

NOTICE OF MEETING

HOUSING AND REGENERATION SCRUTINY PANEL

Monday, 14th September, 2020, 7.00 pm – MS Teams meeting (view it [here](#))

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

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 - 10)

To approve the minutes of the previous meeting.

7. CABINET MEMBER QUESTIONS - HOUSING AND ESTATE RENEWAL

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

8. IMPACT OF COVID-19 ON HOUSING DEVELOPMENT (PAGES 11 - 22)

To provide an update on the impact of the Covid-19 pandemic on housing development, including the Housing Delivery Programme and major redevelopment projects in the Borough.

9. HOMELESSNESS UPDATE (PAGES 23 - 30)

To provide an update on the response of the Council and key partners to homelessness during the Covid-19 pandemic.

10. WORK PROGRAMME 2020/21 (PAGES 31 - 40)

To discuss items for the work programme for the Panel for 2020/21.

11. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 3 above.

12. DATES OF FUTURE MEETINGS

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Friday, 04 September 2020

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**MINUTES OF THE MEETING OF THE HOUSING AND
REGENERATION SCRUTINY PANEL HELD ON TUESDAY 3RD
MARCH 2020, 7.00 - 9.25pm**

PRESENT:

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

44. 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'.

45. APOLOGIES FOR ABSENCE

None.

46. URGENT BUSINESS

None.

47. DECLARATIONS OF INTEREST

None.

48. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

A deputation was received from Paul Burnham and Jacob Secker from Haringey Defend Council Housing on the subject of the Converted Properties Cleaning service charge. Paul Burnham said that service charges are increasingly becoming a significant but unacknowledged part of gross rents and are a cause of poverty. He explained that this particular charge was introduced for tenants in 2018 but that the Council had now accepted that most tenants received no cleaning at all in the first year. He added that, in the second year, tenants paid the leaseholder contribution as well as their own while leaseholders also paid. The service charge had been raised by 89% in this second year. He said that the Cabinet was given inaccurate information about the charge as they had been told that this was an existing service that tenants had not previously been charged for whereas, in fact it was a new service. New

national regulations coming into force next month would be setting minimum standards that Haringey would not meet.

Paul Burnham urged the Panel to look into this issue and to prevent further overcharging in the current and future years.

Asked by Cllr Gordon what responses he had received from the Council to his enquiries, Paul Burnham said that deputations to the Cabinet and to Full Council had been made but he did not feel that questions were answered fully or accurately. However, he had received information following Freedom of Information requests about how decisions were made. Further engagement from Cabinet Members would also be of help.

Cllr Stone asked for further details about the tenants paying towards the leaseholder charges. Paul Burnham and Jacob Secker said that their concern was that the anomalies could be revenue-driven, rather than just a result of errors, and that there should therefore be a scrutiny review looking into the decisions about service charges and how they are increased.

Asked by Cllr Barnes for their view on whether the Council was prepared for the new regulations on service charges that he had mentioned, Paul Burnham said that this should be a wake-up call for the Council to improve standards and the way that the service is managed.

Cllr Gordon noted that there still appeared to be a discrepancy in the service charge for the 2020/21 figures provided with the charge set at £1.77 per week instead of £1.11 per week. Paul Burnham said that the tenancy agreements allow the Council to make changes to the service charge with just one week's notice and that the service charge is 47% higher than it ought to be without any explanation.

Cllr Gordon requested that an agenda item to explore this issues further could be added to a future meeting of the Panel. Cllr Moyeed confirmed that the Panel would give consideration to this. **(ACTION)**

49. MINUTES

Referring to budget reduction proposal HO-01 under item 41 of the minutes, Cllr Gordon requested further information on the Community Benefit Society (CBS), specifically who is on the Board, who it reports to and whether minutes are produced and can be provided to the Panel. Alan Benson, Assistant Director for Housing, responded as follows:

- That he Chairs the Board himself with Denise Gandy, Executive Director of Housing Demand at Homes for Haringey (HfH) as the Vice-Chair. The three

other members of the Board are Mark Baigent (Chair of Tower Hamlets CBS and Capital Letters), Meera Bedi (local resident and Head of Development at Barnet Homes) and Steve Beard (Director of Beacon Ltd). The Council needs to be in the minority on the Board to be fully independent and have Financial Conduct Authority (FCA) registration. The membership of the Board had been published in recent Cabinet papers. [NOTE: A report about the Haringey CBS was discussed at the Cabinet meeting on 12th November 2019. The CBS governance is described from paragraph 6.7 of the report under agenda item 74 <https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=63078>]

- The CBS is an independent body so doesn't report to anyone in the Council and has clear rules about what it can and cannot do.
- The minutes of the CBS are not published publicly and are not subject to Freedom of Information (FOI) regulations as it is not a statutory public body.

Referring to capital schedule proposal 4003 under item 41 of the minutes, Cllr Gordon requested that the Tottenham Hale District Centre Framework (DCF) be added as an agenda item to a future meeting for further scrutiny with the relevant Cabinet Member, Cllr Charles Adje, in attendance to respond to questions. **(ACTION)**

AGREED: That the minutes of the meeting held on 16th December 2019 be approved as an accurate record.

50. CABINET MEMBER QUESTIONS

Cllr Kirsten Hearn, Cabinet Member for Climate Change and Sustainability, provided an update to the Panel on the part of her portfolio relating to planning policy. She informed the Panel that the Council aimed to make changes to the Community Infrastructure Levy (CIL), which generates funds from new developments to improve local communities. There was a need to democratise this as some areas receive more funds than others. While the residential CIL rate in the west of the Borough is £265 per square metre it is only £15 in the east of the Borough and it was now proposed that the rate in the east be increased to £50.

She said that Article 4 directions had been chosen to restrict employment space from being converted into sub-standard residential space in certain areas of the Borough.

The Highgate School Supplementary Planning Document (SPD) had been developed in partnership with the private Highgate School which owns substantial land and buildings near Highgate Village. The SPD was expected to be considered shortly by the Cabinet for approval to consult on a draft masterplan for the area.

In response to a question from Cllr Gordon asking for further detail on the new CIL rate in the east of the Borough, Emma Williamson, AD for Planning, said that the consultation finished in February and representations were being considered,

although there hadn't been very many. Further viability work was needed with BNP Paribas and then it would be taken forward for examination through a formal process involving the appointment of an inspector to look at the schedule. It was hoped that the new £50 per square metre residential CIL rate could be implemented in April of next year. Initially this was only going to apply to the Tottenham Hale area but the proposal was now for this to apply to the whole east of the Borough. It was also proposed that the CIL rate for student accommodation be raised from £15 per square metre to £85 per square metre. The rates must, by legal requirement, be based on financial viability and proposals are challenged through an independent examination.

Asked by Cllr Barnes why the CIL money had not been spent yet, while other Boroughs such as Brent had delivered several projects with their CIL funds, Rob Krzyszowski said that Brent has one of the highest development rates in London so therefore generates more CIL money. It has taken some time for the CIL money to build up in Haringey but he acknowledged that it was important to be able to start using these funds. Asked by Cllr Moyeed how the CIL money would be spent, Rob Krzyszowski said that there had been a consultation about this with residents in 2018 and so the responses to this would be taken into consideration but that the other ongoing consultation about the CIL rate would need to be concluded first. A further secondary consultation with residents on how to spend CIL funds was planned for later this year. Asked by Cllr Barnes how often CIL rates are reviewed, Rob Krzyszowski said that this would typically happen every five years but that CIL rates do also automatically rise according to inflation.

In response to a question from Cllr Gordon about policy on the proportion of affordable housing, Emma Williamson said that they would be looking at changes to the affordable housing planning policy through the Local Plan review.

Asked by Cllr Gordon about how the approach to climate change policy would be factored into planning policies, Cllr Hearn said that it would be included in the new Local Plan and that there were already good planning regulations on sustainability and climate change. Rob Krzyszowski added that the government had recently consulted on the Future Homes Standard (on national environmental standards for new homes) and that the Council had submitted an objection on the basis that London and Haringey already has higher carbon and environmental standards which it wants to maintain.

