

NOTICE OF MEETING

CABINET

**Tuesday, 16th June, 2020, 6.30 pm - MS Teams
(view it [Here](#))**

Members: Councillors Joseph Ejiofor (Chair), Charles Adje, Kaushika Amin, Mark Blake, Gideon Bull, Seema Chandwani, Kirsten Hearn, Emine Ibrahim and Sarah James

Quorum: 4

1. **FILMING AT MEETINGS**

Please note that this meeting will be 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. 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, you are consenting to being filmed and to the possible use of those images and sound recordings.

2. **APOLOGIES**

To receive any apologies for absence.

3. **URGENT BUSINESS**

The Chair will consider the admission of any late items of Urgent Business. (Late items of Urgent Business will be considered under the agenda item where they appear. New items of Urgent Business will be dealt with under Item 19 below. New items of exempt business will be dealt with at Item 25 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. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS

On occasions part of the Cabinet meeting will be held in private and will not be open to the public if an item is being considered that is likely to lead to the disclosure of exempt or confidential information. In accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 (the "Regulations"), members of the public can make representations about why that part of the meeting should be open to the public.

This agenda contains exempt items as set out at **Item [20] : Exclusion of the Press and Public**. No representations with regard to these have been received.

This is the formal 5 clear day notice under the Regulations to confirm that this Cabinet meeting will be partly held in private for the reasons set out in this Agenda.

6. MINUTES (PAGES 1 - 52)

To confirm and sign the minutes of the meeting held on 10th of March 2020 as a correct record.

7. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE

8. DEPUTATIONS/PETITIONS/QUESTIONS

To consider any requests received in accordance with Standing Orders.

9. UPDATE ON FINANCIAL IMPLICATIONS OF COVID-19 (PAGES 53 - 76)

[Report of the Director of Finance. To be introduced by the Cabinet Member for Finance and Strategic Regeneration]

This will report will provide an update on the actual and forecast impact of Covid-19 on Council General Fund, HRA & Capital budgets and the MTFS, including notification of government funding. It will seek approval for any budget changes required.

10. COVID-19: SUPPORTING THE INFRASTRUCTURE OF THE VOLUNTARY AND COMMUNITY SECTOR (PAGES 77 - 86)

[Report of the Assistant Director for Commissioning. To be introduced by the Cabinet Member for Communities and Equalities.]

The report will set out the Council's proposed support package to the voluntary and community sector in response to Covid 19. This will include the joint activities that it will be taking forward with the Haringey Bridge Renewal Trust, the Council's strategic Voluntary sector partner to maximise access of the voluntary and community sector to external funding and facilitating collaboration between organisations.

The report will further seek agreement to vire £600k from the Council's Emergency Response contingency to fund access to: a £250k VCS Hardship (Operating Costs) Fund for rapid allocation to the sector, a £250k VCS Hardship (Critical Support for those of Additional Value) Fund for rapid allocation to the sector and extend the current 3 month rent holiday for organisations in Council buildings to 6 months at an estimated cost of £100,000

The report will seek approval to the key principles of the scheme which will enable access to this funding. Completion and publication of the final scheme will be delegated to the Director for Finance in consultation with the Cabinet Member for Communities and Equalities.

11. SEND TRANSPORT TRANSFORMATION PLAN UPDATE (PAGES 87 - 94)

[Report of the Director for Children's Services to be introduced by the Cabinet Member for Children, Education and Families.]

To provide Cabinet with an update on the SEND Transport Transformation Plan to address the recommendations of the Cabinet meeting of 10th December 2019.

12. COUNCIL HOUSING DELIVERY PROGRAMME (PAGES 95 - 114)

[Report of the Assistant Director for Housing. To be introduced by the Cabinet Member for Housing and Estate Renewal.]

The report seeks Cabinet approval for sites to be entered into the Council Housing Delivery Programme, and will include an update on the programme.

13. SELECTIVE PROPERTY LICENSING - REQUEST TO UNDERTAKE CONSULTATION (PAGES 115 - 192)

[Report of the Director for Environment and Neighbourhoods. To be introduced by the Cabinet Member for Housing and Estate Renewal.]

The report will be seeking approval to undertake public consultation in respects to a proposed property licensing scheme for privately rented homes within a designated area of the borough.

14. RENEWAL OF THE DYNAMIC PURCHASING SYSTEM (DPS) TO PROCURE AND COMMISSION SEMI INDEPENDENT, SUPPORTED LIVING AND HOMECARE (PAGES 193 - 202)

[Report of the Director for Environment and Neighbourhoods. To be introduced by the Cabinet Member for Local Investment and Economic Growth]

The report is seeking approval to renew the DPS categories for Semi Independent, Supported living and HomeCare for two years to ensure the service have a compliant route to market and also allow the service to review their current processes in place.

15. APPROVAL TO EXECUTE OUR RIGHTS TO PROGRESS HOUSING DELIVERY SCHEMES FOR MOUNT VIEW COURT & ROMNEY CLOSE INCLUDING AWARD OF CONTRACT AND APPROPRIATION OF LAND (PAGES 203 - 216)

[Report of the Assistant Director for Housing. To be introduced by the Cabinet Member for Housing and Estate Renewal.]

Cabinet is asked to approve the following in respect of Mount View Court & Romney Close, to contribute to the delivery of housing in the borough: 1) approve the award of Contract; 2) the appropriation of the land for planning purposes under Section 122 of the Local Government Act (LGA) 1972; 3) to execute our rights under Section 203 of the Housing and Planning Act (HPA) to remove the risk of an injunction being served which could stop the development proceeding.

