Local Plan include:

- **North London Waste Plan (NLWP)** – currently at the examination stage, scheduled for adoption in 2020;
- **Wood Green Area Action Plan (AAP)** – a 'Preferred Option' draft was consulted on in February 2018 with a 'Proposed Submission' draft to be consulted on in 2020 before it is submitted for examination;
- **Highgate Neighbourhood Plan** – adopted in July 2017;

- The **Neighbourhood Forums** in **Crouch End** and in **Finsbury Park and Stroud Green** are also working on drafting Neighbourhood Plans; and
- **The London Plan** – adopted in March 2016, to be replaced by the Draft New London Plan in 2020, see following section.

Draft New London Plan (2020)

- 6.10 The Act states that Local Plans in London “must be in general conformity with” the London Plan (S24(1)). The Mayor of London responds to the Local Plan throughout its consultation stages makes a statement on general conformity. If there are concerns about conformity, the independent inspector for the Local Plan examination could take the view that the Local Plan does not meet this legal test and cannot proceed.
- 6.11 Since 2016 the Mayor of London has been preparing a Draft New London Plan. The key milestones for this are:
- **November 2017** – Draft New London Plan published for public consultation
 - **March 2018** – Haringey’s response to the consultation was considered in a report by the Housing & Regeneration Scrutiny Panel
 - **July 2018** – Submitted for examination in public
 - **January – May 2019** – Examination hearings
 - **July 2019** – Consolidated changes version published
 - **October 2019** – Panel Inspectors’ report published, examination closed
 - **December 2019** – Submitted to the SoS and published an ‘Intend to Publish’ version – some of the Inspectors’ recommendations were accepted, others weren’t
 - **December 2019** – SoS wrote to the Mayor saying he will respond by 17 February 2020
 - **February 2020** – SoS wrote to the Mayor saying he will respond by 16 March 2020
 - **February / March 2020** – Lay before London Assembly
 - **March 2020** – Publish (adopt) new London Plan
- 6.12 The key chapters / policies in the new London Plan include:
- **Good Growth objectives**
 - **Spatial Development Patterns & Opportunity Areas** – Wood Green & Lee Valley Opportunity Areas
 - **Design** – inclusivity, accessibility, tall buildings
 - **Housing** – targets, affordability, tenure, viability, size mix
 - **Social Infrastructure** – health, education, play, sport
 - **Economy** – offices, workspace, industry, retail)
 - **Heritage & Culture** – conservation areas, creative industries, night time economy
 - **Green Infrastructure & Natural Environment** – open space, urban greening, biodiversity
 - **Sustainable Infrastructure** – air quality, greenhouse gas emissions, digital, waste, flooding
 - **Transport** – healthy streets, cycling, car parking

- 6.13 Whilst the Draft New London Plan sets a range of targets and policy requirements for any new Haringey Local Plan, of particular note is the housing target. The existing adopted London Plan (2016) set Haringey's current housing target at 1,502 homes per year. The Draft New London Plan (2017) proposed to increase this to 1,958. Haringey and many other London Boroughs objected to the significantly increased housing targets and in response the Inspectors' Report recommended the target be revised to 1,592. The Mayor has accepted this recommendation.

New Haringey Local Plan

Scope & Structure

- 6.14 As set out above, it is expected that the existing Local Plan documents (Strategic Policies, DM Policies, Site Allocations, Tottenham AAP) are expected to be completely replaced by the New Haringey Local Plan in a single document.
- 6.15 The New Haringey Local Plan will be structured based on the Borough Plan priorities **Housing, People, Place** and **Economy**.
- 6.16 As the Draft New London Plan is expected to become part of the statutory Development Plan once it is published (adopted) in March 2020, the New Haringey Local Plan does not need to duplicate policies in the London Plan which the Council is satisfied accords with its own objectives and aspirations.
- 6.17 Therefore, within the structure of the Borough Plan priorities, the New Haringey Local Plan will, to an extent, follow a similar structure to, and signpost policies in, the new London Plan, listed above.
- 6.18 However, many policies do require a locally-specific Haringey variation to ensure the New Haringey Local Plan policies are compatible with the Council's wider corporate strategies and policies. These locally-specific policies will require a substantial local evidence base to justify a Haringey-specific approach.
- 6.19 Key areas of focus for Haringey-specific policies would include affordable housing, environmental standards, site allocations amongst others. It will also be important for other Council evidence base documents and strategies to support and inform the Local Plan, such as the Housing Strategy, the Economic Development Strategy, Transport Strategy, Physical Activity and Sports Strategy, Climate Change Action Plan etc.

Evidence Base

6.20 Officers are still considering the scope of the evidence base required to support the new Haringey Local Plan but the documents required are likely to include (non-exhaustive):

- **Whole Plan Viability Assessment** (including Affordable Housing);
- **Strategic Housing Market Assessment (SHMA)**;
- **Gypsy & Traveller Accommodation Needs Assessment (GTANA)**;
- **Strategic Housing Land Availability Assessment (SHLAA)**;
- **Small Sites Study**;
- **Employment Land Review / Need & Availability Study (ELR/ELNA)**;
- **Retail & Leisure Needs Study (RLNS)**;
- **Open Space, Sports & Recreation / Green Grid / Playing Pitch Studies**;
- **Strategic Flood Risk Assessment (SFRA), Surface Water Management Plan (SWMP) and Sequential & Exception Site Testing**;
- **Transport Assessment / Study**;
- **Archaeological Priority Area (APA) Review**; and
- **Infrastructure Delivery Plan (IDP) / Infrastructure Funding Statement (IFS)**.

Sustainability, Habitats, Health & Equalities: The Integrated Impact Assessment (IIA)

6.21 With regard to sustainability, the Act requires Local Plans to:

- “include policies designed to secure that the development and use of land in the LPA’s area contribute to the mitigation of, and adaptation to, **climate change**” (S19(1A));
- “carry out an **appraisal of the sustainability** of the proposals... [and] prepare a report of the findings of the appraisal” (S19(5)); and
- “exercise the function with the objective of contributing to the achievement of **sustainable development**” (S39(2)).

6.22 An Integrated Impact Assessment (IIA) will be prepared and updated alongside each iteration of the New Haringey Local Plan to ensure the impacts on the following are fully considered, as required by legislation, policy and guidance:

- **Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA)** – required by The Environmental Assessment of Plans and Programmes Regulations 2004 and the PPG on SEA/SA;
- **Habitats Regulations Assessment (HRA)** – required by the Conservation of Habitats & Species Regulations 2017 and the PPG on Appropriate Assessment;
- **Health Impact Assessment (HIA)** – recommended by the PPG on Healthy & Safe Communities;
- **Equalities Impact Assessment (EqIA)** – required by the Equality Act 2010.

Process and timetable

- 6.23 The Act requires Local Plans to “be prepared in accordance with the Local Development Scheme” (LDS) (S19(1)).
- 6.24 The Council’s latest LDS was published in November 2019 and indicates a timetable for the New Haringey Local Plan as set out in the following table.
- 6.25 The Issues and Options consultation document (working title ‘First Steps’) will set out the key policy areas to be addressed by the New Haringey Local Plan, ask open questions and seek views on reasonable options available to the Council, before the Local Plan and its policies are actually drafted. The First Steps consultation will also include a ‘Call for Sites’ to help inform new site allocations for new development.

Dates	Document	Regulation	IIA Stage	Notes
March-May 2020	Issues & Options consultation	Pre-Reg 18	Stage A setting context, objectives, baseline, scope	Likely to be published after the GLA Pre-Election Period
October-December 2020	Draft Local Plan consultation	Reg 18	Stage B reasonable alternatives, assessing effects	
April-June 2021	Proposed Submission Local Plan consultation	Reg 19	Stages C&D report & consultation	
July-December 2021	Submission & Examination	Reg 22-25		Including consulting on proposed modifications, followed by Inspector’s report & recommendations
February 2022	Adoption	Reg 26	Stage E report & monitoring	

Risks

- 6.26 There are a number of risks to the delivery of the New Haringey Local Plan and its timetable, which include:
- **Government reforms** e.g. the imminent Accelerated Planning White Paper;
 - **Brexit & market uncertainty**;
 - **SoS final response to the London Plan**;
 - Decisions on **Crossrail 2** stations;
 - Joint working with neighbouring boroughs and other statutory bodies through the statutory **Duty to Cooperate**;
 - **Staff, resources & competing work demands** on the Planning Policy Team;
 - **Planning Inspectorate** resources, timetabling & handling of the examination;
 - **Conformity with the NPPF & London Plan**; and

- Achieving the **housing target** and being able to demonstrate a **5 Year Housing Land Supply (5YHLS)** of ‘deliverable’ sites.