In response to a question from Cllr Hare about how the Council would response to the new report from the government, Creating Space for Beauty, Rob Krzyszowski said that the report was mainly about better design of buildings which is positive but that a lot depends on whether this is carried through with new legislation. Emma Williamson added that there were already good robust design policies in London compared with other parts of the country. The concern was that the government is simultaneously

pushing for higher building targets at the same time as pushing local authorities to obtain planning applications for better designed buildings.

Asked by Cllr Gordon whether Haringey Council was now using its own child yield calculator for new developments, Emma Williamson said that the new GLA standard had been implemented. There had been a debate about whether Haringey could add its own bespoke standard, but this would potentially involve a substantial amount of work to achieve and it would now be considered through the Local Plan review.

Asked by Cllr Gordon whether Planning should be separated from the Housing, Regeneration and Planning department and instead report directly to the Chief Executive, Cllr Hearn said that she was agreed with this, that it is a big set of portfolios to manage and that it would be better served by being separated.

51. LOCAL PLAN

Rob Krzyszowski, Head of Planning Policy, Transport & Infrastructure, introduced the report on the Local Plan, which he explained is the main document used to determine planning applications across the Borough, to set out a positive vision and spatial framework for development and to translate the Council's wider corporate priorities into a spatial plan. The existing Local Plan was adopted in 2017 which is made up of a number of documents: the Strategic Policies, the Development Management Policies, Site Allocations and the Tottenham Area Action Plan.

He said that there is a legal requirement to review the Local Plan at least every five years and circumstances have changed since 2017, including a new administration at the Council, and changes to the market. A new Local Plan will therefore be developed which has to be based within national planning policy and guidance and then be considered by a national inspector. It will also need to be consistent with the London Plan, a new version of which is currently in development, and will also need to reflect what is important to Haringey in terms of key planning policies and the priorities of the Borough Plan using a clear and robust evidence base. The timescales, set out on page 19 of the agenda pack, includes a consultation with residents and, while things are currently running a bit behind this timetable, it was still anticipated that the overall timescales would be met. A Member Working Group would be set up to provide a 'sounding board' for developments on the new Local Plan and this had been discussed at Regulatory Committee on 2nd March 2020.

In response to a query from Cllr Bob Hare about the possible implications of Crossrail 2 on the Local Plan, Rob Krzyszowski said that TfL has powers to safeguard land. As there are two options for Crossrail 2 routes in Haringey, the Council would seek clarity on which sites would stay safeguarded. However, no announcement on this is expected soon and so the approach to this will need to be refined over time.

Responding to a question from Cllr Gordon about the housing target, Rob Krzyszowski said that the housing target is set in the London Plan, the new version of which is expected to set a target of 1,592 new homes per year in Haringey. The Secretary of State is expected to give a response to the London Plan in the next few weeks. In the last financial year 644 new homes had been completed in Haringey in 2018/19, which was short of the existing target of 1,500. The Council would be aiming to achieve sufficient planning permissions and site allocations to meet the target going forward. Asked about high-density buildings, he said that tall buildings would not be needed in all areas but would be required in some areas and so that is part of the discussion on the Local Plan.

Asked by Cllr Hare about balancing housing and employment needs, Rob Krzyszowski said that this is a massive challenge for any Local Plan to balance the competing priorities for land uses. However, there is emerging policy on things like industrial intensification (involving multi-storey industrial space) and co-location (which would allow for residential properties to be adjacent to industrial land with appropriate environmental controls in place). Conservation areas and other constraints are also mapped across the Borough.

In response to a question from Cllr Barnes about the community and consultation plans around new developments, Rob Krzyszowski said that the first steps consultation would be asking open questions before the plan had been drafted and that he would be happy to expand the consultation to other settings such as supermarkets as the communications and engagement plan was being developed.

52. BROADWATER FARM

David Sherrington, Director of Broadwater Farm at Homes for Haringey (HfH), introduced a report on the Broadwater Farm Improvement Programme. He said that Broadwater Farm is an estate of 1,063 homes in the N17 area, comprising of 12 blocks of mainly 1-bed and 2-bed properties. The tragic events at Grenfell Tower led to concerns about Large Panel System buildings and a requirement for structural surveys which found that 11 of the 12 blocks at Broadwater Farm had structural problems. To mitigate the risks identified by the surveys, a joint project team from Haringey Council and HfH was set up to take forward various workstreams. These workstreams include:

- efforts to drive up the standard of housing management;
- the rehousing of the residents of the Tangmere and Northolt blocks that are due to be demolished;
- installing a new district heating programme along with the upgrading of kitchens and bathrooms;
- structural and refurbishment work;
- building new homes, to replace those that are demolished, through a New Homes and Urban Design Framework;

- communications and engagement with residents;
- a socio-economic programme funded by the Estate Renewal Programme and Haringey Community Gold;
- ensuring that other non-housing assets amenities, such as commercial units and the community centre, are considered as part of the overall programme;
- procuring the demolition work required on two of the blocks.

Asked by Cllr Barnes about the acknowledgment in paragraph 4.1 of the report that cleaning and maintenance on the estate was found not to be satisfactory following engagement with residents in 2018, David Sherrington said that a new estate grading system had been introduced to monitor cleanliness and communal repairs. HfH had recently approved a new deep cleaning team to be deployed at estates across the Borough to improve standards. Cllr Hare expressed surprise that these problems had not been identified earlier and David Sherrington said that he would look into this and provide a written response about the estate services standards. **(ACTION)**

Asked by Cllr Hare about the future of Broadwater Lodge, David Sherrington said it had been identified as an opportunity site and that architects had been asked to provide detailed designs for replacement homes following the demolition of the Tangmere and Northolt blocks. They had also been asked to provide design briefs for three opportunity sites which are the old Moselle school to the north of the site, a strip of land to the north-east and the Broadwater Lodge site which is a former care home currently being used as a Temporary Accommodation hostel. Broadwater Lodge currently provides an essential service which saves the Council money on Emergency Accommodation payments so, while it is included in the list of opportunity sites, this doesn't necessarily mean that a closure would be forthcoming because this service would still need to continue in some capacity. Asked by Cllr Say about timescales, David Sherrington said that it was too early to say and, while there was a clear timetable for the architects, the overall timescales would depend on the procurement process and the engagement with residents. Dan Hawthorn, Director of Housing, Regeneration & Planning, added that there is a balance to strike between not prolonging the disruption to the estate while also ensuring that residents are engaging in the design of the redevelopment.

In response to a question from Cllr Say, David Sherrington and Dan Hawthorn noted that a ballot of residents would be required for consent to the plans due to GLA guidance, however this applied only to the new plans and not the demolition because that GLA accepted the health and safety grounds for the demolition. Asked by Cllr Barnes whether there was a target for the turnout level in the ballot, David Sherrington said that there was no specific target but that the response from residents to the previous S105 consultation about demolishing the blocks had been very good with 70-80% engagement from residents.

In response to a question from Cllr Say about wider plans for the estate, Dan Hawthorn said that there were currently no plans to demolish any blocks on the estate other than the Tangmere and Northolt blocks.

53. HOUSING ASSOCIATIONS

Alan Benson, AD for Housing, introduced the report on this item which concerned housing associations in the Borough and the Council's relationship with them. He said that, in Haringey, housing associations own 43% of the total social rented stock. Housing Associations own a total of 13,780 homes in Haringey, with 11,597 of those owned by just seven Housing Associations. In comparison, the Council owns 15,283 tenanted properties and is the freeholder of 4,975 leasehold properties. The Council maintains a list of all housing association properties including details of which housing association owns it and their contact information.

Alan Benson noted that housing associations broadly have the same concerns as other social landlords, such as housing management and Decent Homes Standards, but that there have recently been two main differences. Firstly, they have had no homelessness responsibilities, unlike the Council, and secondly they have become the main developer of new social housing, including through a cross-subsidy model of using private sale to subsidise social housing. He added that, over the last 15 years, the government has turned off some local authority controls over housing associations. The Housing and Planning Act 2016 had introduced the voluntary right to buy for housing association tenants, paid for by high value sale of Council properties, thereby creating a major schism between housing associations and Councils. He also said that housing associations typically have a higher proportion of properties at Decent Homes standards and higher customer satisfaction levels but that they do not usually do as well in terms of direct engagement with tenants when things go wrong.