16. APPROVAL TO EXECUTE OUR RIGHTS TO PROGRESS HOUSING DELIVERY SCHEMES FOR HARVEY HOUSE AND FINSBURY ROAD INCLUDING AWARD OF CONTRACT AND APPROPRIATION OF LAND. (PAGES 217 - 224)

[Report of the Assistant Director for Housing. To be introduced by the Cabinet Member for Housing and Estate Renewal.]

Cabinet are asked to approve for housing delivery schemes Harvey House and Finsbury Road (1) the award of the construction contract (sub £500k) (2) the appropriation of the land for planning purposes and (3) noting that the land at Harvey House shall remain in the HRA for this development at neutral costs.

17. MINUTES OF OTHER BODIES (PAGES 225 - 248)

To note the minutes of the following:

Cabinet Member Signing 20 March 2020
Urgent Decision 6 April 2020
Urgent Decision 7 April 2020
Urgent Decision 7 April 2020
Urgent Decision 30 April 2020
Urgent Decision 7 May 2020

18. SIGNIFICANT AND DELEGATED ACTIONS (PAGES 249 - 262)

To note the significant and delegated actions taken by directors.

19. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at Item 2 above.

20. EXCLUSION OF THE PRESS AND PUBLIC

Note from the Democratic Services and Scrutiny Manager

Items 21, 22, 23, 24, and 25 allow for consideration of exempt information in relation to Items 15, 16, 17, and 18.

TO RESOLVE

That the press and public be excluded from the remainder of the meeting as the items below, contain exempt information, as defined under paragraph 3 and 5, Part 1, schedule 12A of the Local Government Act:

- Information relating to the financial or business affairs of any particular person (including the authority holding that information).
- Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

21. APPROVAL TO EXECUTE OUR RIGHTS TO PROGRESS HOUSING DELIVERY SCHEMES FOR MOUNT VIEW COURT & ROMNEY CLOSE INCLUDING AWARD OF CONTRACT AND APPROPRIATION OF LAND (PAGES 263 - 264)

To consider exempt information relating to item 14.

22. APPROVAL TO EXECUTE OUR RIGHTS TO PROGRESS HOUSING DELIVERY SCHEMES FOR HARVEY HOUSE AND FINSBURY ROAD INCLUDING AWARD OF CONTRACT AND APPROPRIATION OF LAN (PAGES 265 - 266)

To consider exempt information relation to item 15.

23. EXEMPT MINUTES (PAGES 267 - 272)

To agree the exempt minutes of the meeting held on the 10th of March 2020.

To note the exempt minutes from the urgent decision on 30 April 2020.

24. EXEMPT SIGNIFICANT AND DELEGATED ACTIONS (PAGES 273 - 274)

To consider exempt information relating to item 18.

25. NEW ITEMS OF EXEMPT URGENT BUSINESS

To consider any items admitted at Item 3 above.

Ayshe Simsek, Democratic Services & Scrutiny Manager
Tel – 020 8489 2929
Fax – 020 8881 5218
Email: ayshe.simsek@haringey.gov.uk

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

Monday, 08 June 2020

MINUTES OF MEETING CABINET HELD ON TUESDAY, 10TH MARCH, 2020, 6.30PM

PRESENT:

Councillors: Joseph Ejiofor (Chair), Zena Brabazon (Vice-Chair), Charles Adje, Mark Blake, Gideon Bull, Seema Chandwani, Kirsten Hearn, Emine Ibrahim and Sarah James

ALSO ATTENDING: Councillors Ogiehor and Dogan

182. FILMING AT MEETINGS

The Leader referred to the notice of filming at meetings, as set out at item 1, and also advised that the meeting was not being streamed live but would be recorded and available on the Council website within 2 days.

183. APOLOGIES

There were apologies for absence from Cllr Amin.

184. URGENT BUSINESS

The Leader advised that there were no new items of urgent business but Cabinet would need to consider Regulatory Committee comments with items 20 and 21 as their meeting had taken place after publication of the Cabinet papers. Cabinet needed to consider their comments in line with Part three section B - of the Council Constitution.

There was also a late addendum in relation to item 23 - as there has been some information supplied late today, relating to the final GLA funding figure. The Cabinet would need to consider some revised financial figures in the recommendations. This information was set out in the tabled paper and the Cabinet Member for Local Investment and Economic Growth would further outline this.

185. DECLARATIONS OF INTEREST

Councillor Mark Blake declared a prejudicial interest in item agenda item 16, Alternative Provision, by virtue of his connection with the school.

186. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS

None

187. MINUTES

RESOLVED

To approve the minutes of the meeting held on the 11th of February 2020.

188. DEPUTATIONS/PETITIONS/QUESTIONS

Deputation from Unison in relation to Item 10

Unison, represented by Sean Fox, welcomed Item 10, the Award of Contract for Home Support and Reablement Bundled Hours, which would see care workers become recipients of the London Living Wage (LLW).

The deputation welcomed this report, which ended an historic campaign that began in 2016 when Unison became aware of the poor hourly rates paid to care workers. Unison had sought to challenge this matter through the legal system but recognised that the most effective way to achieve the desired outcome was to work with the Council in bringing about change. The deputation praised the report and noted it would benefit over 800 care workers. They felt that the report dealt once and for all with zero-hour contracts and responded to the unacceptable treatment of care workers. The report would allow those who provided care, many working in the borough, with a better quality of life.

Unison was proud to have worked with the Council and Officers in achieving this milestone and looked forward to working with the Council, moving forward, to ensure that the care workers were paid the LLW.

The Leader thanked the deputation and invited the Cabinet Member for Adults and Health to provide a response.

The Cabinet Member for Adults and Health thanked the deputation, paying special thanks to Sean Fox and other Unison colleagues for their positive approach in negotiating with the Council on this matter. Their constructive contributions allowed for the progress towards achieving payment of London Living Wage to those providing home support.