Engagement with Members, Communities & Statutory Bodies

- 6.27 Planning policy, including the Local Plan, currently sits within the portfolio of the Cabinet Member for Climate Change and Sustainability.
- 6.28 Regulatory Committee’s Responsibility for Functions includes making informal recommendations to the Cabinet and Full Council on Local Plan documents.
- 6.29 A ‘Member Working Group’ for the New Haringey Local Plan will be set up to maintain ongoing informal engagement with a group of Members. The details of this are to be confirmed and may be made up of / reflect the composition of Regulatory Committee, given its existing Responsibility for Functions and representative composition.
- 6.30 The Act requires the Local Plan to be prepared in compliance with the Council’s Statement of Community Involvement (SCI, March 2017) (S19(3)). The SCI sets out the aim that consultation will be:
- Effective;
 - Transparent;
 - Proportional;
 - Inclusive;
 - Accountable; and
 - Coherent.
- 6.31 The Issues & Options / First Steps consultation will be supported by a Communications & Engagement Plan to ensure compliance with the SCI and to secure the widest and most diverse engagement as possible. The Communications & Engagement Plan is likely to include:
- Council website articles, banners and webpages;
 - Specialist interactive digital platform / questionnaire;
 - Social media;
 - Video;
 - Press release;
 - Local newspaper notices;
 - Haringey People & Haringey Extra articles;
 - Emails/letters sent to those on the Planning Policy consultation database, Members, MPs;
 - Availability of documents in local libraries;
 - All Member Briefing;
 - Diversity monitoring; and
 - Drop-ins and/or themed workshops on topics such as (to be confirmed):
 - Affordable housing;
 - Affordable workspace;
 - Environment/sustainability standards;
 - Liveability; and
 - Engagement with young people.

- 6.32 The Act requires the Council to fulfil its statutory “duty to cooperate” with “prescribed bodies”, including neighbouring boroughs and Government agencies, requiring the Council to “engage constructively, actively and on an ongoing basis” relating to “strategic matter[s]” which include cross-borough and strategic infrastructure issues (S33A).

7 Contribution to strategic outcomes

- 7.1 The New Haringey Local Plan is cross-cutting and contributes to all the Borough Plan priorities of Housing, People, Place and Economy and the Borough Plan Equality Principles and the Pledges on Residents’ Engagement, Voluntary & Community Sector and Businesses are highly relevant.
- 7.2 The Year 1 and Year 2 Delivery Plans for the Housing Priority include “Deliver new Local Plan” as the first delivery priority under Outcome 1) Objective a).

8 Statutory comments

Finance

- 8.1 The Local Plan requires an ongoing budget for staff, evidence base and consultation costs which is to be met within the Planning Policy Team budget.
- 8.2 A new position of Planning Policy Team Manager is to be re-established and recruited to for starting in the new financial year 2020/21.

Procurement

- 8.3 Where evidence base documents cannot be completed within the Planning Policy Team or within other teams in the Council, the relevant procurement process will be followed to commission and manage external consultants to undertake the work. Joint cross-borough working will also be considered where relevant and practical.

Legal

- 8.4 The main legislation, policy and guidance relevant to Local Plans is summarised throughout this report.

Equality

- 8.5 As mentioned in section 6 of this report, the Local Plan will be subject to an Integrated Impact Assessment (IIA) throughout every stage of the process which includes equalities impacts.

9 Use of Appendices

N/A

10 Local Government (Access to Information) Act 1985

[Haringey Local Plan \(July 2017\):](#)

- Strategic Policies
- Development Management DPD
- Site Allocations DPD
- Tottenham Area Action Plan

[New London Plan – Report to Housing & Regeneration Scrutiny Panel \(13 March 2018\)](#)

Report for: **Housing & Regeneration Scrutiny Panel – 3rd March 2020**

Title: **Housing Associations in Haringey**

Lead Officer: **David Sherrington, Director of Broadwater Farm – Homes for Haringey**

1. Overview of the estate

1.1 Broadwater Farm is located in N17 directly East of Lordship Recreation Ground. It comprises 1063 homes across 12 blocks and 27 low rise houses. The twelve blocks are made up from two towers (19 storeys), nine medium rise blocks (six and four storey) and one ziggurat (seven storeys). The vast majority of homes are either one bed or two bed (916 homes or 86%) with 113 three bed and 14 four bed homes. A series of site photos are included within the appendix.

1.2 Within the boundary of the estate there is also a school and children's centre serving pre-school, primary and special needs requirements. A Health Centre was built in the 1990s which remains operational and a number of small 'starter' business units are located in the Enterprise Centre, opposite Tangmere. These units are leased to a Head Leaseholder who is responsible for management and operations. Businesses include a hair-dresser, nail bar, ironmongery workshop and several offices. There is also a community centre on the estate with a large sports hall, gym and café (although the café does not currently have an operator).

1.3 Public transport on the estate is primarily through the W4 bus, which runs through the estate. Other major bus services can be found on both Lordship Lane to the north of the site and Phillip Lane to the south.

2. Background

2.1 In 2017, following the tragic events at Grenfell tower in Kensington and Chelsea, the Department for Communities and Local Government wrote to all Local Authorities requesting that they check that their large panel system (LPS) buildings. These checks are designed to ensure they meet the required standards to prevent against progressive collapse in the event of an explosion within a flat caused by a gas leaks or faulty gas cylinder.

2.2 Following receipt of a DCLG letter, the Council and Homes for Haringey reviewed archive evidence relating to the construction of the estate and found it inconclusive and incomplete. In light of this, structural surveys were instructed in 2017 to identify the construction method and compliance with building requirements. Of the 12 blocks, 11 were found to have problems.

2.3 More information about the outcomes of these surveys, with links to the survey documents, can be found in the appendix to this report. Included within the appendix is a detailed timeline of activity since 2017, and links to all Cabinet decisions made.

3. The Broadwater Farm improvement programme

3.1 Due to the scale of intervention required on the estate in response to the structural issues, the Council and Homes for Haringey have agreed to form a shared project team across both organisations to take forward the various workstreams, coordinate between projects, and ensure a joined up and coherent message for residents and partners. Some workstreams are led by Homes for Haringey, and others from within the Council; the overall programme is led by a Director of Broadwater Farm based in Homes for Haringey.

3.2 Alongside the projects within the programme that are a response to the structural issues, we are aiming to implement additional projects to ensure that outcomes for residents are improved.

3.3 The programme has a draft set of objectives that will be tested and refined through resident and stakeholder feedback. A copy of these is included within the appendix to this report.

3.4 A project initiation was approved in 2018 and sets out the key projects within the programme. These are as follows:

- Estate and Housing Management – to drive up to standard of the core housing management offer
- Rehousing - to rehouse and support the residents of Tangmere and Northolt
- District Heating and kitchens and bathrooms – to install a new district heating network on the estate to enable the removal of gas supplies across the estate, and to upgrade kitchens and bathrooms where required to meet the Decent Homes standard
- Structural and refurbishment works – to develop designs and let contracts to deliver structural and refurbishment works on the medium rise blocks
- New Homes and Urban Design Framework – to bring forward designs and construction of new homes, and to establish a new Urban Design Framework and public realm strategy
- Communications and engagement – to ensure residents and stakeholders are communicated and engaged with throughout the programme
- Socio-economic programme – to introduce socio-economic programmes on the estate to tackle identified issues

- Non-housing assets – to ensure all non-housing assets are considered as part of the overall programme and vision for the estate
- Demolition – to procure and manage the demolition contractors once onsite

The following sections sets out an overview of the BWF programme.

4. Estate and Housing Management

4.1 To build trust and buy in from residents, we need to get the core housing service right. Through engagement with residents on the rehousing and district heating works throughout 2018, it became clear that cleaning, grounds maintenance and communal repair standards on the estate were not satisfactory. We have therefore been improving the focus on the core housing management offer and this work forms a part of our overall improvement works.

4.2 Areas of focus include:

- Improving cleaning externally and internally
- Improving grounds maintenance across the estate
- Reducing anti-social behaviour on the estate
- Ensuring that communal repairs are effectively logged and completed
- Offering weekly financial inclusion drop in sessions
- Delivering a programme of internal decorations to areas in the poorest condition ahead of the main refurbishment
- Ensuring a culture of not walking past issues and of taking ownership
- Improving communications and engagement with residents

5. Rehousing programme

5.1 A rehousing team has now been in place since 2018 to work with residents in Tangmere and Northolt to rehouse them from their blocks. We recognise it is a stressful process, so the rehousing team is based onsite and available for 1-2-1 discussions and appointments.