In Haringey, there are a range of ways in which the Council engages with housing associations. There had been recent meetings between the Leader of the Council and the Chief Executives of the local housing associations and a regular quarterly briefing had also been set up between council officers and representatives of local housing associations. HfH also meet with housing association staff on a regular basis to discuss housing management issues. Officers therefore have a range of options for engaging with housing associations should Members require this, but the Council cannot instruct housing associations on what they must do.

Local resident, Nicky Small, then addressed the Panel about her experiences as a tenant of a local housing association in the Tottenham area of the Borough. She described herself as severely disabled and said that she had experienced problems with violent crime and anti-social behaviour outside of her property and pest control

issues within the property. Southern Housing Group were responsible for the outside space around her property while Newlon Housing Trust own a number of the houses in the area, including her own property. A number of possible improvements to the outside spaces had been identified through discussions with the Police and with the local Neighbourhood Watch such as the blocking of alleyways, installation of gates and lighting and the felling of trees. However, she said that Southern Housing Group had not implemented these recommendations and that Haringey Council should take action to oblige Southern Housing Group, Newlon Housing Trust and private landlords to address these serious issues.

Cllr John Bevan then addressed the Panel commenting that, in his capacity as ward Councillor for the area for 17 years, he had had more dealings with this particular housing site than anywhere else and that it was particularly neglected. He said that, as Southern Housing Group owned very few properties in Haringey Borough, he was concerned that these properties might not receive sufficient attention in dealing with residents' issues. The involvement of both Southern Housing Group and Newlon Housing Trust meant that there was a lot of confusion and duplication over responsibility for issues that residents were concerned about. Cllr Bevan said that the whole estate should be managed by just one housing association to simplify these issues and that Newlon Housing Trust would be his preference to do this.

Asked by Cllr Stone how this situation with two housing associations had arisen, Alan Benson said that it was likely that some Council tenants had exercised their right to buy and that the properties had later been acquired by the housing associations. Alan Benson added that Southern Housing Group own around 30,000 properties across the country, but only 24 properties in Haringey, and should therefore not be operating in the Borough as they had no incentive to manage them effectively. Newlon Housing Trust owns a large number of properties in the Borough however, and so it would make sense if these properties were transferred to them to manage. The Council has no levers to make this happen but could have a conversation with the housing associations to encourage this. Cllr Gordon requested that some strong action should be taken over the issues that Nicky Small and Cllr Bevan had raised and that Alan Benson should report back to the Panel on this. Alan Benson said that the Council usually tends not to take enforcement action against housing associations, which are partners of the Council, but that it has been done in the past and could be done again. Asked by Cllr Hare whether the 24 properties could be taken on and owned by the Council, Alan Benson said that the Council could look at this but that it may not be viable to acquire the properties due to the prices expected of them. Asked by Cllr Stone whether action could be taken to prevent such a situation, with ownership involving more than one housing association, from occurring again, Alan Benson said that he would look into this and provide a response to the Panel. **(ACTION)**

Cllr Moyeed said that he would explore the options available to the Panel on this issue and consider what action could be taken. **(ACTION)**

54. NEW ITEMS OF URGENT BUSINESS

Cllr Barnes proposed that the Panel should give consideration to the Overview & Scrutiny Committee's fire safety review. Dan Hawthorn noted that an update on this issue was scheduled to be on the agenda of the Overview & Scrutiny Committee the following week. Cllr Moyeed suggested that the Panel should monitor this update and then determine whether the Panel requires any further information about this.

(ACTION)

CHAIR: Councillor Khaled Moyeed

Signed by Chair

Date

Report for: **Housing and Regeneration Scrutiny Panel – 14 September 2020**

Title: **The impact of Covid-19 on the Council's Housing Delivery Programme and Regeneration projects**

Report

Authorised by: **David Joyce, Director of Housing, Regeneration and Planning**

Lead Officer: **Robbie Erbmann, Assistant Director Housing**

Ward(s) affected: **All**

Report for Key/

Non Key Decision: **Non-key**

1. Describe the issue under consideration

1.1. This report summarises the impact of Covid-19 on the Council's Housing Delivery Programme.

2. Recommendations

2.1. Housing and Regeneration Scrutiny Panel is recommended to note this report.

3. Background information

3.1. The Borough Plan adopted in February 2019 commits to delivering 1,000 Council homes at Council rents by 2022 as the first step in a new era of Council home building in Haringey.

3.2. Construction work has now started on 331 Council homes across seven sites.



Rosa Luxemburg House, Tottenham Hale – on site with 104 homes completing March 2022

3.3. A total of 371 new Council homes have planning permission.

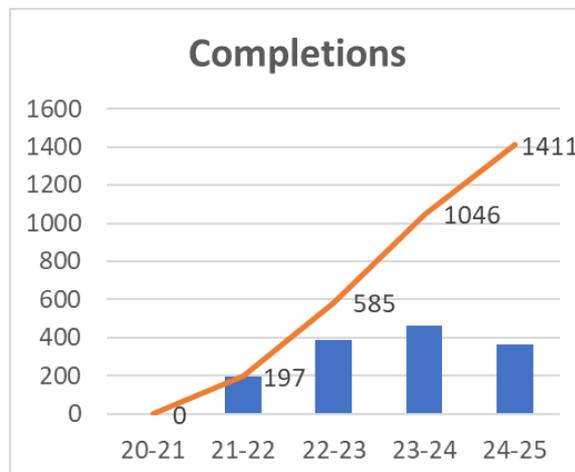
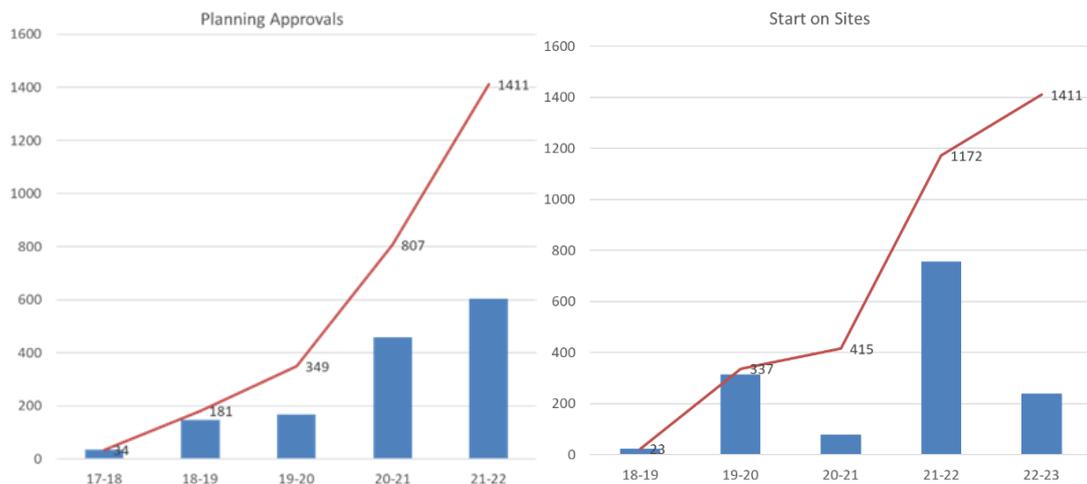


Eleven new Council homes with planning permission at Edith Road, Bounds Green: the Council's first zero-carbon development, starting on site January 2021



Four new Council homes with planning permission at Mount View Court in Harringay ward – the first four-bedroom homes in the borough at social rent in over a decade, starting on site November 2020

- 3.4. The COVID-19 crisis has already significantly set back the Council's housing delivery programme, and it continues to have a negative though uneven impact across the programme.
- 3.5. Current analysis suggests that by 31 March 2022, more than 1,000 Council homes at Council rent will be under construction, with 200 completed.
- 3.6. The Council's Housing Delivery Programme has been established from scratch since May 2018. A team, infrastructure, a budget, and a pipeline of potential sites has all had to be built up from nothing after 40 years in which no Council homes were built.
- 3.7. It takes between 18 months and two years to take a site from feasibility study through design and the planning processes to a start on site. Many schemes were therefore due to start in the second half of 2020/21. The schemes that have started or were due to start on site in 2020/21 were almost all scheduled to complete towards the very end of 2021/22. Compared to the original programme planned before Covid-19, the number of completions has therefore reduced more than the number of planning permissions or starts on site.
- 3.8. Current analysis suggests that by May 2023 around 800 new Council homes will have been completed.