The Cabinet Member was delighted to be introducing London Living Wage for care workers in Haringey and recognised that this had been long overdue. This commitment was in the Labour Manifesto which stated the Council would achieve LLW for all care workers in Haringey by 2022. The Cabinet Member was pleased this was being progressed in 2020 and highlighted this decision would make a significant difference in quality of care, providing a more stable workforce.

Deputation in relation to item 11 - Climate Change Action Plan

The Leader invited representatives of Haringey Climate Forum, Helen Mayer and Ahmad from Woodside School to put forward their representations concerning item 11.

Ms Mayer began by acknowledging the proud history of the Council for responding to climate issues with early plans for reducing CO2 emissions, and the Pension's Committee decisions on divestment in companies producing fossil fuels. Haringey Climate Forum would be discussing the actions contained in the attached plan more fully at their Forum meeting next week and would provide detailed comments to the Cabinet Members individually. The deputation emphasised that the Council would need to amplify the messages in the action plan to the wider community and they would, as a group, support the report which needed the commitment and support of every department and service in the whole Council for delivering the required actions.

Although some actions seemed controversial, to take these forward required winning support on local neighbourhood issues such as air quality. The group welcomed the emphasis on consultation, which needed to start now. The deputation commented that the process for starting the consultation needed to be made clearer in the action section.

The Forum recognised the need for the community to support this action plan and pledged to build this support.

Ahmad addressed the Committee, underlining that the Council had declared a climate emergency last year and in his view had not seemed to take action since this date. He urged the Council to start delivering on commitments before it was too late. He spoke of the recent storms as examples of natural disasters with people suffering loss of homes and there was likely more similar incidents to come. He highlighted that climate change destroys small islands and in his view the Council and wider politicians seemed blinded to the real impacts of climate change. He recognised that efforts were being made but speaking on behalf of his generation, he emphasised the need for urgent action, moving to 100% renewable electricity, pension fund divesting further in fossil fuels and investing higher resources in renewable energy infrastructure to help the planet. This was a serious situation which required urgent attention.

Deputation 2 - Extinction Rebellion

Billie from Extinction Rebellion, Muswell Hill addressed the meeting and thanked the Cabinet for the opportunity to attend the meeting. She emphasised the existential threat to the population of climate change and the urgency to address this issue, including it at all communication levels. Extinction Rebellion supported positive engagements and local collaboration to have localised solutions.

The deputation had considered the Climate Change Action Plan and felt strongly that, overall, it needed to be more ambitious with time frames with actions having effect by 2030 rather than 2041 as this was too late. The current plan did not reflect that this situation was an emergency and there was a need to make demands more explicitly

and work with other boroughs. The action plan would need to prioritise safety and this would also help residents feel ready to support this. The deputation expressed the need for more boldness and urgency and that climate change be given the same level of attention and focus as the coronavirus. The deputation urged the Council to show leadership on the climate change crisis and called on councillors to join Extinction Rebellion on a rally being taken forward on budget day to lobby the government for more resources for climate change. There was a need for transparency and this was the most important document for the Council to produce and to act on with urgency.

The Cabinet Member for Children and Families welcomed the critique provided of the action plan and invited the deputations written comments to be circulated to Cabinet Members.

The Cabinet Member for Climate Change and Sustainability responded to the deputations, thanking the presenters for their frank representations and emphasising that the reason for having a draft plan at this stage was to promote engagement and conversations on the actions needed to tackle climate change. The Cabinet Member underlined the intention of the Council to engage with people and climate change groups continuously, to compile the final action plan.

The Cabinet Member highlighted the Council was already doing to tackle climate change such as the new energy infrastructure, changes in transport priorities, and connecting the use of the private car as an anti-social act. It was important to review the way the Council and residents used the highways and this would be challenging as the Council did not have control of this process but would nonetheless work with the deputations on this issue.

There was a summer of engagement planned and the Council looked forward to hearing from the groups represented by the deputations and would be revising the plan accordingly. The Council were fully committed to having a plan and happy to share platforms. It was important to note that the Council alone can only fully deliver 8% of the required reduction in carbon emissions and would need to work with borough stakeholders and partners to deliver the rest. The Cabinet Member added that 50% carbon emissions in the borough come from housing and there was a need to involve stakeholders in plans to reduce emissions. There was already a website to provide information on how to reduce carbon emissions for residents.

The Cabinet Member reiterated that the Council has a strong planning policy and there was a need to account for 10 years of the austerity and the election result was not useful for the climate change movement. All groups were invited to work with the Council and the Cabinet Member thanked the groups for their work so far on this important issue.

189. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE

The Leader advised the meeting that the Chair of the Children and Young People's Scrutiny Panel would introduce the review of SEND and the Cabinet Member for Children and Families would provide the Cabinet response.

190. SCRUTINY REVIEW ON SEND - NON KEY

The Chair of the Children and Young People's Scrutiny Panel introduced the review which was taken forward in response to increasing levels of concern amongst parents and carers regarding support for children and young people with SEND. In view of this being a large and complex area, the panel focussed their attention primarily on Social, Emotional and Mental Health (SEMH) needs and autism, in order to ensure a manageable scope. The review put forward recommendations concerning the long delays for diagnosis and treatment, exclusions of children at SEN support stage, which can be exacerbated by delays in obtaining EHC Plans, supporting parents access support that their children need. In addition, co-production with parents and carers and a collaborative approach should now be being followed in the design, planning and development of services.

The Panel Chair thanked parents for sharing their views and experiences with them and hoped that the review recommendations assisted with making improvements. Cllr Dogan sought further details on the reasons the recommendations which had partially been agreed.