5.2 Although the bulk of the rehousing project is now complete, at the outset all residents had 1-2-1 support, had individual needs assessments completed, and received support and guidance regarding their proposed move.

5.3 Following their moves residents are contacted through home visits to ensure they have settled into their new homes and any issues (such as repairs or other tenancy

issues) are being dealt with. We follow up more regularly with vulnerable residents through further visits and phone calls.

- 5.4 In addition to the in-house team, an independent tenant and leaseholder advisor was procured (PPCR) to provide independent advice and guidance to affected residents.
- 5.5 Supporting the rehousing process is a Broadwater Farm rehousing and payments policy which sets out the council's commitments and responsibilities to affected residents. This has been sent to all residents in the affected blocks and advice from ITLA has been provided where residents need additional support.
- 5.6 The rehousing of residents in Tangmere began in June 2018. We have rehoused all tenants from the 92 council owned properties. Of the 12 leaseholders, we have purchased four properties and two are going through the conveyancing process. The remaining six are still under negotiation.
- 5.7 The decision to start rehousing Northolt tenants was taken in February 2019 following the Cabinet decision in November 2018 to demolish the block. We have 16 tenanted properties left in Northolt, from the original 83. Eight of these tenants have accepted offers for alternative accommodation and are either waiting for the property to be ready or are in the process of moving. We are working closing with the remaining eight tenants and expect to be able to find alternative accommodation very soon.
- 5.8 Of the original 14 leasehold properties in Northolt, we have purchased one and have heads of terms signed with three others.
- 5.9 All residents retain the right to move again if they are not happy with their first move the rehousing team will continue to support them for a further move. All residents also retain the right to return to the estate once new homes are built. They are also included in communications relevant to them, unless they have specifically asked not to be.
- 5.10 Risks associated with the structural issues within the block are being mitigated by the presence of 24-hour security, preventing anyone other than residents entering the building. In addition, neither building has a live gas supply and residents receive regular communications about the prohibition of gas bottles. Both buildings have also been protected from possible vehicle strike and flats are secured to prevent squatting or unauthorised entry, with regular checks to ensure they have not been broken into. Risk assessments for both buildings were completed last year and will be updated again this March.
- 5.11 In respect of the remaining leaseholders, the rehousing team is in contact with leaseholders to discuss their potential moves and will consider other options including mediation to help further negotiations. In addition, the team is looking at

what future CPO options are available in the event of us being unable to reach agreement with any leaseholders.

6. District Heating programme

6.1 The district heating project was established to install a new district heating system across the estate so that gas installations could be removed. This solution was selected following an option appraisal, a link to which is provided within the appendices of this report.

6.2 The project has been tackled in three main phases. Phase one involved removing all existing gas cookers from residents' homes and replacing them with electric cookers (free of charge). Phase one also included the installation of automatic gas cut-off valves within homes in the event of a leak. These were installed to mitigate any risks ahead of the district heating system coming online. Phase one began shortly before Christmas of 2017 and was completed across all affected homes (725 flats) in just over six weeks.

6.3 Phase two involved the installation of a district heating infrastructure within the blocks and flats, to allow them to be removed from the gas supply and connected to temporary heating and hot water plant. The completion of this work was driven by a deadline put in place by the statutory body responsible for the gas network. The planning of the work began in February 2018 and was complete in time for the deadline of the end of October 2018.

6.4 Phase three (the current phase) involves the installation of site wide distribution, the upgrade of the central boiler house and installation of metering hardware so that residents can be charged for actual usage. In addition to these works, we have broadened the scope of the programme to also include:

- New kitchens and bathrooms where existing installations failed the decent homes criteria (circa 270 homes benefitting)
- New boosted cold-water supplies
- Fire stopping in flats where required

6.5 The value of the contract for the work is just over £18m and the current estimated completion date is April/May.

6.6 In order to ensure the district network aligns to the council's broader strategy around centralised energy a member of the Council's Carbon Reduction team has been working closely with the project team.

7. Structural and refurbishment works

7.1 This project seeks to bring forward the required structural and refurbishment works to the retained blocks on the estate. Through this work we are also exploring the feasibility of infill homes in selected locations on the estate. To reduce disruption we are designing the works as a combined refurbishment and structural programme.

7.2 Some temporary decanting of residents in specific flats where the structural works take place will be required. It is likely that through the course of the programme around 150 residents will require a temporary decant to facilitate works, although the duration will only be established once a contractor is onboard and they have looked in more detail at sequencing of works. A dedicated rehousing team will be put in place to support this process once we are closer to starting works.

7.3 Two blocks have been selected as pilots for this work. Rochford has been identified as a pilot refurbishment block and Martlesham as a pilot for refurbishment and potential infill. Much of the high-level design work on the pilots (material choices for example) can be replicated across the estate as the medium storey blocks are all of a similar design and configuration.

7.4 To date we have completed in full the structural design work and undertaken several concept designs for the refurbishment and infill for both blocks. These concept designs will be firmed up in the coming months and the current programme anticipates works starting onsite at the end of the calendar year.

7.5 Much of the scope of the refurbishment has been established through engagement with residents, past consultations, repairs history and our knowledge of the stock. Further engagement work will take place ahead of works starting.

7.6 Work is also underway to look at how this work dovetails with the work of the new architects responsible for new homes and the public realm enhancements (see next section). This is to ensure that the different workstreams are aligned and joined up.

8. New Homes and Urban Design Framework

8.1 This project seeks to work with the residents and the wider community to develop design proposals for the high quality replacement homes, which will be built on the Tangmere and Northolt sites. Following engagement with the community and a successful ballot outcome, planning applications for the new homes will be submitted.

8.2 This project also seeks to work with the community to develop a design framework for the estate. The purpose of this framework is to ensure that the design team considers the estate and surrounding area as whole when developing designs for the

new homes, such as the existing estate infrastructure (existing roads, utilities, pedestrian footpaths etc).

- 8.3 The framework will look at ground floor usage, with the view of exploring the possibility (subject to consultation) of infilling some areas to provide community amenity, additional homes, or commercial space. It will also include a strategy for public realm enhancements so that improvements to the existing green spaces and connections to the park can be bought forward.
- 8.4 The project will also develop design briefs for three sites on the periphery of the estate, to explore the potential for the delivery for new council housing, in line with the Council's commitment to deliver 1000 council homes.
- 8.5 Following a procurement exercise, the Council's Cabinet appointed Karakusevic Carson Architects (KCA) in December 2019 as the lead the Design Consultant for this project.
- 8.6 Since their appointment the Council, Homes for Haringey and KCA have been developing a community engagement strategy which seeks to maximise resident and community involvement in the proposals.
- 8.7 Between May and September 2020 KCA will be working with the community to develop design options for both the new homes and the design framework. These options will then be subject to community engagement and review.
- 8.8 Between October and December 2020 KCA will work with the community to develop preferred design proposals for the new homes and the design framework.
- 8.9 It is envisaged that in Spring 2021 the Council's Cabinet will be asked to approve preferred design options and grant permission to progress to a ballot.

9. Communications and engagement

- 9.1 Good quality communications and engagement will underpin all of our work and through the joint project team we will ensure that residents receive a consistent and clear set of messages around what is going on and how they will be involved.
- 9.2 Following the appointment of architects for new homes, the BWF project team are working on a combined communications and engagement plan for the year, to ensure that messaging and engagement around this project dovetails with existing projects and plans.

9.3 To date we have introduced a number of new initiatives which we can build upon throughout the course of the coming year to talk to residents in detail about the council's emerging plans.

9.4 A communications and engagement framework has also been drafted to help guide our work and that of our partners. In summary this seeks to ensure that:

- Our communications are inclusive and respect the diversity of the estate
- Our communications are open and transparent
- We will use a variety of communications and engagement methods to reach residents

9.5 A summary of the existing communication and engagement tools, and the engagement framework, are provided as an appendix to this report.

10. Socio-economic programme

10.1 While physical interventions on the estate form a significant part of our work on the estate, ensuring that outcomes for people are improved forms a strong part of our improvement programme.

10.2 The socio-economic work is guided by data and consultation feedback and we have programmes designed around the following themes, all of which is currently onsite and delivering aside from the employment and skills theme which starts in April.