- 3.9. These projections necessarily remain provisional. The course of the pandemic and its impact across different aspects of the development process remain unknowable. These assessments are based on information available at the time of writing and on broad assumptions about the impact of Covid-19 on the sector. It is important to note that any significant restrictions associated with a second spike would set the programme back even further. All assumptions and projections will have to be continuously refined as events unfold.

Covid-19's impact on key elements of the housing delivery programme

Organisational capacity.

- 3.10. Staff capacity and the migration to new ways of working slowed the programme's progress considerably for three months; and this remains to some extent an issue.
- 3.11. Between March and May 2020, a number of officers in the development team contracted Covid-19, were shielding, or had caring responsibilities related to the pandemic. Some staff were redeployed to emergency roles in other areas: to the food hub, calling carers, and on a secondment to economic development.
- 3.12. For all staff, this was a period of adjustment, and it was necessary to move processes to remote platforms. This migration has been achieved, and the development team is now able to work remotely including by meeting with external project team consultants and partners and with developers and land-owners for new business.
- 3.13. However, staffing capacity remains to some extent an issue. Some staff have needed to move to part time working permanently, others for an unknown period.
- 3.14. Recruitment is underway to build up the team's capacity as the programme matures towards a more intensive phase of delivery. Because of the pandemic this is taking more time: there are particular challenges recruiting and onboarding remotely.
- 3.15. Delivering new Council homes is the work of the entire Council, not just the development team. Capacity issues in key supporting services such as legal, finance, and strategic property have also impacted on the housing delivery programme as colleagues' focus is switched to more immediate priorities.
- 3.16. During March and April, lockdown restrictions on consultation also delayed key aspects of the Planning Authority's work. Existing planning applications for new Council homes stalled at consultation phase for a month; and late-stage pre-planning design work was delayed with the postponement of pre-application guidance and Quality Review Panels. The Planning Authority's efficient move to virtual committees and the resumption of statutory consultation from May means that there is no longer any delay to the programme because of the statutory planning process; and the resumption of guidance meetings via remote channels also means that the Planning Authority is again able to support the programme by ensuring planning applications are robust.
- 3.17. **Consultation and engagement**
- 3.18. The suspension of engagement and consultation has set many schemes back by six months. Social distancing requirements continue to slow down progress.

- 3.19. The Council's designs for new homes are produced through an iterative process of engagement with the local community. The corporate suspension of consultation between March and late May therefore had a very significant impact on the housing delivery programme: for nine weeks, early-stage designs could not be developed towards planning submissions, and schemes already submitted were paused.



Redlands, Tottenham Green – eight new Council homes awaiting planning permission – due to start on site March 2021

- 3.20. In response, the team developed an alternative engagement strategy that allowed us to resume and progress engagement with stakeholders remotely as soon as the suspension was lifted, using virtual platforms such as MS Teams, and commissioning a specialist digital engagement platform, Common Place. The Common Place platform will ensure that remote engagement is as meaningful as possible – and, crucially, that the legal requirements of formal s105 consultations are met. However, it is only now fully operational. With these extra provisions, the engagement and consultation process for each scheme will take at least an extra month. So until it is possible to resume public meetings and face-to-face engagement, our commitment to meaningful engagement with local residents means that, for this reason alone, under Covid-19 the development process will take longer.

Regeneration schemes

- 3.21. The Council's major regeneration schemes are of course affected by the same factors, but the key issue has been Covid-19's impact on consultation.
- 3.22. Progress at **High Road West** has been delayed. Consultation with residents was due to take place in Spring regarding housing offers for tenants and leaseholders but had to be postponed. This has delayed the delivery programme, which was due to go to a ballot and then planning following the consultation. Consultation and the resident ballot will only be possible once it is possible to engage effectively with all residents,

through a variety of different contact methods. Officers are looking at ways to achieve this over the coming months and speaking to residents about how they would like to be contacted.

- 3.23. Similarly, much of the community consultation planned at **Selby Urban Village** for spring 2020, during RIBA Stage 1, has been deferred to RIBA Stage 2 from late September 2020 onwards - subject to the Covid-19 status and Government advice at that stage. However, the scheme has continued to evolve, albeit at a slower pace. Meetings with local community organisations and the local school have taken place virtually, and a larger public consultation meeting is currently planned in an in-person event later this month. The event would need to be Covid compliant in terms of social distancing and hygiene, carefully planned and meet the Council's H&S requirements.
- 3.24. Covid 19 delayed the start of engagement work to support the design development for new homes on **Broadwater Farm**. This was initially due to engagement on the project being deemed inappropriate at the height of the pandemic and then secondly due to the time required to rethink the approach to ensure it is compliant with Covid rules.
- 3.25. With our consultants we have progressed early stages of design work for Broadwater Farm, and a new engagement strategy has been developed with engagement starting this month. The overall programme has only marginally slipped but the amount of engagement through the project has reduced. We will also need to assess how successful the new engagement strategy is considering various restrictions. This will be kept under review through the Autumn.

External capacity and the suspension of construction activity

- 3.26. External capacity has significantly delayed the delivery programme's progress and remains a major factor.
- 3.27. The Council project manage a complex array of external contractors on each housing delivery scheme. Many contractors have furloughed staff so that the procurement of crucial roles such as architects, designers, and surveyors for new schemes remains extremely challenging. Work on many schemes has stalled at an early stage as the Council struggles to procure, for example, ground or arboricultural surveys. For similar reasons, existing contractors are struggling to meet deadlines and respond in a timely way: and not only because of staffing issues, but also because of supply-chain and finance challenges.
- 3.28. The impact of Covid-19 on construction is perhaps the most significant single factor delaying the programme.
- 3.29. Across the UK and London, housing construction has been set back. The Office for National Statistics reports that housebuilding construction output in the UK remains at less than half 2019 levels despite a record surge in June; and public sector housebuilding – which does not include housing associations – is affected worse than the private sector, with a record fall in output of 56.9%.
- 3.30. A study by Savills and Shelter suggests that stalled construction and the post-Covid recession will lead to 85,000 fewer homes being built this financial year.
- 3.31. Work was suspended entirely on the Council's active sites during the initial phases of lockdown. Although work at most sites resumed earlier than had been anticipated, social distancing requirements mean that this is at a much-reduced capacity. On-site work at 500 White Hart Lane resumed on 4 May. Work preparing demolitions at 1a Ashley Gardens started on 21 May, and construction of 104 Council homes is now

underway. Work at Welbourne resumed on 11 May. Work resumed at Templeton in August, and work at Plevna is anticipated to resume during September. Site works at Red House will not resume until October 2020 because the existing building is being used for temporary accommodation in response to the Covid-19 crisis. Social distancing at all these schemes, and at every new scheme starting on site, will continue to slow output, and any second wave or local outbreaks will clearly have further impact.