The Cabinet Member for Children and Families, commended the Scrutiny Panel for the review and findings. The Cabinet Member commented that the report was extremely helpful, and the outcome of many hours of focused and concentrated work. The recommendations were commented to be pragmatic, positive and helpful in supporting the programme of improvement currently underway in the SEND service.

The Cabinet Member gave a commitment to work with my fellow members, with officers and with all families to ensure that the recommendations were implemented, and that families would see and feel the benefits.

In conclusion, the Cabinet Member welcomed the work of AMAZE in consulting with parents, carers, families and partners in creating an active and broad borough-wide parent/carer forum to support co-production.

In response to questions from the Scrutiny Panel chair, the following information was noted:

- With regards to the response to recommendation 12, although, at the scrutiny review stage the service had been under pressure with a shortage of educational psychologists, there was now a full complement and no need to access funding in relation to this.
- In relation to recommendation 9, the basic principles of this recommendation which were focussed on inclusion, were agreed with. There was a later report on this Cabinet agenda setting out plans for Alternative Provision. The Cabinet Member shared the aim of enabling pupils with SEN access mainstream education.

- Recommendation 12 - engagement was constantly continuing with special needs school and the Cabinet Member and been to parent groups to consider the issues raised on co-production. The Cabinet Member agreed that everything had to be routed in joint working.

RESOLVED

1. To note the Overview and Scrutiny Report on SEND (attached at Appendix 1).
2. To agree the responses to the Overview and Scrutiny report recommendations (attached as appendix 2)

Reasons for decision

On 23 January 2020, Overview and Scrutiny Committee approved the report of the Children and Young People Scrutiny Panel (CYPSP) on Special Educational Needs and Disabilities (SEND).

In developing its report, the CYPSP held a number of evidence gathering sessions and took evidence from Council officers as well as a range of experts and local stakeholders. The CYPSP then made a number of recommendations which were adopted by Overview and Scrutiny Committee on 23 January 2020.

The recommendations made in the CYPSP report can be used to help guide the continuing development and improvement of the SEND Service. While the report does not set out a detailed and complete list of explicit objectives to be delivered within a given timescale, it does provide a clear direction of travel for these areas. All of the recommendations are positive and are welcomed and are either currently being incorporated into the Service's and wider Council approach or can and will be incorporated going forward.

Where any recommendations present any challenge to immediate or eventual implementation, they have been responded to in a proportionately cautious way with partial agreement as relevant.

Specific reasons for each recommendation response are given in Appendix 2. The overall approach of the report – which is comprehensive and detailed – is a helpful framework to inform the current and continuing improvement of the SEND Service. This work has been further developed since the scrutiny review and includes:

Using the grant available from Contact and further supplemented by the Local Authority to commission a charity called AMAZE to undertake outreach work on developing a strong and active parent/carer forum in our borough;

- substantially completing the AP review with a future route map for our young people and out schools now clearer;
- developing the co-production steering group whose work will be further enhanced by a parent forum;
- reviewing the High Needs Block and key trends;

- Engaging with parents to hear their views to inform and shape our services.

Alternative options considered

None.

191. AWARD OF CONTRACT FOR HOME SUPPORT & REABLEMENT BUNDLED HOURS

The Cabinet Member for Adults and Health introduced this item which detailed the outcome of a mini-competition process conducted via the Council's Dynamic Purchasing System (DPS) Supplier Agreement for Home Support and Reablement Services and seeks approval to award a Call-Off contract to the successful tenderers.

The Cabinet Member was delighted to present this report, which was an important step in a process to transform home support in Haringey, recognising the critical role it plays in enabling people to live in their homes for as long as possible.

The Cabinet Member highlighted that by offering London Living Wage to all front-line care workers, the Council was honouring its commitment to the Ethical Care Charter and recognising the importance of care workers – their status and their value – in the delivery of home support. Likewise, the Council were recognising that for the majority of people the experience of home support was their experience of social care – representing a real opportunity to make the necessary changes when people were at their most frail and vulnerable.

The Cabinet Member closed by thanking Unison and Officers for all of their hard work in achieving LLW for care workers in the borough.

In response to questions from Councillors Ogiehor, the following information was provided:

- There would be no reduction in the time spent caring for people as a result of this contract.
- The rates paid for direct payments would be paid to reflect LLW, which would be monitored. The expectation was that all care workers would be paid at least the LLW.
- Officers noted that the Council would be monitoring the contract closely to ensure that care quality was maintained. If there were concerns with the performance of the contract, the Council would work closely with the contractor to make the required care quality improvements.

Officers would confirm in writing the timescale and procedure for a breach of contract.

Further to considering exempt information at item 38,

RESOLVED

1. To approve the award of 'Call-Off' contracts for bundled hours of Home Support and Regalement services to the successful tenderers (identified in the exempt appendix of this report) for a period of (3) three years with an

option to extend for further period of up to 2 years, commencing from 1st April 2020 to 31 March 2025 (if extended) at the maximum cost of £12,449,500 inclusive of LLW for financial 20/21 but exclusive of annual inflationary increase for subsequent years.

2. To vary the contract price annually in line with London Living Wage (as published by the Living Wage Foundation periodically) inflationary increase from 1st April for each and every subsequent year for the term of Service Agreements; and
3. To note that not all bids received were fully compliant in order to award the full capacity for each of the localities and that home support therefore will continue to be covered directly from the DPS
4. To note where insufficient suppliers are not deemed to be compliant the Council will go out to tender again
5. To note that a new tender process will be undertaken as a matter of priority to ensure the new service model is fully in place

Reasons for decision

All home support & regalement Service Providers currently enrolled on the Dynamic Purchasing System (DPS) were invited to re-enrol for the bundled hours home support and reablement tender (more particularly described at 6.11 below). The tenderers' proposals were evaluated using a 40% quality and 60% price weighting, on this basis, the recommended Service Providers' bids were deemed to be the most economically advantageous, representing the best value option to deliver the required service.