- Positive activities for young people (ERF and GOLD)
- Employment and skills (ERF)
- Mental health and wellbeing (ERF)
- Activities for women and girls (ERF)
- Community safety (ERF)

10.3 The programme is funded through the Estate Renewal fund and Gold fund. It is focussed around the following themes:

11. Demolition programme

11.1 This project covers the required demolition of both Tangmere and Northolt blocks. Tender documentation for works have been prepared and are ready to tender once a date for vacant possession of either block is more imminent.

11.2 Ahead of demolition works commencing, we are working with UK Power Networks to relocate existing electricity sub-stations that are located within both blocks. The contract for this work has been awarded and will commence onsite soon.

11.3 A timetable for demolition will only be available once a contractor is procured although it is likely to take a minimum of six months.

11.4 The work itself will likely cause significant disruption to residents so detailed engagement and communication will be required ahead of works starting.

12. Non-housing assets

12.1 This workstream considers the non-housing assets on the estate and how they can be maximised and incorporated into our future work.

12.2 Further work on these assets will be considered as we progress the designs for new homes and urban design framework, in consultation with residents and stakeholders.

12.3 The key assets located on the estate are as follows:

- NHS Health Centre
- The Community Centre
- The Enterprise units and Opportunities Centre

Schedule of appendices:

Appendix one – site photos

Appendix two – background on structural issues

Appendix three – timeline of activity since 2017

Appendix four – record of Cabinet decisions

Appendix five – draft programme objectives

Appendix six – communications and engagement tools

Appendix seven – communications and engagement framework

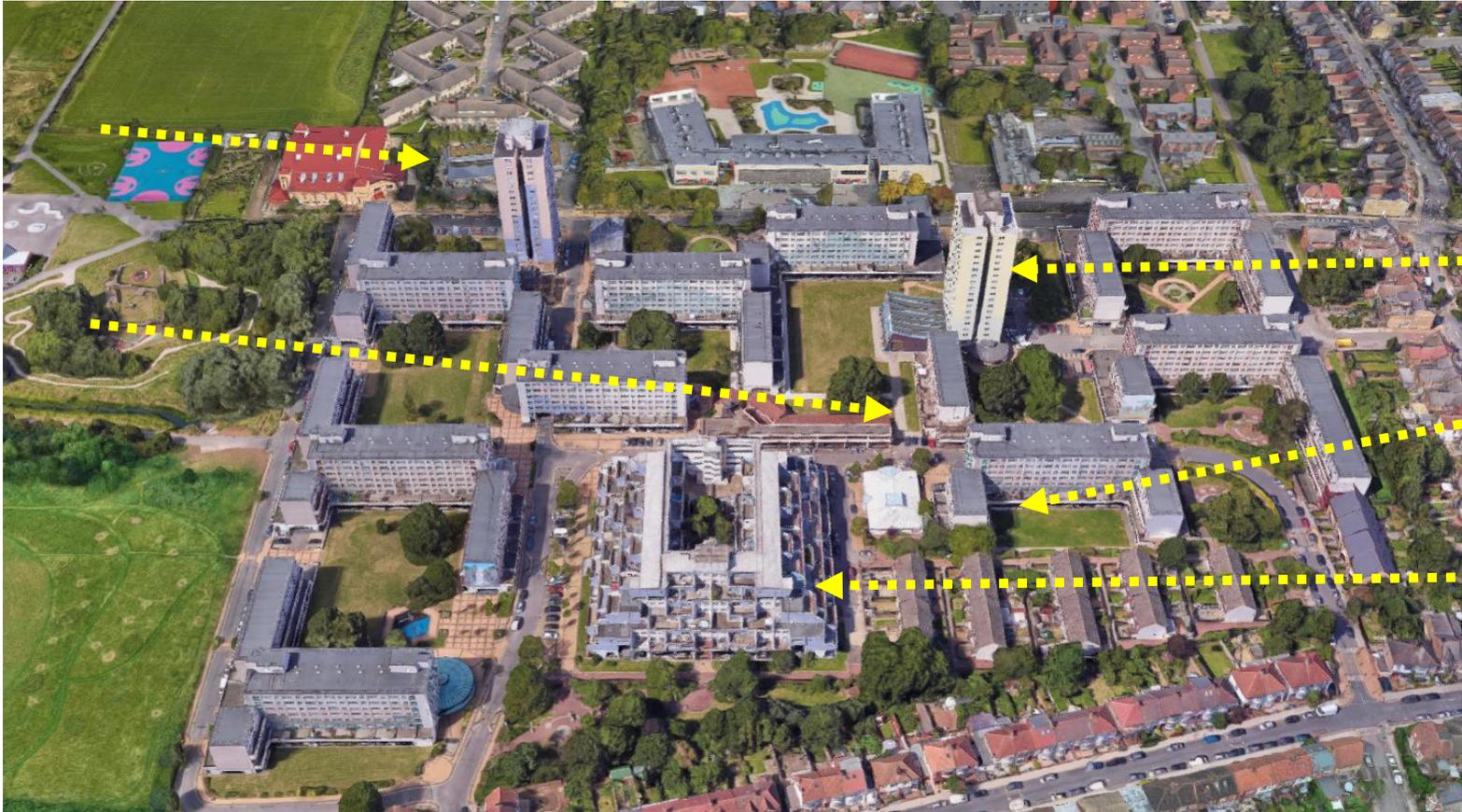
Appendix eight – Broadwater Farm newsletter

This page is intentionally left blank

Estate site map looking north

Community Centre

Enterprise units



Northolt

NHS Health Centre

Tangmere

View of estate looking south



View of estate looking West



View of estate looking East



Appendix two – background on structural issues

The Broadwater Farm estate was constructed between late sixties and early seventies using large panel system techniques. This is the same method of construction as that used for Ronan Point in the London Borough of Newham, where a gas explosion in 1968 from a gas hob caused progressive collapse of one corner of the block. Following the Ronan Point disaster, regulations were introduced governing the structural requirements for Large Panel system buildings.

A summary of the issues identified are as follows:

- **Medium rise blocks (x9 – Rochford, Martlesham, Stapleford, Debden, Hawkinge, Manston, Lympne, Croydon, Hornchurch)**
All failed tests to have gas supplies in buildings. Flank walls on wings require structural works.

Copy of structural surveys:

https://www.homesforharingey.org/sites/default/files/broadwater_farm_medium_rise_structural_investigation_report.pdf

Option appraisal on solutions to structural issues

https://www.homesforharingey.org/sites/default/files/broadwater_farm_heating_and_hot_water_options_appraisal.pdf

- **Kenley**
Passed all required tests.

Copy of structural surveys

https://www.homesforharingey.org/sites/default/files/broadwater_farm_northolt_and_kenley_structural_investigation_report.pdf

- **Northolt**
Failed required test for LPS building without gas (building does not have gas). Costs of rectification estimated at circa £14m.

Copy of structural surveys and cost estimate for rectification

https://www.homesforharingey.org/sites/default/files/broadwater_farm_northolt_and_kenley_structural_investigation_report.pdf

https://www.homesforharingey.org/sites/default/files/broadwater_farm_northolt_structural_cost_estimate.pdf

- **Tangmere**
Failed required test for LPS building with and without gas. Costs of rectification estimated at circa £19m.

Copy of structural surveys

https://www.homesforharingey.org/sites/default/files/broadwater_farm_tangmere_structural_cost_estimate.pdf

https://www.homesforharingey.org/sites/default/files/broadwater_farm_tangmere_structural_investigation_report.pdf

Appendix three – timeline of activity since 2017

- Summer 2017 – LBH/HfH receive letter from DCLG enquiring about LPS buildings and evidence to support their structural adequacy
- Summer 2017 – HfH instruct structural surveys across estate
- December 2017 – results identify that the nine medium rise blocks fail test required to have gas present. All gas cookers on estate changed for electric cookers, gas interrupter valves fitted and option appraisal on long term solutions instructed.
- February 2018 – New District Energy Network selected as solution for medium rise blocks.
- March 2018 – Northolt identified as having failed required LPS tests. Option appraisal on potential solutions instructed
- April 2018 – Tangmere identified as having failed required LPS tests. Option appraisal on potential solutions instructed. All gas cookers removed and gas interrupter valves fitted.
- April 2018 - Cadent (statutory gas provider) gives deadline of end of October to isolate all gas supplies across estate
- June 2018 – Cabinet agrees to open decant on Tangmere and begin Section 105 consultation on the future of Northolt and Tangmere
- August 2018 – Contract for new district energy system awarded
- August 2018 – indicative massing and financial appraisal instructed to inform re-provision of housing in the event of decision to demolish
- November 2018 – all gas supplies across the estate isolated by Cadent. All blocks previously on gas now on temporary district heating plant.
- November 2018 – Cabinet considers results of section 105 consultation and agrees to rehouse all Tangmere and Northolt residents to allow for demolition of both and the construction of new blocks with at least the same number of social housing units
- December 2018 – architects study on massing complete indicating opportunities for re-provision of homes on Tangmere and Northolt sites
- February 2019 – Northolt decant opened
- October 2019 – District Heating contract extended to include kitchens and bathrooms (among other works)
- December 2019 – award of contract for architects to design new homes