Site of the former Welbourne Centre, Tottenham Green – building Walter Tull House, 131 new Council homes



Socially distanced work on site to build Joy Gardner House - eleven new Council homes at Templeton Road, Seven Sisters

- 3.32. Research carried out by Loughborough University research on behalf of Balfour Beatty, Kier, Mace, Morgan Sindall and Skanska, as well as specialist contractor GKR Scaffolding, found there have been quality and productivity benefits from the industry's adaptation to the coronavirus, though such improvements come at the expense of programme pace. Average productivity of individual workers climbed as a result of altered working practices, even as overall output fell due to a reduction in the total number of people on site

- 3.33. The dates for one of our largest housing development sites, the site of the Ashley Road Depot, have had to be put back because it is being used as a temporary morgue during the crisis.
- 3.34. Significant supply-chain problems will continue to slow construction output considerably. Supplies of bricks, mortar, and wooden pallets, for example, were very constrained until July. Supplies of other items such as external timber, bagged cement, and paints and coatings for external use are only just recovering. The Builders Merchants Federation have warned that supplies of plaster, plasterboard, and some other key building materials are unlikely to be re-established until late September.
- 3.35. The construction sector is relatively vulnerable to economic shocks. The impact of Covid-19 on building firms – particularly smaller firms - is hard to overestimate. It is quite possible that many contractors will go out of business, and there is a risk that contractors will default on existing contracts. Building firms operate on very tight profit margins: borrowing and financing will be a significant problem for many of them. Many firms are finding it harder to get insurance bonds, and bonds are costing more.
- 3.36. Construction workers generally operate on a self-employed basis. The very nature of the sector makes it difficult for the Government to provide support in its current programmes of business support, and there are signs already of labour shortages. In part this is because many migrant workers planning to leave after the Brexit transition period instead left during the Covid outbreak. The number of people employed in the construction sector fell by 83,000 in the second quarter of the year: the steepest since the first three months of 2010.
- 3.37. This underlines the importance of initiatives such as the Haringey Construction Partnership between the Council, Job Centre Plus, The College of Haringey, Enfield and North East London and developers. Haringey Construction Partnership works to get local unemployed people to access training and apprenticeships in the construction industry.
- 3.38. It will be necessary to review at greater length whether to enter into new contracts as the risk of contractor default will rise. This has an impact on the procurement process. It is worth noting that delivery is easier where a larger developer is procured as these contractors tend to provide greater certainty of delivery. However, the bulk of our programme is made up of small and medium-sized sites, and procurement has consciously sought to prioritise local SMEs: exactly the firms most affected by the pandemic.
- 3.39. The Government has introduced a presumption in favour of contractors being allowed to extend working hours on construction sites in order to 'catch up'. This is going to prove complex and potentially time-consuming to manage in areas where there are numerous sites: we have major concerns about the increase to noise and traffic in residential areas, and this in turn is likely to increase objections to planning applications – another source of delay.

Finance

- 3.40. Grant funding is not at this stage at risk from Covid-19. Increased costs associated with the pandemic are substantially mitigated by cuts to the cost of borrowing. The programme's business plan is, however, undergoing thorough review to ensure that the programme remains viable.
- 3.41. In October 2018, the GLA awarded the Council capital grant of up to £59.66 million through the Building Council Homes for Londoners (BCHfL) programme. This grant

is tied to 31 specified schemes and is drawn down as each one starts on site up to March 2022. To date the Council has drawn down £12m of that allocation.

- 3.42. The GLA has indicated that as a result of Covid-19 it expects to extend the BCHfL programme by a year to March 2023, extending deadlines for each scheme accordingly. Furthermore, revised milestones are being finalised with the GLA that would mean the Council could be confident that schemes within its BCHfL allocation will start on site before March 2022.
- 3.43. The GLA have also made it clear that they will consider funding for other schemes in the housing delivery programme either through existing Affordable Housing Grant, through specialist supported housing grant, or through their post-2022 grant programme.
- 3.44. The Mayor of London and Deputy Mayor Tom Copley's Covid-19 Housing Delivery Taskforce are calling on Government to issue a £4.83bn recovery package for London that can provide confidence in the short-term: a £1.33bn programme to facilitate changes of tenure in the remaining three years of the Affordable Homes Programme, and a £3.5bn buyer of last resort scheme to give confidence to the private market to start new schemes.
- 3.45. The Taskforce is also calling for calls for Government to expand the next Affordable Homes Programme to recognise that to build the number of homes that truly responds to London's housing need, at the grant rates that are really required, would cost an average of £4.9bn a year in London.
- 3.46. The National Housing Federation, the largest fifteen Housing Associations, and the Chartered Institute of Housing have also called on the government to provide additional grant in response to the impact of Covid-19. London housing associations have been forced to scale back their development plans in response to Covid-19 and the instability caused by Brexit. Clarion, the UK's largest housing association, has abandoned its target to get up to 5,000 homes per year by 2022 and is now aiming instead to achieve this by 2027.
- 3.47. London Councils' survey of London authorities' finance suggests that the total HRA impact for 2020-21 is £123m – 45% of which is accounted for by income loss from residential rent arrears
- 3.48. Haringey Council's rental income has certainly been negatively impacted by Covid-19, although it is now improving, and the cumulative collection rate is expected to reach at least 96% by end of March 2021. This compares with a collection rate for 2019-20 of 98.5%. However, the revenue contribution to capital outlay (RCCO) which is HRA's contribution to the housing delivery programme is not expected to be significantly impacted.
- 3.49. It is expected that the housing delivery programme's finances will be affected by building cost inflation. National data is not yet available, but it is clear that Covid-19 is currently pushing up costs of construction and some materials – and Brexit was already adding up to 20% on some prices. On smaller sites – which make up the bulk of our programme - contractors are assessing risk much more conservatively and are therefore adding costs.
- 3.50. In March 2020, just before lockdown, the Chancellor announced a cut in interest rates of one percentage point for councils seeking to take out public loans through the Public Works Loan Board for social housing. The move returns rates for social housing to the level they were at in October when the Government increased the

- rates. This reduction will have an extremely positive impact on the HRA's housing delivery Business Plan, mitigating at least some of the cost increases.
- 3.51. The HRA Business Plan is currently undergoing thorough review to reflect the new Covid-19 realities. The high-level assumptions of the existing HRA business plan as it relates to the housing delivery programme have had an opportunity to be tested over the programme's first full year and in light of Covid-19. Key questions around areas such as land value, sales value, and build cost can now be answered in a less speculative way. This gives the Council an opportunity to construct a more robust business plan that accurately reflects the programme and that allows the Council to maximise the number of Council homes for social rent it delivers.
- 3.52. The review is also an opportunity to ensure that the tenure mix between social rent and market sales is such that the long-term viability of the HRA is protected. The Council will continue to review modelling assumptions in light of macro and micro economic indicators to determine the optimum mix, but it is noted that the fall in sales prices for new build homes predicted by some commentators in the wake of the lockdown have not materialised: though the economy shrank by a fifth during the second quarter of 2020, house prices were about 1.7 per cent higher than a year before in July according to the Nationwide Building Society. The Royal Institution of Chartered Surveyors report that transactions also rose, with new instructions from sellers and inquiries from buyers both up sharply during July. Partly this reflects pent-up demand; but Government has added to demand by cutting stamp duty.
- 3.53. However, with the UK's economy falling into its deepest recession on record, and unemployment rising dramatically as the government's furlough scheme for workers winds down, most analysts are forecasting that house prices will fall. The Office for Budget Responsibility forecasts that prices will fall 5 per cent this year and 11 per cent in 2021.
- 3.54. In response, L&Q, Optivo, and Metropolitan Thames Valley, three major London housing associations, have outlined plans to reduce the number of market sale homes they will build in the short term
- 3.55. In the event that there is a collapse in house prices, this would be a challenge faced by every housing developer, private and public, virtually all of whom have far greater reliance on market sale than Haringey's programme. So any significant financial impact here would have to be addressed by Government in the round if it wishes to see housing development restart.
- 3.56. Even if house prices collapse, the Resolution Foundation point out that falling incomes and credit restrictions will leave home ownership out of reach for many people. The house price-to-income ratio is likely to remain relatively similar, or possibly even worse.
- 3.57. The economic fallout of the pandemic is likely to deepen inequality of access to housing. In these circumstances, the Council's commitment to a new era of Council home building is more important than ever.
- 3.58.



318 White Hart Lane, six homes with planning permission starting on site March 2021

4. Contribution to strategic outcomes

4.1. This report allows members to scrutinise the Council’s progress towards delivering the Housing Priority in the new Borough plan: “We will work together to deliver the new homes Haringey needs, especially new affordable homes”. Within this, the Borough Plan sets the aim to “Ensure that new developments provide affordable homes with the right mix of tenures to meet the wide range of needs across the borough, prioritising new social rented homes”. In particular, this report enables scrutiny of the strategic commitment to deliver 1,000 new council homes at council rents by 2022.