Commissioning a locality-based home support and reablement service will bring several benefits as service providers will be able to develop a good knowledge of the area they work in and the community resources available for service users to access. There will be dedicated service providers for each locality, removing the current hard-to-reach area problem. Service providers will be based closer to the people they are serving, reducing travel time for care workers.

By working with a smaller number of providers across three Localities, the new model will provide a unified approach between care providers, social workers, community nurses, therapists and the voluntary and community sector. This aligns to Haringey's locality-based working with the NHS and particularly primary care.

It is anticipated that the new model will deliver improved outcomes, offer a more sustainable service and create better conditions for the workforce. Features of the new model include:

- For each Locality, the Council will commit to commission a minimum number of guaranteed hours from the Service Providers each year. This will enable the Service Providers to organise and manage their resources
- 70% of home care packages will be through a bundled hours' arrangement.
- 30% of home care packages would remain as spot purchases to ensure the opportunity for small/micro, including not-for-profit organisations and

existing Small and Medium Sized Enterprises, to remain in or to enter the market

- Providers will be required to pay all care workers LLW bringing Haringey in line with the higher rates being paid by neighbouring authorities, which are increasingly affecting the ability of providers operating in Haringey to attract and retain good staff, thereby impacting on the quality of care we are able to provide. Employee wage is connected to the service providers' capacity to recruit and retain care workers, and continued non-payment of London Living Wage would impact negatively on the quality of service delivery, whilst payment will support better quality care
- Providers will operate across a wide range of health and care needs for both Adult Social Care and NHS Continuing Health Care (CHC) packages.
- All providers will be required to have an Electronic Call Monitoring system
- The new model will see improved workforce recruitment and retention through improved contractual arrangements
- Career progression pathways through greater skills development, workforce planning and linking in with NCL 'Proud to Care' initiative. Appropriately skilled care workers will be an essential part of the new model of care. This will ensure that care workers have career opportunities to develop skills that will offer a pathway into more advanced social care or health care provision.

Alternative options considered

An option to proceed with an in-house home support service was considered but rejected based on the assessed financial impact, as well as, the scale of the infrastructure required to implement an in-house model.

Implementing an in-house home support service at an additional cost of £3.5m per annum would be challenging, particularly in the context of the significant level of savings already being implemented for the financial years 2019 – 2021 for Adult Social Care, totalling approximately £16m.

In-house services can give greater control over the care that is provided, delivering improvements and minimising risks by ensuring supply and balancing cost and quality requirements against the available budget although quality is not guaranteed through an in-house delivery model. Previously in-house services have, however, been shown to be significantly more costly than external provision, due either to lack of efficiency and/or to better staff terms and conditions. No London borough currently has an in-house model for home support.

An option to continue with the current model of home support was considered but rejected on the grounds that it does not meet the Council's commitment to delivering London Living Wage, nor does it transform the service to deliver in an integrated way to meet user needs.

An option to deliver the existing model but at London Living Wage rates was considered but rejected on the grounds that this would not deliver the improved outcomes for service users that a high quality, integrative model would achieve.

192. HARINGEY CLIMATE ACTION PLAN

The Cabinet Member for Climate Change and Sustainability introduced the report which set out the ambition and the actions required to make the Borough net zero-carbon by 2041. The Cabinet Member stressed that doing nothing was no longer an option. This was a climate emergency and the last opportunity to make a difference. The Council could not achieve these targets alone as it was only responsible for 8% of emissions. There was a need to change hearts and minds.

In response to questions from Cllr Ogiehor the following was noted:

- The Cabinet Member agreed investigate the reasons for some lights being left on in River Park House during the evenings and provide a response.
- The Head of Carbon Management would provide Cllr Ogiehor a written response to the level of disinvestments in fossil fuel by the Council's Pension Fund. This was thought to be 75% but there would be clarification sought from the Pensions Team.
- With regards to consideration of a work place levy, and considering the 'Nottingham Model' that this question alluded to, the main factor was that the Council did not own many car parks to instigate this. Taking this forward would mean potential extra charge for Councils' own car parks used by employees so the Council would in a sense be charging itself which was not appropriate. The strategy being followed was to disincentivise employees' use of cars to deter use of car parks.
- Noted that charging points for electrical cars in the borough only provided renewable green sources of energy but the Cabinet Member would explore the issue raised regarding mandating the use of green renewable energy sources for charging given the issues concerning the cost of electric car batteries.

RESOLVED

1. To agree to publish the draft Haringey Climate Change Action Plan to consult with residents, businesses and other stakeholders who can discuss and gain an understanding of the actions to be taken, before refining and adopting the final Climate Change Action Plan in late 2020;
2. To agree that the Action Plan will be reported back to Cabinet by November 2020;
3. To commit to the Council to start working now towards becoming a net zero carbon Council, and for all core Council buildings and the fleet to be net zero carbon by 2027;

4. To agree to start work now on lobbying national and regional government, as set out in the Action Plan, to ask for greater powers and access to finance to increase the rate of carbon reduction;
5. To agree that the Council will continue to report progress against the final Action Plan through the Haringey Annual Carbon Report.

Reasons for decision

Delivering a net zero carbon borough by 2050 is an objective in the Borough Plan 2019-23. However, in light of the new scientific evidence published in the report *Special Report on Global Warming of 1.5 degrees Celsius* by the Intergovernmental Panel on Climate Change (IPCC, 2018), Full Council in March 2019 agreed to declare a climate emergency, and to review this date for delivery with a view to bringing it forward in recognition of that emergency.