This page is intentionally left blank

Appendix four – Cabinet decisions to date regarding Broadwater Farm

- Cabinet decision to re-house Tangmere residents and agree emergency rehousing policy (June 2018)

<https://www.minutes.haringey.gov.uk/documents/g8727/Public%20reports%20pack%2026th-Jun-2018%2018.30%20Cabinet.pdf?T=10>

- Award of contract via Cabinet to install new District Energy Network on BWF (August 2018)

<https://www.minutes.haringey.gov.uk/documents/g8908/Public%20reports%20pack%2014th-Aug-2018%2018.30%20Cabinet.pdf?T=10>

- Cabinet decision to demolish Tangmere and Northolt and sign off Rehousing and Repayments policy (BWF) (November 2018)

<https://www.minutes.haringey.gov.uk/documents/g8731/Public%20reports%20pack%2013th-Nov-2018%2018.30%20Cabinet.pdf?T=10>

- Cabinet decision to demolish Tangmere and Northolt (December 2018) following call in

<http://www.minutes.haringey.gov.uk/documents/b23208/Late%20Business%20-%20Overview%20and%20Scrutiny%20Report%20on%20Broadwater%20Farm%20call%20in%2011th-Dec-2018%2018.30%20Cabine.pdf?T=9>

- Decision to open decant on Northolt (February 2019)

Report taken under delegated authority

- Extension of district heating contract (October 2019)

<http://www.minutes.haringey.gov.uk/documents/g9153/Public%20reports%20pack%2008th-Oct-2019%2018.30%20Cabinet.pdf?T=10>

- Award of contract for Architects to design new homes and develop Urban Design Framework (December 2019)

<http://www.minutes.haringey.gov.uk/documents/g9155/Public%20reports%20pack%2010th-Dec-2019%2018.30%20Cabinet.pdf?T=10>

This page is intentionally left blank

Appendix five - Draft BWF programme objectives

- **Building trust and partnership:** Developing trust between residents and the council, building capacity and ensuring residents and stakeholders have influence and are involved in the plans as they develop.
- **Quality of Life:** Improve the quality of lives of residents living on the Broadwater Farm by providing high quality homes, a safe and welcoming neighbourhood, maximising opportunities to invest in people and promoting health initiatives and community cohesion.
- **High Quality Homes:** Deliver new, high quality social rented homes- seeking a net increase in the amount of social rented homes, not just replacement.
- **Major Works:** Undertake structural and refurbishment works across the estate, ensuring that residents live in safe and secure housing.
- **Public realm and street scene:** Improving the quality of public realm, enhancing connectivity to the local area and improving the ground level experience for residents.
- **Co-ordination:** Ensure that all works across the estate, including demolition, construction, strengthening and refurbishment are coordinated and that disruption to residents is minimalised.
- **Sustainable Energy:** Deliver new sustainable energy solutions across the Estate, which seeks to minimise residents' fuel bills.
- **Non-housing assets:** ensuring commercial premises on the estate are well used and offer locally demanded services

This page is intentionally left blank

Appendix six – communications and engagement tools

- BWF newsletter – quarterly newsletter to all residents to update, inform, and share information about what is happening on the estate (most recent issue included in reading pack)
- Estate walkabouts – bi-monthly walkabouts to identify, monitor, and resolve communal repairs and other issues (fly tipping, anti-social behaviour etc)
- Front line staff meetings – bi-monthly face to face briefing for all staff providing services on the estate to ensure a shared understanding of our work and objectives
- Internal staff bulletins – bi-monthly BWF specific bulletin to all staff on current and forthcoming projects.
- Engagement drop-in sessions – bi-monthly opportunities for residents to speak to staff about issues – held in reception areas of blocks to speak to people as they enter or leave their blocks
- Resident Association meetings – every two weeks the Residents Associations meets the Director of Broadwater Farm to discuss ongoing works and concerns. The RA have also been involved in procurement processes for the new homes architects and have provided helpful challenge and suggestions for other key areas, in particular the rehousing work.
- Public meetings – called to discuss estate wide issues – likely to take place every two months in the coming year
- Ward member briefings – briefing sessions for ward members on latest developments and updates on progress.
- Stakeholder briefings – one to one discussions with stakeholders on the estate via the Director of Broadwater Farm, covering the Health Practice, school and Head Leaseholder of the Enterprise Centre.

This page is intentionally left blank

Broadwater Farm Engagement Framework

1. Background & Context

Homes for Haringey and Haringey Council are committed to meeting the highest standards when delivering services to our residents. There is a commitment to engage and communicate in a style which enables residents to shape and influence what we do.

In order to be consistent, clear and accurate in our engagement and communication, we have developed a framework which is aligned to our resident engagement strategy. The approach to how we engage with all our stakeholders needs to allow them to have an influence in strategic decisions that are proposed or made.

A range of projects are taking place on the Broadwater farm estate that have come from serious structural failures that were identified between 2017 and 2019. These structural failings have driven several risks mitigated responses that have resulted in projects which require a coordinated and planned response. Any engagement and communication completed on the BWF estate, needs to follow the framework guidelines and principles.

Engagement Framework - Guidelines and Principles.

Methods of Engagement

1. A variety of engagement methods should be used to maximise the quantity and quality of the feedback received. The engagement should be designed to be inclusive and the feedback received should be utilised to understand the needs of the stakeholders.
2. The engagement should allow for innovating and captivating ways to allow the stakeholders to be involved in influencing the decision-making process when necessary. The engagement must be inclusive and flexible and adapted where necessary to reflect the group of stakeholders who are being engaged.
3. The following methods of engagement can be used:
 - Questionnaires
 - Meetings
 - Drop in sessions
 - Roadshows
 - Letters
 - Stakeholder panels
 - Presentations
 - Working groups
 - Door knocking

Diversity and Inclusion.

4. The engagement should be inclusive and designed to allow everyone the access to give feedback and get involved in a way which is convenient for them.
5. The engagement should recognise and welcome diversity by creating a platform which will allow everyone the ability to access services and information. The engagement should allow everyone the opportunity to have their say and get their views, ideas and suggestions through. We have over 24 languages spoken on this estate and we want to allow social integration alongside respecting individual communities and cultures.

Capacity building

6. The engagement should seek to build the capacity of the stakeholders involved where necessary. This can be achieved through internal and external training to ensure that their engagement is meaningful and beneficial, and their views are valued.
7. The engagement we will seek to develop new networks and relationships between residents and stakeholders. This should work to enhance a community which already has a good sense of unity and spirit and continue to build the capacity and knowledge of everyone involved. We need to establish any present skills and knowledge and look at what training and skills are needed.

Clear and Concise

8. The engagement should be clear and concise and have a consistent approach to how we engage with stakeholders with differing needs. It should aim to use simple language to explain things and eliminate any jargon or abbreviations.
9. We will continue to maintain a sustainable dialogue which is meaningful and engaging and will ensure that joint decisions are carried forward for a decision to be agreed which truly reflects the views of the community.

The use of Technology

10. We will use technology to provide a variety of ways to become involved to enable us to reach a more diverse range of residents. Technology can be used for people who have less time to attend meetings, but can quickly supply feedback via a smart phone, or be involved in a forum.
11. Technology should be used to provide innovating and captivating ways for our stakeholders to get involved and to share information quickly. The engagement method will depend upon the specific project. Technology can be used to support the diversity of stakeholders who engage with us.

Transparent and Accountable

12. We will be transparent and accountable for administering and facilitating the various platform of engagement. We will promote social integration and explain how the built environment can play a part in social integration and how we can learn to develop ideas that promote social integration. This should work to enhance a community which already has a good sense of unity and spirit
13. We will manage expectations regarding what decisions our stakeholders can have an influence in shaping and what decisions will be made by Haringey and Homes for Haringey staff.