5. Use of appendices

None

6. Local Government (Access to Information) Act 1985

Not applicable

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Report for: **Housing & Regeneration Scrutiny Panel – 14 September 2020**
Title: **Update on Homelessness in Haringey**
Report
Authorised by: **David Joyce, Director of Housing, Regeneration and Planning**
Lead Officer: **Charlotte Pomery, Assistant Director Commissioning**
Robbie Erbmman, Assistant Director Housing
Ward(s) affected: **All**
Report for Key/
Non Key Decision: **Non-Key Decision**

1. Describe the issue under consideration

- 1.1. This paper provides an update on the response of the Council and key partners to homelessness during the Covid-19 pandemic in the context of significant, interim policy changes from central government.
- 1.2. People sleeping rough, homeless or at imminent risk of homelessness were early on identified as at greater risk of infection and subsequent illness during the pandemic and therefore in need of additional focus and support. In line with the government's request to local authorities, made in March 2020, the Council worked closely with Homes for Haringey and other partners to ensure that all people sleeping rough, homeless or at risk of homelessness were offered emergency accommodation and support to meet their identified needs. Earlier work and relationships already in place in the borough in order to support the Council's existing commitment to ending rough sleeping by 2022, as encapsulated in the Borough Plan 2019-2023, have made this work possible, albeit challenging.
- 1.3. Alongside this, a series of policy initiatives from central government, including a continued ban on evictions and a time limited mortgage holiday, have ensured that the number of households directly affected by eviction and losing their tenancy during the pandemic has been extremely low.
- 1.4. The Council supports the focus on practical solutions to reducing homelessness and the recognition of the impact of health and wellbeing, the economy and financial certainty on residents' housing situation. It is in this context that this report provides a general update on homelessness and rough sleeping in the borough and considers future options in this 'new normal'.

2. Recommendations

- 2.1. To note the report.

3. Background information

The policy framework

- 3.1. Haringey Council (the Council) is the Local Housing Authority, and as such has a number of statutory responsibilities regarding housing and homelessness, including assessing homelessness applications and providing accommodation to certain individuals and households who meet a number of criteria. This function is currently managed by Homes for Haringey, the Council's Arm's Length Management Organisation.
- 3.2. The Council also directly delivers and commissions services, working closely with the voluntary sector to best meet the needs of people who are rough sleeping. As set out in the Borough Plan, the Council was already working with partners to eliminate rough sleeping in the borough by 2022; this is an extremely challenging target, because people who sleep rough often have a number of complex needs requiring supported accommodation and because of the profile of housing stock in the borough.

The Council's approach to rough sleeping since March 2020

- 3.3. On 26 March 2020, in response to the increased risks faced by vulnerable people during the Covid-19 pandemic, Luke Hall MP, Minister for Local Government and Homelessness at the Ministry of Housing, Communities and Local Government (MHCLG), wrote to all local authorities in England and Wales requesting that they accommodate anyone who was, or was at risk of, rough sleeping. The letter also advised local authorities to focus on people living in accommodation where it would be difficult to self-isolate, such as dormitory style night shelters and assessment centres. Local authorities were advised that they may need to use alternative powers and funding to offer this assistance and accommodation to people who would not, in ordinary circumstances, be eligible for this (for example, due to their immigration status). This request from MHCLG has become known as the 'Everybody In' directive.
- 3.4. To deliver 'Everybody In', the Council worked with Homes for Haringey and partners across the borough to ensure that anyone who was, or was at risk of, sleeping rough was offered accommodation, subsistence and support. This accommodation included commercial hotels, and temporary use of sites owned by the Council and earmarked for future housing development.
- 3.5. In line with the request from MHCLG, the Council has provided accommodation for over 700 individuals since March 2020; it is estimated that only around 50 of these would have been found in priority need, and thus provided with temporary accommodation by the Council, had they approached prior to March 2020, highlighting the numbers of people living in precarious housing in the borough, reliant on friends and families, for example, for accommodation. Around 150 people offered accommodation have drug or alcohol needs; 30% are under 35 years old, 5% under 25 years old. Around 60% of people were not verified as street homeless when they approached the Council.
- 3.6. As well as providing people with accommodation, the Council provided subsistence and specialist housing-related support, including hot meals, benefits advice, employment support and coordinated engagement with a range of health services to facilitate GP registrations, mental health assessments and widespread Covid-19 testing. Building on existing partnerships, there was a strong focus on working across Homes for Haringey,

the NHS, the Voluntary and Community Sector and with the private sector, as well as on making change at pace, which have directly improved the wellbeing of people sleeping rough in the borough. Through its interventions to ensure that people in Haringey were not sleeping rough during the pandemic, the Council and partners have significantly improved outcomes for many of the people supported, and have undoubtedly saved lives.

- 3.7. 'Everybody In' has been expensive for the Council to deliver, due to the reactive nature of the expenditure on commercial hotel rooms for such a large number of people, the high number of people who have been accommodated, a proportion of whom do not have access to income. Funding from central government has not been sufficient to meet this cost despite initial commitments that it would. From March to August 2020, a total of £3.1m had been spent on accommodating people who were, or were at risk of, rough sleeping.
- 3.8. In May 2020, MHCLG requested that local authorities develop 'locally appropriate' strategies to establish who should continue to be provided with accommodation, and to set out how their next steps for people who have been housed in emergency accommodation. In this correspondence MHCLG asked local authorities to commit to the 'In for Good' principle, usually adopted as part of the Severe Weather Emergency Protocol (SWEP). This principle aims to ensure that people placed in emergency accommodation are offered somewhere to move-on to after their placement ends to prevent a return to street homelessness.
- 3.9. As well as this request, on 29 June 2020, MHCLG issued an update to the statutory Homelessness Code of Guidance for local authorities. Paragraph 8.44 specifies that 'Housing authorities should carefully consider the vulnerability of applicants from COVID-19'. Paragraph 8.45 specifies that 'Housing authorities should also carefully consider whether people with a history of rough sleeping should be considered vulnerable in the context of COVID-19, taking into account their age and underlying health conditions'.
- 3.10. In response to MHCLG's request that councils develop locally appropriate policies, to the change in the Homelessness Code of Guidance and to the costs of 'Everybody In', the Council has developed a Rough Sleeping Discretion Policy, which was agreed on 27 July 2020. This identifies the circumstances in which people who are not covered by the Council's existing statutory duty will be housed. It ensures that people who have vulnerabilities leading to a greater risk of serious illness if they were to contract Covid-19 will be accommodated, including people who are ineligible for housing assistance due to, for example, their immigration status. The Rough Sleeping Discretion Policy has been designed to ensure that the Council uses its limited resources to support those in the greatest need – in the absence of the necessary Government funding to continue a broader approach.
- 3.11. The Council has committed to ensuring that all who were housed under 'Everybody in' continue to be supported to live in settled accommodation and do not return to sleeping rough, and has adopted the 'In For Good' principle, usually taken during winter SWEP. The Council has developed an Exit Strategy to set out its approach to moving people on from the emergency accommodation provided under 'Everybody In'. The Strategy identifies solutions as well as highlighting the particular local challenges in securing a

consistent supply of suitable accommodation, given the profile of the housing stock in the borough, benefit cap limitations and the significant gap in suitable supported housing.