The Haringey Climate Change Action Plan sets a date to be net zero carbon of 2041. The Action Plan sets out the actions required with a challenging but realistic timeframe to reduce the borough's carbon footprint. It sets out the actions which are already funded, the additional funding that is needed and the legislative changes needed. It also outlines the delivery routes with national, and regional government, as well as the borough's stakeholders.

Delivering carbon reduction in Haringey will grow the green sector, encourage innovation in products and services and require local people to fill jobs to retrofit our homes and businesses. It will support the priorities and cut across the borough's objectives as set out in the Borough Plan (section 7).

This level of ambition for a net zero-carbon borough cannot be delivered by the Council alone. The residents and businesses need to help the Council deliver a net zero-carbon borough. To do this the Council will need new powers, and access to finance to deliver this target from government. This, in turn, will deliver new skilled jobs and warmer healthier properties to work and live in for our borough. This is set out in the Action Plan, under the lobbying asks.

The Council will demonstrate leadership by becoming a net zero carbon organisation ahead of the borough target. The Council has set this date as 2027 for the core Council operational buildings, and all transport related activities undertaken by the Council in the delivery of services. A plan for bringing the rest of the Council's operations to net zero as soon as possible will be completed by the end of 2021.

Alternative options considered

Do nothing. This was rejected as it would not comply with the Borough Plan, or the Full Council resolution of March 2019 to declare a Climate Emergency and deliver a costed and deliverable action plan that will deliver a zero carbon Borough.

Propose a programme to be a net zero carbon borough by 2030. Although many local authorities have committed to this timeframe, the Council's evidence suggests that this timeframe is not deliverable, even with new powers and increased funding for

Councils. This timetable would, for example, require over 10,000 full retrofits of homes in Haringey each year. This figure has never been achieved at a national level. It would therefore be close to impossible to deliver this in the borough, especially as there is limited funding to do this, and there are only a few companies and workers in the UK currently that could deliver this level of retrofitting.

Propose a programme to be a net zero carbon borough by 2050. This was the Council's original timeframe to achieve zero carbon status and currently remains the Mayor of London's and national government's position. However, this timeframe does not reflect the climate emergency or the ambition of Haringey Council. Furthermore, based on the Council's analysis, it has been determined that there are several actions which can be brought forward with new powers and funding from regional and national government.

193. 2019/20 BUDGET UPDATE

The Cabinet Member for Finance and Strategic Regeneration introduced the report which provided an update on the Quarter 3 budget monitoring and sought approval for any budget changes required to respond to the changing financial scenario and the delivery of the MTFS.

The Cabinet Member was pleased to be able to report that the General Fund budget position now presented had remained stable for the third quarter and delivery of agreed savings remains in a more robust position. The Cabinet Member outlined that this was due to the decisions taken when setting this year's budget which sought to ensure that it was set to be as realistic as possible within the overall available resource envelope. Furthermore, the two most significant drivers of the reported overspend at quarter three had been recognised and addressed in the 2020/21 Budget recently approved by Full Council.

The Cabinet Member advised that, despite this positive direction of travel, this still left a, not insignificant, £5.5m forecast overspend on the General Fund. He stressed to officers and Lead members the need to actively focus on identifying options to bring the overall General Fund budget back to a balanced position by the end of the year. To optimise the resilience of the 2020/21 Budget, the Council must do all it can to balance this year's budget without the need to draw down on reserves.

The Cabinet Member informed that the forecast DSG outturn had worsened by £0.3m since his last report. This continues to be a matter of real concern and pressure continues to be put on Government to recognise this issue and come forward with a sustainable solution. As outlined in the report, it was hoped to have some feedback from the DfES however, it still did not provide the full clarification on what is required in terms of a permanent resolution of the funding shortfall nor the proposal to address the deficits. Again, the Cabinet Member hoped to be able to provide a more favourable update in the next report.

In response to questions from Councillors Ogiehor, the following information was provided:

- The Cabinet Member noted that corporate solutions were contingency measures by which the Council could put in place to deal with financial issues that arose with the budget.
- Regarding the underspend in table 4 on page 202, the Cabinet Member noted this was due to a delay in implementing projects. The underspend would be addressed once the Council began to deliver the projects. However, some of the delays to projects were caused by contractors but the Council had to ensure that the money was available for when those projects commenced.
- Regarding the £1.1 million underspend in IT Digital Services, Officers noted this was as a result of a number of budgets coming back to the Council following the Shared Digital project not going ahead

RESOLVED

1. To note the forecast revenue outturn for the General Fund (GF), including savings pressures, of **£5.5m overspend** (£5.2m Qtr2) (Section 6, Table 1, and Appendix 1) and that it is expected that this can be addressed via one-off corporate solutions.
2. To note the net HRA forecast of **£0.4m underspend** (£0.4m Qtr2) (Section 6, Table 2, and Appendix 2).
3. To note the net DSG forecast of **£5.4m overspend** (£5.1m Qtr2), the actions being taken to seek to address this and the potential implications for the GF (Section 7 and Table 3).
4. To note the forecast budget savings position in 2019/20 which indicates that 15% (£1.957m) will not be achieved. (Section 8, Table 4 and Appendix 3). This is incorporated into the GF budget pressure in recommendation 3.1.
5. To note the forecast capital expenditure of £150.1m in 2019/20 which equates to 50% of the revised capital budget (Section 9, Table 5 and Appendix 4).
6. To approve the revenue budget virements (Appendix 5).
7. To note the debt write-off approved in quarter three (Appendix 6).

Reason for Decision

A strong financial management framework, including oversight by Members and senior management, is an essential part of delivering the Council's priorities and statutory duties.