Independent Tenant Liaison Advisors (ITLA)

14. We will put in place an (ITLA) who's role is to provide independent advice and guidance on projects taking place which are of a sensitive nature and involve rehousing.
15. We want to continue to provide access to independent advisors for the areas where scrutiny and discussions where engagement and decisions will result in a huge impact on the high influence/high interest stakeholders.
16. We will use an (ITLA) to embed an ethos of capacity building and training into all engagement streams to offer more support for stakeholders to be more meaningfully engaged after learning and developing new skills around specified areas.

Stakeholder Engagement Map.

	HIGH INFLUENCE	
HIGH INTEREST	BWF Council Residents	
	BWF Leaseholders	
	Classford Sterling MBE - Runs the BWF Football Academy (helps to shape young people, building confidence along with showing positiveness and respect for each other.	
	The Metropolitan Police - Ben Boulter Constable 2360NA - Haringey Neighbourhood Policing Metropolitan Police Service - North Area BCU (<i>Enfield & Haringey</i>)	
	Haringey Council (Regeneration Team) Homes for Haringey BWF Project team	
	Willow school and children's centre	
	Surrounding area (Willan road)	
	Broadwater Farm Enterprise Units	
	Broadwater Farm Health Centre	
	Broadwater Farm Resident's Association. -Jacob Secker (Secretary Broadwater Farm Residents' Association)	
	Councillors – Councillor Seema Chandwani Councillor Mahir Demir Councillor Sarah Williams	
	LOW INTEREST	Lordship Recreation Hub is a thriving community centre and café, by the lake and children's playground hosting a variety of activities.
		Friends of Harmony Garden- An independent group called the Friends of Harmony Gardens (FOHG). They were formed by volunteers and staff actively involved in the gardens over the last few years.
Fusion Gym- The gym has stations that includes a variety of resistance and cardiovascular machines, including free weights and spacious functional floor area. The workers at fusion support local initiatives around sport/fitness and well-being.		
Hest - Navigator- May/June - based on BWF - Other employment initiatives.		
	Church on the Farm - Church on the Farm, Tottenham is a Christian congregation serving the Tottenham community and seeking, engaging, and encouraging others through a Life - changing Christian journey.	

This page is intentionally left blank



Homes for Haringey

Haringey
LONDON

Winter 2020 - Issue 3

Broadwater Farm Newsletter

On your bike in 2020!

Your Bike Project is a place for young people to gain hands-on, fun cycling skills whilst getting active with their family and friends.

The project host cycle sessions that unlock talent and encourage young people to share their skills with the wider community. They provide tools and bikes, or you can bring your own.

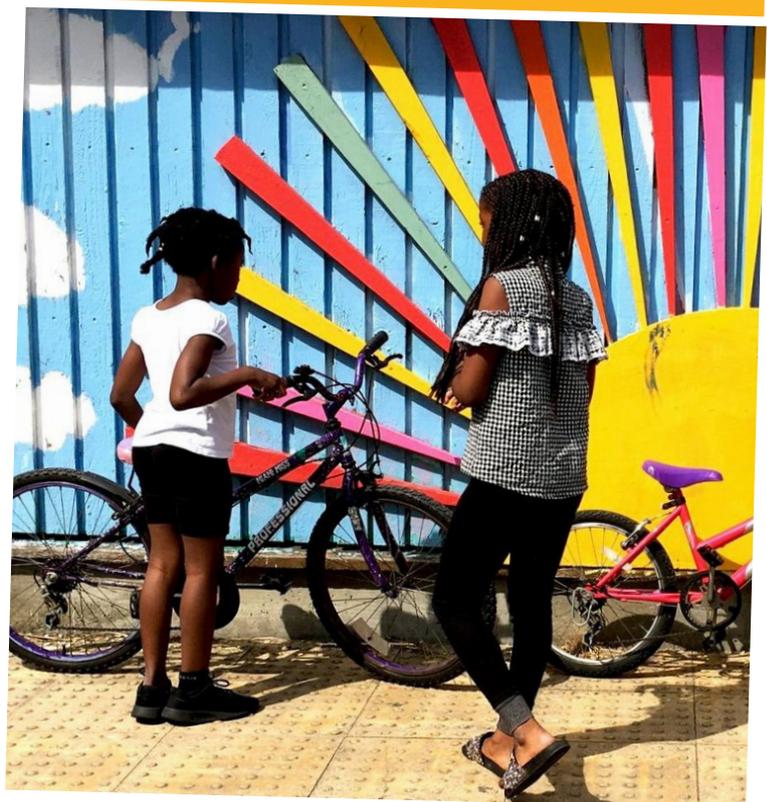
The qualified cycle trainers and mechanics help young people to pick a range of skills from repairing, fitting and riding bikes as well journey planning.

Your bike project is based on Broadwater Farm and Northumberland Park Estate and is open to young people and their family members.

If you are interested, live on the Broadwater Farm Estate, love bikes and want to be involved please contact: YourbikeprojectUK@gmail.com

Come to the Croydon block on the Broadwater Farm Estate.

Free 11-18yrs! Bike club! 1pm-5pm, Saturday afternoons! 15th Feb, 22nd Feb, 29th Feb, 7th March. For further info and to sign-up: www.youbikeproject.uk



Young people at a Somerford Grove Adventure Playground session.

GROWING GREENS! - See page 2



Meet the team and have your say

Come and let us know about any issues you have about your estate or your home that you want to discuss. We will be inside the Croydon block by the concierge office.

• **Tuesday 11th February 2020 between 10am-12pm.**

Broadwater Farm growing project

Planting the seeds on the Broadwater Farm Estate

The first seeds have been planted for 2020 following the first session of our gardening project on Saturday 27th December 2019.

The project is aiming to deliver workshops to the community so that residents can grow their own food and is based on the deck area of Martlesham.

Several families are involved and planting has begun in the raised boxes - we've seen fennel, spinach, chard, broad beans, leeks, onions and garlic get planted already!

If you want to be part of the BWF Growing Project, please contact Paulette Henry on **(07538717885)**



New Homes on the Broadwater Farm Estate

Architect firm Karakusevic Carson Architects (KCA) have been appointed by the Council's Cabinet to work with residents and stakeholders to develop options for new housing and public spaces on the Broadwater Farm Estate.

When the Council's Cabinet agreed to demolish Tangmere and Northolt, they committed to building the same number or more of replacement council homes.

Residents will be centrally involved in this work – we'll let you know more information nearer the time.

Karakusevic Carson Architects (KCA) are a leading firm of architects who have built a reputation for working with the community to build better neighbourhoods.



Current Building Work

District Heating programme

The Energy Centre will be completed by the end of February 2020. This means that the heating will no longer be fed from the temporary boilers and will now come directly from the Energy Centre.

This change should improve the efficiency of the District Heating system and reduce any intermittent problems. Your individual HIU unit will still be controlled by yourself and dependant to the settings you have chosen for it to be on and off.

If you have an individual problem, please contact Engie at their office or using the numbers that they have provided on the notice boards in your block. The upgrading of the boosted cold-water systems will be ongoing until the end of March 2020.

YOUR ESTATE MATTERS

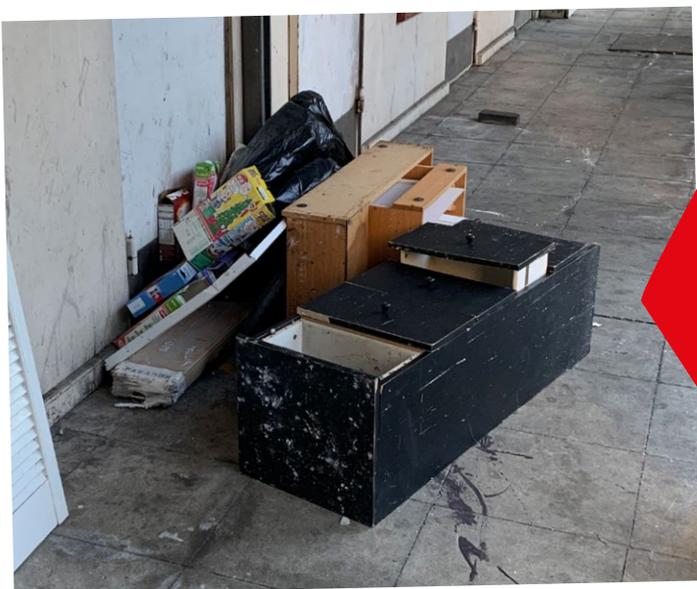
We will continue to carry out Estate walkabouts in the New Year and work towards improving the appearance of the communal areas of the estate and blocks. So far, we have addressed the following issues in need of attention and have put things in place to see that the general appearance of the estate is improved.