- 3.12. The Exit Strategy takes a cohort-based approach, in which different exit strategies are implemented in parallel, to respond to the needs of different groups of individuals. In the first instance, those who are more quickly able to move on to settled accommodation, either because they are able to live independently or because the appropriate housing option is more readily available, have been, and are being, rehoused. As of 2 September 2020 there are 255 people still in emergency accommodation; more than 400 people have been offered alternative accommodation, supported to return to previous accommodation or have found their own move-on solution.
- 3.13. Help to find a Private Rented Sector tenancy is the identified exit strategy for nearly a third of those housed in emergency accommodation. This involves the Council providing various types of assistance and support, including signposting, providing either deposits for tenants or incentives for landlords, in many cases both, and extending its Floating Support Service. The Private Rented Sector is where appropriate and immediate accommodation can most easily be found in the borough. The Council has the resources to support this approach and has increased capacity in the medium term. Further initiatives within this are being explored, including house-sharing options for people under-35.
- 3.14. Supported housing is the identified exit strategy for approximately 100 people within the cohort. The Council commissions a range of supported housing for single homeless households with support needs, however this is already over-subscribed. The Council is commissioning 40 modular build supported housing units for short to medium term use; has agreed the prioritisation of emergency accommodation referrals into its supported housing Pathways and non-commissioned units in the North London YMCA foyer service and is exploring options to lease properties including a 25-unit contract with an offender resettlement service in light of the early release scheme.
- 3.15. Night shelters are the identified exit strategy for approximately 60 people in the cohort of those currently housed. Around 40 people within the emergency accommodation cohort are ineligible for assistance because they have no recourse to public funds and a further 20 are EU Nationals who do not have settled status in the UK. This group are amongst the most vulnerable and socially isolated within the cohort and because winter night shelters in shared facilities will not be reopening this winter the options to move them on are severely limited. A major achievement during lockdown was enabling the Council's commissioned night shelter, Cranwood Hub, to remain open when almost every other night shelter in London closed. This was achieved by moving to a self-contained model, which also allowed for an expansion of the available provision by 8 bedspaces.
- 3.16. Sheltered housing and returning to friends or family are the identified exit strategy for approximately 5% of the cohort of those currently being housed. Haringey is practised in using its sheltered housing to resolve homelessness for single adults over 50 with support needs and lets will be prioritised for those in emergency accommodation where possible.

- 3.17. There are also around 50 people in the emergency accommodation cohort who are entrenched rough sleepers. These have had long periods living on the streets and face significant inequalities around housing, health and welfare and require expensive wrap-around support and the flexibility of relevant services. For this group, the positive impact of providing emergency accommodation, food and welfare during the lockdown period is truly ground-breaking and has enabled opportunities to form and strengthen relationships which would have been unimaginable previously. These individuals are being supported by multi-disciplinary teams to ensure the best chance for successful long-term outcomes. All of these individuals require supported housing or Housing First as a move-on option from emergency accommodation.
- 3.18. The supply of suitable, stable accommodation for single homeless people in the borough is a challenge and to deliver the Exit Strategy will require a clear and continued focus on the accommodation and support needs of this cohort of residents going forward. £431m of funding for providing longer-term support for those housed in emergency accommodation has been announced by MHCLG, of which £160m has been brought forward into 2020/21. Haringey has made a bid for capital and revenue funding to support the delivery of the Ermine Road Modular Project, in light of the pressures in the supply of supported housing.
- 3.19. The Ermine Road Modular Project is an initiative to acquire 39 modular housing units, which would be located in the first instance at Ermine Road, a site currently safeguarded for Crossrail 2 and therefore available for meanwhile use for an interim period of up to five years. The homes have a 60 year lifespan, and will be moved to another site in the borough if Ermine Road is no longer available. The homes are self-contained, with their own bathrooms, kitchens and living areas and we will be brought together as a specialist supported housing service for people with experience of rough sleeping. Specialist housing-related support will be available on site, 24-hours a day, and following the successful approach taken at Mulberry Junction and Hale Road, the service is expected to be directly delivered by the Council. Staff will provide multi-disciplinary support to support residents to improve their health, social and employability outcomes, with the aim of helping residents sustain settled tenancies in the future.

Family homelessness and temporary accommodation

- 3.20. Rough sleeping is the sharp (and visible) end of Haringey's (and London's) homelessness picture. But there remains a large number of people in the borough who have been accepted as homeless by the Council, and who are being housed in temporary accommodation. The number of households in temporary accommodation fluctuate, but it is currently c.3100.
- 3.21. Households approach as homeless for a number of reasons, the most common being the end of a private sector tenancy. There are a number of underlying factors leading to homelessness – domestic abuse, overcrowding, unemployment, in-work poverty, relationship breakdown, mental and physical health problems.
- 3.22. In response to the Covid-19 pandemic, a number of measures were announced by the Government to ease the effect of the pandemic, and in particular its effect on household incomes, on people's housing situation. Further to these, on 18

March 2020, the Prime Minister pledged to bring forward legislation to prevent evictions for private tenants for a period of time. This temporary ban on evictions was due to end in June 2020; this was extended to 23 August 2020; and on 20 August 2020 it was further extended to 20 September 2020 in England. There is extensive lobbying of central government by a range of agencies to further extend the temporary ban on evictions or to ensure other support is in place for families at risk of eviction and therefore of homelessness.

- 3.23. The temporary ban on evictions has led to a sharp drop in the number of families presenting as homeless, with approaches 34% lower since March 2020 compared to the previous year. Conversely, if and when this ban is lifted and private landlords are able to commence proceedings to evict tenants, for reasons including but not limited to rent arrears, an increase in households presenting as homeless is likely to be seen. This is likely to be compounded by the impact of the end of the furlough scheme, and a projected rise in unemployment across the country. The data already shows that the Tottenham and Wood Green constituency has the second highest rate of people being furloughed in the country.
- 3.24. It is difficult to project how many more households may present as homeless if and when the ban ends; and whether in Haringey, and in London, the lifting of the ban will lead to a cliff-edge of evictions and homelessness applications, or whether a slower rise will be seen. Homes for Haringey and the Council are working with partners, such as Citizens' Advice Haringey to support families to make plans for the future lifting of the temporary ban on evictions, including considering the risk of unemployment, fewer hours or loss of income, as an important element of the current approach to reducing the risk of homelessness for families.
- 3.25. An analysis of the impact of Covid-19 on Haringey's low-income residents has been carried out. This suggests that there could be 2062 households who could be at risk of homelessness across all housing tenures. Of these, 1452 live in the private rented sector and therefore have significantly less security than owner-occupiers. Of these, approximately half are families, with the remainder being single people. There is therefore a likelihood that around 700 families could be at risk of homelessness, once the temporary ban on evictions is lifted. But as well as these projections being tentative, not all families at risk of homeless will become homeless: the Council's homelessness strategy is to prevent homelessness as far as possible, by working with residents, and landlords, to avoid this occurrence.

4. Contribution to strategic outcomes

- 4.1. These workstreams contribute to Priority 1 of the borough plan and in particular the outcome that 'We will work together to prevent people from becoming homeless, and to reduce existing homelessness', and to Priority 2 of the borough plan, in particular the objective that 'Adults with multiple and complex needs will be supported to achieve improved outcomes through a coordinated partnership approach.'

5. Use of appendices

5.1. None.

6. Local Government (Access to Information) Act 1985

None

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Report for Housing & Regeneration Scrutiny Panel – 14 September 2020

Title: Work Programme 2020-21

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

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

Ward(s) affected: N/A

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

1. Describe the issue under consideration

- 1.1 This report presents an outline workplan for 2020-21 and requests the views of the Panel on priorities and issues to be added.

2. Recommendations

- 2.1 That the Panel approves the draft current work programme for 2020-21, attached as **Appendix A**.
- 2.2 That consideration be given to which one-off items to prioritise and any additional issues to be added to the work plan.
- 2.3 That the Overview and Scrutiny Committee be requested to endorse the workplan for the Panel at its meeting on 6 October.

3. Reasons for decision

- 3.1 The Overview and Scrutiny Committee and its Panels completed their workplans for 2018-20 and were in the process of developing new ones for 2020-22 when the Covid-19 crisis occurred. A scrutiny survey had been undertaken and analysed as part of this process. Another Scrutiny Café event was also planned but this needed to be postponed.
- 3.2 During lockdown, the normal work of the Committee and its Panels was suspended. Regular virtual meetings of the Committee were arranged though, with short, focused agendas. In order not to divert or distract key officers and partners from responding to the crisis, these centred around Cabinet Member questions with officer involvement and the need for written reports reduced. The first round of Panel meetings for the year were cancelled.
- 3.3 With the crisis now past its initial peak and some degree of normality returning, the Committee and its Panels are now in a position to resume their normal work, albeit with the need for virtual meetings for the foreseeable future. The Panel will therefore need to give further consideration to how it develops its workplan.