Alternative Options Considered

The report of the management of the Council's financial resources is a key part of the role of the Director of Finance (Section 151 Officer) in helping members to exercise their role and no other options have therefore been considered.

194. HIGH ROAD WEST SCHEME - NEXT STEPS FOR CONSULTATION ON RESIDENT OFFERS AND LOCAL LETTINGS POLICY

The Cabinet Member for Housing and Estate Renewal introduced the report which sought approval to consult on the offers to existing residents which would form part of the scheme, namely benefits for secure tenants and non-secure tenants in temporary accommodation through a proposed Local Lettings Policy (Appendix 1), and a proposed Leaseholder Offer (Appendix 2).

The Cabinet Member highlighted that since 2018, this Cabinet has been working to deliver more Council owned social rent homes and to make Haringey a fairer and more equal place. As part of this drive, the Council have worked to refocus the High Road West Scheme so that it provides a significant increase in Council homes and to ensure that those affected by the scheme are given support, choice and fair rehousing options.

The Cabinet Member felt that the offers described in this report are positive and fair. It was fully understood that tenants and leaseholders have concerns about their current and future homes and have built relationships in the area as friendships, local ties and the local community have grown. The Council was responding to these concerns and aspirations through these offers, recognising the varying needs and with an emphasis on affordability which will provide residents with the choice of new homes that they need.

The Cabinet Member underlined that the Council wanted to hear views from the community through an open and robust consultation process and were committed to putting residents at the heart of the High Road West Scheme. Also, through past engagement and consultation the Council had demonstrated their commitment to meet residents' aspirations - such as the Council remaining the landlord of the replacement homes, developing a more generous offer for resident leaseholders, seeking leaseholders' views on the consultation questions and having a different approach to the valuation process. Residents have contributed towards the various rehousing guides, the Resident Charter, Resident Design Guide, ERRPP and the ownership of the replacement homes consultation. This next step would go even further towards honouring commitment to put residents at the heart of change in their neighbourhoods.

The Cabinet Member added that the proposals set out in the report were still subject to the conclusion of discussions with the GLA regarding the funding of High Road West and the Council would not proceed to the consultation and residents' ballot until that funding was in place, but in the meantime were keen to understand residents' views about the proposals.

In response to questions from Cllr Brabazon and Cllr Ogiehor, the following information was provided:

- With regards to the timeline for instigating the consultation which was dependent on the GLA's decision on funding the High Road West Scheme, the

date for this was not yet known given that the pre -election period was approaching it was important for the Council to set out its offer for residents in the scheme and be in a position to proceed to consultation once the decision was made.

- Assurance was provided that the Council had been engaging with residents in the Love Lane Estate on the offer and this included meetings between the Cabinet Member and the residents group and also the Temporary Accommodation resident groups. These Residents groups also had access to an ITLA [Independent Tenant Liaison advisor] as an ongoing process.
- Ultimately if residents voted against this proposed scheme then the Council would need to respect outcome. However, the Council were starting engagement activities at an early stage to ensure a fair offer which was acceptable to mitigate against such circumstances.
- It was confirmed that this offer only relates to tenants and the various types of decisions concerning businesses, including Shaftsbury road were separate discussions and could be subject of separate reporting arrangements.

RESOLVED

1. To agree to proceed to consultation on the draft High Road West Local Lettings Policy, as described in paragraphs 6.8 to 6.14.
2. To agree to proceed to consultation on the draft Leaseholder Offer as described in paragraphs 6.17-6.38.
3. To note the intended discussion and engagement described in paragraphs 6.15-6.16
4. To delegate authority to the Director of Housing, Regeneration and Planning, in consultation with the Cabinet Member for Housing and Estate Renewal, to approve the final consultation materials and processes in relation to the consultations described in paragraphs 3.1(i) and 3.1(ii).
5. To note that following this consultation there would be a report to Cabinet regarding the following recommendations:
 - Adoption of the High Road West Local Lettings Policy and Leaseholder Offer
 - Adoption of the Landlord Offer document which incorporates these offers to residents and other benefits offered to residents
 - Agreement to proceed to ballot Love Lane Estate residents based on the scheme described in the Landlord Offer and supported by a business case for High Road West

Reasons for decision

Since the outset of developing the High Road West scheme, the Council has been committed to working closely with residents on the Love Lane Estate. In December 2014, at the same time as agreeing the Masterplan for High Road West, Cabinet agreed the Secure Council Tenant, Leaseholder and Private Tenant Guides. These set out the assurances for these resident groups including rehousing options, compensation, and ensuring that Love Lane residents are able to benefit from and influence the regeneration proposals.

It is a commitment of the Council, as set out in the Secure Council Tenant Guide (2014), that secure tenants on the Love Lane Estate will have the option of a new home within the redevelopment area. The proposed High Road West Local Lettings Policy proposes to extend this to residents in non-secure temporary accommodation. The Estate Renewal Rehousing and Repayments Policy (ERRPP), approved by Cabinet in 2016 (revised 2017) and which forms the basis of the Council's commitments to those impacted by estate renewal schemes, does not apply to the substantial number of non-secure tenants who have been placed in a property on a temporary basis. This will therefore be a bespoke offer for non-secure tenants in temporary accommodation on the Love Lane Estate and within the masterplan area, and developed by engaging these residents. The aim of this is to protect the stability of the existing community on the Love Lane Estate or elsewhere within the masterplan area, with many of the residents now having lived within the same community for up to five years. If the preferred option is approved, these residents (alongside secure tenants) will be eligible for a secure home in the new scheme, if they have been resident in their home within the masterplan area for more than twelve months at the time the final offer is approved.