More waste bins have been added at the Debden and Croydon blocks. We are also looking to re-locate the recycle bins from directly outside the exits and entrances to avoid cross contamination.

- Litter picking has been increased and we are continuing to work hard to reduce the impact of fly tipping
- Communal repairs are being completed quicker and monitored weekly until completion
- Maintenance of hedges and green spaces has been improved
- Cleanliness in communal areas has improved – we introduced better equipment for the cleaning of the flooring in the blocks to improve the standard

Keeping it Clean and Tidy!

We still need your help to keep the estate and the communal areas tidy. Please continue to dispose of your domestic waste in the chutes and bins provided. If you are unsure about how to dispose of your waste, please speak to your concierge.



Community Safety

New Gates, Lighting and Security Measures

As part of a continued effort to keep the community safe, estate walkabouts and community safety meetings take place to report, monitor and resolve issues that could have an impact on the safety of the residents living on the estate.

We received information from the police that a broken gate at Somerset Close was allowing anti-social behaviour to take place in that area. To address this issue and ensure that the pedestrian walkways are safe, we will be fencing around the area and upgrading the lighting and CCTV within the estate.

This work is part of a wider programme to address your safety and security as members of the local community and all the above steps should be completed before March 2020.

Following reports of regular anti-social behaviour, the Police, in partnership with the Council, successfully applied to the Courts for a premises closure order on two units within the Enterprise Centre that will in be in place until the middle of February.

Since the closure there has been a significant decrease in anti-social behaviour in and around the enterprise units. We are continuing to monitor the area to collect any further evidence and use CCTV camera to support our investigation.

Caught on CCTV Camera

We have recently fined someone for fly-tipping on the estate. We used the cameras to identify the culprit and then issued them with a fine of £400.

This will not be tolerated on the Broadwater Farm Estate.

Advice and Information

Are you experiencing difficulties with paying your rent?



Kalsum Nessa - Income Management Officer Email: Kalsum.Nessa@HomesforHaringey.org

A member of the Income Recovery Team will be in the Broadwater Farm neighbourhood office every Thursday from 10am until 4pm. They will be able to assist and provide support for residents experiencing difficulties with paying their rent and make any necessary referrals to the Financial Inclusion team, One Support and various other support services.

The surgery will take place every Thursday at, **108 Gloucester Road, Tottenham, London, N17 6GZ.**

Please attend the surgery between 10am and 4pm, no appointment is needed, if you are struggling to keep up with your payments or want some advice about paying your rent.

Turkish Cypriot Women's Project

The Turkish Cypriot Women's Project provides culturally sensitive services and facilities for women and their families.

Through interactive sessions and focus groups the organisation wants to empower and enhance women and further develop their confidence, skills and knowledge.

If you need help and assistance, please contact them at 140A Falkland Rd, Tottenham, London N8 0NP. They are open Monday-Friday from 9.00am- 6.00pm. Phone: 020 8340 3300

Haringey Somali Community

If you need culturally sensitive advice and assistance, please contact the Haringey Somali Community & Cultural Association on 020 8885 1307. They are located at the Selby Centre, Selby Road, Tottenham, London, N17 8JL.

They are easily accessible, effectively managed, and employ staff with the skills and knowledge to meet the needs of their clients.

Health & Safety Advice

Please Remember the Following:

- ✘ It is important that you do not have any bottled gas or oxygen cylinders in your property. Contact us if you need to have bottled oxygen.**
- ✘ You must not use your balcony for barbeques. A barbeque recently caused a serious fire in Barking. It also stops your neighbours from being able to open their windows because of the smoke.**

Broadwater Farm Residents' Association Christmas Party

Children having their face painted at the Christmas party

The Broadwater Farm Residents' Association children's Xmas party took place on Friday 20th December 2019 at the Broadwater Farm Community centre.

The Broadwater Farm Staff choir performed some classic Christmas carols to get the party started and the children and their families enjoyed party games including pass the parcel and musical chairs and a meal including chicken, macaroni cheese and fruit. They all then received a present from Father Christmas.



Members from the Broadwater Farm Residents' Association enjoying the Christmas party



GET FIT - HAVE FUN

Silver Active is an exciting new programme offering free sports and social activities to Haringey residents aged 55+ at Sheltered Housing Hubs and other community venues in Tottenham.

The programme's main aims are to:

- Encourage older residents to get active in a social setting
- Reduce social isolation
- Improve physical and mental health
- Create healthy habits and new social networks resulting in sustainable behaviour change and new social norms
- Participants will feel more connected to each other and their communities



Feel great with Silver Active

Pop along to one or more of our FREE weekly activity sessions for a mood boost, energy hit and the chance to meet new people. Our classes offer a variety of ways to strengthen, stretch, tone and improve your balance and flexibility whilst having fun along the way. Enjoy a cuppa on us after your session!

Get fit and have fun!
Free weekly activities for over 55s living in Haringey

Winter Programme Jan 14th - April 2nd 2020

Art Sessions
No booking required

Latimer House N15 6NW Thursdays 23 January 30 January 6 February 1.30pm - 2.30pm	Brookside House N17 6LZ Thursdays 23 January 30 January 6 February 11am - 12 noon
--	---

Sanjuro Chair-Based Exercise
No booking required

William Rainbird House N17 8AY Wednesdays 11am - 12 noon

Reggaativity*
Followed by a free lunch 12 noon - 1.30pm

Sophia House N15 4AQ Thursdays 11am - 12 noon	Latimer House N15 6NW Wednesdays 11am - 12 noon
--	--

* Please text Sharon on 07888 015 334 to book your place at Reggaativity.
All sessions and venues are fully accessible, so come and join in!
Any questions? Contact Naomi on 07736 135 260 or naomi.freeman@groundwork.org.uk



SEWN TOGETHER

Inclusive FREE crafting courses for individuals who are keen to move into the creative industries.

The project will deliver sewing workshops providing opportunities for unemployed individuals to build networks, volunteering, and create sustainable pathways to employment, entrepreneurship, training.

Workshops delivered in local community spaces, by professional qualified artisans.

Course Content

- Design & Pattern Cutting
- Hand Embroidery
- Wellbeing in the work place
- Event Management
- Up/Recycling
- Green & Environmental Matters
- Digital Marketing

The crafts job industry in the UK is worth over £298m in 2017 with 10,000 estimated jobs in 2018

Contact Sonja for further information:

- info@4u2newmag.com
- www.4u2newmag.com
- www.bridgerenewaltrust.org.uk
- 07778223242
- recruitment@bridgerenewaltrust.org.uk

Need a Place to Go?

BOXING

CIRCUIT

FITNESS

Sports sessions for young people aged 12-15

Day	Session Name	Time	Age	Price
Monday	Boxing Workout	3.30 - 5.30pm	12 - 25 yrs	Free
Tuesday	Fitness Hit	3.30 - 5pm	12 - 25 yrs	Free
	Kids Boxing	5 - 6pm	6 - 12 yrs	£4
Wednesday	Boxing Workout	3.30 - 5.30pm	12 - 25 yrs	Free
	Female Circuits	5.30 - 7pm	12 - 25 yrs	Free
Thursday	Circuits	3.30 - 5pm	12 - 25 yrs	Free
	Kids Boxing	5 - 6pm	6 - 12 yrs	£4
Friday	Boxing Workout	3.30 - 5pm	12 - 25 yrs	Free
	Kids Boxing	5 - 6pm	6 - 12 yrs	£4

Contact details:

✉ info@selbyboxingclub.co.uk
 ☎ 020 8885 5443
 🌐 www.selbyboxingclub.co.uk
 📘 @selbyabc1 🐦 @selbyabc

Address:

The Selby Centre, Selby Road
 Tottenham, London N17 8JL

Coming Up

International Women's Day on Sunday 8th March 2020, between 11am and 7pm.

You will be able to take part in events, workshops and activities in the Broadwater Farm Community Centre, The Lordship Rec and the Lordship Hub.

Some of the following events include: Football, Basketball, Athletics, Carnival Workshop, Zumba, Hula Hoops, Self Defence, Sprouting & Food Growing, Health Checks, Nail Bar and Spoken Word.

More information will be given nearer to the date.

Come and Join us on our regular estate walkabouts!

We meet outside the Neighbourhood Office on Willan Road-let's work together to make the estate an even better place to live.