A key part of this will be plans for how the borough recovers from the Covid-19 pandemic.

- 3.4 The need to continue to hold meetings virtually will mean that agendas for meetings will have to continue to be kept short and focussed. It may also constrain some evidence gathering activities.

4. Alternative options considered

- 4.1 The Panel could choose not to review its work programme but this could diminish knowledge of the work of Overview and Scrutiny and would fail to keep the full membership updated on any changes to the work programme.

5. Background information

- 5.1 A draft outline workplan for 2020-21 has been developed for the Panel and this is attached as **Appendix A**. The items within it comprise the following:
- Reports for agenda items that were allocated to the Panel meeting on 14th Sep 2020.
 - Cabinet Member Questions for the Cabinet Members whose portfolios fall within the terms of reference for the Panel;
 - Scrutiny of the budget;
- 5.2 There are also a number of possible agenda items previously raised by Panel Members that could be allocated to future meetings on 5th Nov 2020 and 2nd Mar 2021. There are more of these items than there currently is capacity to accommodate within the number of scheduled meetings for the Panel. It will therefore be necessary for the Panel to prioritise those that it feels are the most significant. There may also be other items that the Panel wishes to add to the workplan.
- 5.3 In order to assist the Panel in prioritising items, feedback from the Scrutiny Survey that took place in February is attached as **Appendix B**.

Review on High Road West

- 5.4 The Panel began a review on High Road West late last year and held several evidence sessions in February and March 2020. The Review was suspended due to the Covid-19 pandemic and is expected to resume shortly.

Forward Plan

- 5.5 Since the implementation of the Local Government Act and the introduction of the Council's Forward Plan, scrutiny members have found the Plan to be a useful tool in planning the overview and scrutiny work programme. The Forward Plan is updated each month but sets out key decisions for a 3-month period.
- 5.6 To ensure the information provided to the Panel is up to date, a copy of the most recent Forward Plan can be viewed via the link below:

<http://www.minutes.haringey.gov.uk/mgListPlans.aspx?RP=110&RD=0&J=1>

- 5.7 The Panel may want to consider the Forward Plan and discuss whether any of these items require further investigation or monitoring via scrutiny.

6. Contribution to strategic outcomes

- 6.1 The contribution of scrutiny to the corporate priorities will be considered routinely as part of the Panel's work.

7. Statutory Officers comments

Finance and Procurement

- 7.1 There are no financial implications arising from the recommendations set out in this report. Should any of the work undertaken by Overview and Scrutiny generate recommendations with financial implications these will be highlighted at that time.

Legal

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

Equality

- 7.6 The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:
- Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
 - Advance equality of opportunity between people who share those protected characteristics and people who do not;

- Foster good relations between people who share those characteristics and people who do not.

7.7 The Panel should ensure that it addresses these duties by considering them within its work plan, as well as individual pieces of work. This should include considering and clearly stating;

- How policy issues impact on different groups within the community, particularly those that share the nine protected characteristics;
- Whether the impact on particular groups is fair and proportionate;
- Whether there is equality of access to services and fair representation of all groups within Haringey;
- Whether any positive opportunities to advance equality of opportunity and/or good relations between people, are being realised.

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

8. Use of Appendices

Appendix A – Housing & Regeneration Scrutiny Panel; Work Plan for 2020/21
Appendix B – Feedback from Scrutiny Survey

9. Local Government (Access to Information) Act 1985

N/A

Housing and Regeneration Scrutiny Panel

Work Plan 2020 - 21

<p>1. Scrutiny review projects; These are dealt with through a combination of specific evidence gathering meetings that will be arranged as and when required and other activities, such as visits. Should there not be sufficient capacity to cover all of these issues through in-depth pieces of work, they could instead be addressed through a “one-off” item at a scheduled meeting of the Panel. These issues will be subject to further development and scoping. It is proposed that the Committee consider issues that are “cross cutting” in nature for review by itself i.e. ones that cover the terms of reference of more than one of the panels.</p>		
Project	Comments	Status
High Road West	<p>This scrutiny review was established to examine the proposals for the High Road West regeneration scheme in north Tottenham and to provide the Cabinet with evidence-based recommendations on ensuring a future development that meets the needs and aspirations of residents, businesses and the wider community.</p> <p>Site visits took place in Nov and Dec 2019 and the Panel held a number of evidence sessions in Feb & Mar 2020 with Council officers and with local residents, businesses, community organisations and residents associations.</p> <p>The Review was suspended due to the Covid-19 pandemic and is expected to resume shortly.</p>	In progress

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

Date	Agenda Items
2020-21	
14 September 2020	<ul style="list-style-type: none"> • Impact of Covid-19 on housing development, including: <ul style="list-style-type: none"> ○ the Housing Delivery Programme ○ major redevelopment projects • Homelessness, including: <ul style="list-style-type: none"> ○ future plans for rough sleepers temporarily housed during the Covid-19 lockdown ○ expected impact of the expiration of the ban on evictions • Cabinet Member Questions – Housing & Estate Renewal • Work Planning; To discuss items for the work plan for the Panel for year
5 November 2020	<ul style="list-style-type: none"> • Cabinet Member Questions – Strategic Regeneration
15 December 2020 (Budget Meeting)	<ul style="list-style-type: none"> • Budget scrutiny
2 March 2021	<ul style="list-style-type: none"> • Cabinet Member Questions – Planning

**Agenda items
available to be
allocated to the
meetings on 5th
Nov 2020 & 2nd
March 2021**

1. Haringey Covid-19 Development Intelligence Group
2. Housing procurement policies.
3. Fire at Firs House in Wood Green in April 2020.
4. Fire safety in HfH estates.
5. Policy on demolition of existing council housing in order to build new properties through the housing delivery programme.
6. Tottenham Hale District Centre Framework.
7. Converted Properties cleaning service charge.
8. Decent Homes Plus.
9. Housing support services provided by local community organisations.

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Housing and Regeneration issues – feedback received from Scrutiny Survey 2020

“Concerned about the Love Lane temporary tenants and what the council plans to do with them.”

“Investment and regeneration which does destroy the character of Tottenham and good interesting things about it.”

“Enforcement of article 4 conservation area. I watch as Noel Park is ruined, one plastic window or new wall at a time. This impacts residents of the estate & the borough but it is also of national importance. Great strides were made with the local planning document & the council house renovations were very good but privately owned houses are not subject to proper enforcement of the law.”

“Sheltered Housing needs to bring back full time wardens being as too many are getting neglected and the quality of life is much worse since the wardens have been got rid of.”

“The council must focus on housing supply, social housing and carbon reduction. Carbon reduction can be done by ensuring the switch to efficient energy generation, maintaining green spaces and dealing with traffic problems in the borough. The council needs to support the Healthy Street initiative by considering road closures, diversions and restrictions, further installation of bike hangars and improvements in pavements and installations on bike lanes.”

“Scrutiny of dishonest planning applications.”

“Crossrail2 - Wood Green or Turnpike Lane Redevelopment of Wood Green High Street - half the shops are closed - what are the council doing about regenerating this area?”

“Homelessness and drug rehabilitation needs more funding.”

“Building Regulations:

- To review how well developers comply with building regulations by inspecting large developments post-construction Renewable Energy;
- To review the performance of Haringey Council's existing renewable energy installations and make recommendations for future investment;
- Enforcement of minimum energy efficiency standards in private rented sector - other boroughs such as Lewisham in London and Cornwall are doing this much more effectively;
- Monitoring of energy performance in-use of new buildings vs designed performance - lots of evidence that buildings underperform;
- Maintenance of the borough's solar estate - our understanding is that it is not currently being monitored at present.”

“Support for energy efficiency and renewable energy installations in domestic and commercial property. Much of the housing stock is pre-second world war and with solid walls and single-glazing, in need of refurbishment to meet carbon reduction targets. New commercial developments should meet strict standards for energy efficiency.”

“Council's implicit market interference through commercial rates or private housing allocation not a conflict of interest with its pension fund investments - in commercial and housing property investments. Review council rates to promote more socially cohesive shops - cafes and old-style pubs given that you have removed all social hubs.”

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