Upcoming dates:

- Monday 17th February 2020 between 10am - 12pm
- Tuesday 7th April 2020 between 10am - 12pm

WHAT'S ON at The Broadwaters Children's Centre

Mondays

9:15 – 11:15am

Muck Around Monday

For children under 5 Messy play, songs, music, small world

1:30 – 3:00pm

Clothing & Toy Bank

Free used children's clothes and toys for families

1:30 – 3:00pm

The Farm Stay & Play

Broadwater Farm Residents/Invite only Group Stay & Play for Children under 3

Tuesdays

10:30am – 12:30pm

Whittington Midwifery Team

Appointment only

10:30am – 12:30pm

Tours of our Outstanding Nursery

2nd Tuesday of each month
Call the centre to book your place

Wednesdays

10:30am – 12:30pm

Whittington Midwifery Team

Appointment only

9:30am – 12:00pm

ESOL Entry 2

Speak to the centre to enrol with Free Crèche

12:45 – 2:45pm

English for Beginners Course English Second Language Speakers

Speak to the centre to enrol with Free Crèche

1:30 – 3:00pm

Circle of Security

8 week Parenting course to help parents to form a secure relationship with their child.

Thursdays

9:30am – 11:30pm

Weigh in Clinics

2nd Thursday of each month
9th January, 13th February, 12th March, 9th April

9:30am – 4:00pm

North Middlesex Midwifery Team

Appointment only

10:00 – 11:30am

Childminders Group

1st Thursday of each month

1:00 – 3:00pm

Turkish Speaking Group: Turkce konusanlar grubu

Last Thursday of each month
30th January, 27th February, 26th March

Fridays

9:15 – 11:15am

Stay & Play Under 5's Club

Fun session for children under 5, Story telling, Messy play and Fun activities

9:15 – 11:15am

Citizens Advice Bureau

Call the centre to book an appointment

9:15 – 11:15am

Job Centre Plus

Call the centre to book an appointment

1:30 – 3:00pm

Sensory Superstars

Stay & play for babies aged 0-18 months

Broadwaters Children's Centre is a warm, stimulating and inclusive centre. Our aim is to work together with families to give all children the best start in life.

How to find us

Broadwaters Children Centre,
Adams Road, N17 6HE

Bus Routes 123, 243, W4.

Downhills Link Site, Harris Academy,
Philip Lane, N15 4AB



Contact Us

Tel: 020 8885 8801

Fax: 020 8885 8802

Email: childrencentre@thewillow.haringey.sch.uk

Dates for your diary

Tuesdays

12:00-1:00

Sleep Workshop

Tuesday 11th February

9:15-10:15am

Toileting Workshop

Tuesday 25th February

1:00-2:00pm

Weaning Workshop

Tuesday 17th March

Wednesday

5:00-6:30pm

Positive strategies in parenting

Wednesday 29th January

Thursday

9:30-11:00am

My Time

Thursday 20th February

Report for: **Housing & Regeneration Scrutiny Panel – 3rd March 2020**
 Title: **Housing Associations in Haringey**
 Report
 Authorised by: **Dan Hawthorn, Director of Housing, Regeneration and Planning**
 Lead Officer: **Alan Benson, Interim Assistant Director for Housing**
 Ward(s) affected: **All**
 Report for Key/
 Non Key Decision: **Non-Key Decision**

1. Describe the issue under consideration

- 1.1. Housing associations make up an important part of social housing provision in London, and in the rest of England. This report provides an overview of housing associations in Haringey, the relationship between the Council and housing associations in the borough, and the sector's main concerns.

2. Recommendations

- 2.1. To note the report

3. Background information

Housing associations in London

- 3.1. Housing associations have provided affordable housing in England for the past century. Housing associations generally started out as small, local organisations. Over the past decades, many housing associations have grown. As local authorities moved away from housing development from the 1970s onwards, housing associations picked up this work. Additionally, from the late 1990s, a number of stock-holding councils transferred their homes to housing associations for them to own and manage.
- 3.2. Social housing is housing owned by either local councils or housing associations. Central government sets the parameters for social rents, although landlords have a degree of flexibility within these. In London, roughly half of all social housing is owned by housing associations.
- 3.3. The G15 are a group of the biggest housing associations in the capital. As a result of a number of mergers, the G15 is now actually the G12: A2 Dominion, Catalyst, Clarion, Hyde, L&Q, Metropolitan Thames Valley, Network, Notting Hill, One Housing, Optivo, Peabody and Southern. Collectively they manage 550,000 homes, over one fifth of the whole sector's stock in England and they dominate the housing association sector in London.

Housing Associations in Haringey

- 3.4. In Haringey, housing associations own 43% of the total social rented stock – which is slightly lower than the London average.
- 3.5. Seven housing associations own 84% of the total housing association stock in Haringey. This is set out in the table below:

Housing Association	Number of homes in Haringey	Share of the total number of HA homes
L&Q	2468	18%
Metropolitan Thames Valley	2397	17%
Clarion	1894	14%
Peabody	1363	10%
Newlon	1198	9%
Notting Hill Genesis	1284	9%
Sanctuary	993	7%
The 7 HAs above combined	11597	84%
Total HA stock	13780	100%

- 3.6. To compare, the Council owns 15,283 tenanted properties, and is the freeholder of 4,975 homes occupied by leaseholders.
- 3.7. In addition to the housing associations above, it is worth noting the role of One Housing Group, which has relatively few homes in the borough but has become a major supplier of extra care housing. This includes Protheroe House N17, with 50 homes completed in July 2016 and Lorence House N17, with 52 homes completed in November 2016.
- 3.8. Hornsey Housing Trust is also notable as a very local housing association with the majority of its stock in the borough, having 362 homes in Haringey (and only 22 out of Haringey). Additionally, Newlon is headquartered in the borough.

Key issues with and for housing associations

- 3.9. Housing associations face many of the same similar property and tenant management issues as local authorities. This includes the management and maintenance of properties, relationship with and support for their tenants, and wider anti-social behavioural issues.
- 3.10. These similarities and shared interests outweigh the differences, which are in large part due to the dispersed geography of most housing associations compared to local authorities and that much of their stock is more recently built. Being based across a much wider geographical area, they have less of a sense of place and ownership of local issues and less reason to be concerned about specific local issues. The most fundamental difference though remains the direct political accountability of councils for their stock, compared to the more distant and diffuse accountability of housing associations to their tenants.
- 3.11. Housing associations would point to the fact that in any comparison of performance, they tend to perform better than local authorities on the key performance indicators, in particular tenant satisfaction. But that lack of local focus and accountability does make it harder for them to respond in the minority of cases where there is a problem.
- 3.12. In terms of new development, now that a number of councils are starting to deliver new council housing themselves, there are reduced opportunities for housing associations to undertake new development, especially on council-owned land which has historically been a significant part of their land supply pipeline. Similarly, in Haringey and some other boroughs, the Council is stepping in to acquire 'section 106' affordable housing on large private

developments, which would previously have all been acquired and managed by housing associations. Nevertheless, housing associations will still be delivering far more homes than local authorities for the foreseeable future.

- 3.13. In the capital, the G15 have developed an 'offer to London', identifying the key housing issues in the city and what the G15 proposes to do to address these alongside the Mayor and boroughs. It is sub-headed 'Tackling the Housing Crisis Together'. Its main focus is on delivery of new homes – both their own programmes and supporting councils with theirs. It does address the whole housing picture, but its commitments on homelessness and temporary accommodation are much thinner – and lower on the list of priorities – than they are for Haringey or any other London local authority. It also commits to better working with officers and councillors, including on individual casework.

Relationship between the Council and housing associations in the borough

- 3.14. In Haringey, Council officers meet with representatives from housing associations with stock in the borough, on a regular basis. It was agreed in 2019 to meet on a quarterly basis to discuss a distinct major shared strategic issue each time. So far, topics for discussion have included building safety and responses to the Hackitt review, and adult safeguarding issues.
- 3.15. In addition to this, Homes for Haringey has been holding regular meetings with the major housing associations in the borough to consider operational housing management issues for some years.
- 3.16. Meetings such as those outlined above are not the best forums for Members to raise specific service issues with housing associations. Instead, it is best if Members use a single point of contact in each housing association. Contact details are kept up to date by officers and the current list has been circulated to all members recently.

4. Contribution to strategic outcomes

- 4.1. This contributes to priority 1 of the borough plan and in particular the outcome that: 'We will work together to drive up the quality of housing for everyone' and that 'We will work together to deliver the new homes Haringey needs, especially new affordable homes'.

5. Use of appendices

- 5.1. None.

6. Local Government (Access to Information) Act 1985

The G15 Offer to London: <https://g15.london/what-we-do/our-offer-to-london>

This page is intentionally left blank