From the publication of the Leaseholder Guide in 2014, it has been a commitment of the Council to work with resident and non-resident leaseholders to develop an offer which would allow all resident leaseholders to remain in the High Road West area and ensure leaseholders, both resident and non-resident are not financially worse off.

The current draft Leaseholder Offer, reconfirms the commitments made in the Leaseholder Guide as well as following the outcome of the previous engagement and draft offer from 2018, with a number of enhancements over and above the ERRPP, which maintains the commitments to the residents, including the following:

- A further rehousing option for leaseholders referred to as a leasehold swap
- An enhanced equity loan offer which tackles concerns regarding affordability and allows resident leaseholders to access a new home within the regeneration area
- A 12 month grace period for family members/ beneficiaries which tackles concerns regarding succession to the benefit of the equity loan

The decision to progress with the High Road West scheme would be subject to a ballot of residents on the Love Lane Estate. This is a commitment of the Council, as set out in the Borough Plan, in line with the Mayor of London's Resident Ballot Requirement for funding of schemes which comprise the demolition of social homes and the construction of 150 or more homes. All residents eligible to vote would receive a Landlord Offer, which encompasses the specific offers for each tenure group, as

well as wider information so that residents can make an informed decision about the future of their estate.

It is proposed that officers also engage with residents on other elements of the scheme which would form part of the future Landlord Offer for the Love Lane Estate, notably on the offer to non-secure tenants in temporary accommodation. This is to build on and continue the collaboration which has taken place with the community since 2012, and would involve engagement on the broad vision, priorities and objectives for the scheme, including information on design, numbers of homes (including tenure mix) and social infrastructure.

Alternative options considered

Officers have considered not undertaking consultation with residents on the Love Lane Estate, but have rejected this option as further consultation was a requirement outlined by Cabinet in 2018 regarding the Leaseholder Offer, and is a requirement of introducing a Local Lettings Policy.

Options in relation to each of the offers will form part of the consultation process for consultees' consideration.

195. INSOURCE ACTION PLAN

The Leader of the Council introduced this report which set out: progress to date on insourcing initiatives; the approach to insourcing services; the decision making in relation to a service delivery model; and the resourcing strategy for supporting insourcing initiatives.

The Leader described the mass outsourcing of Council services as a historic mistake and the Council had given up an enormous opportunity to create opportunities. There was no guarantee that contracted-out services would create these opportunities. Their incentives were to prioritise short-term profit rather than long-term social value. That was why the Council had introduced an Insourcing Policy in the autumn, making clear that services will be brought back in-house unless there was a very good reason not to. The Council had already moved to bring in facilities management, highways engineering and some care services. A total of 25 contracts were currently in the process of being insourced.

The Leader highlighted that the Council was launching this Insourcing Action Plan so that the Council could go further in a transparent and clear way. There was a need to build up the Council again, expanding and training-up staff to take over from contractors. In some cases, works may be so small or so specialised that it does not make sense for the Council to take them on but in-house provision was the now default position. In the Leader's view there was a need to restore democratic oversight to local services and to start to rebuild the local economy.

The Leader closed by noting that austerity significantly impacted on the Council's spending power. He expressed that through insourcing residents would gain better value for money.

In response to questions from Councillors Ogiehor, the following information was provided:

- The Leader welcomed the prospect of the Council's scrutiny panels providing independent views on whether the insourced services had led to improvement in performance and value.
- Regarding the number of insourced projects, the Leader noted the Council was managing this in a way that different parts of the organisation could provide insourced services safely and efficiently and also ensure that they were financially viable.
- Regarding bringing the recruitment contract in-house, the Leader noted no regrets with regard to any of his past voting and recognised that sometimes it was necessary to make decisions at a later date to maximise achievable benefits. The Leader further advised that it had not been previously possible to discontinue with the existing recruitment contract.

RESOLVED

1. To note progress made to date in relation to additional services coming back in-house set out at appendix 2;
2. To approve the recommended approach methodology outlined in Appendix 1

Reasons for decision

Direct delivery remains the Council's preferred model of service delivery, in line with the administration's political priorities. The report sets out how services will be reviewed with the preferred outcome that they be brought in-house to a direct or hybrid service model on a sustainable and legal basis. Endorsement of the approach and governance model set out in the report is necessary in order for the Council to implement the administration's priority through individual decisions relating to specific services.

The methodology outlined in Appendix 1 (Insourcing Approach), provides a consistent, structured and proven methodology on which to base these decisions.

Alternative options considered

Do Nothing

The Council would continue to review contracts due for renewal on a contract by contract basis without the use of an Enabling Framework. This approach would mean that decisions would not be taken in an evidence-based way; would prevent the Council from strategically planning to pursue short, mid and long-term insourcing opportunities; would prevent the achievement of economies of scale that could otherwise support the financial and operational viability of an in-house delivery option; and would be deficient in terms of risk management.

196. TRANSFER OF CLEANING SERVICES TO HARINGEY COUNCIL

The Cabinet Member for Finance and Strategic Regeneration introduced the report which sought transfer of the Cleaning to Environment and Neighbourhoods Directorate within the Council. This was in line with the Council's Insourcing objective and staff would have improved terms and conditions and were mainly members of staff protected by equality act.

In response to a question from the Cabinet Member for Neighbourhoods, the decision affected specifically cleaning staff and they would be transferring to the Council by 1st of April. The other remaining part of the FM services were to be managed by Homes for Haringey. With regards to contracted staff working on concierge and security services, there was ongoing discussion on the cost and understanding sought on whether these were feasible areas to transfer. The Guarding services was provided a local run company located in the borough.

RESOLVED

To approve the direct transfer of the Cleaning Services to the Council when the Facilities Management Services are insourced from Amey Community Limited on 1st April 2020.

Reasons for decision

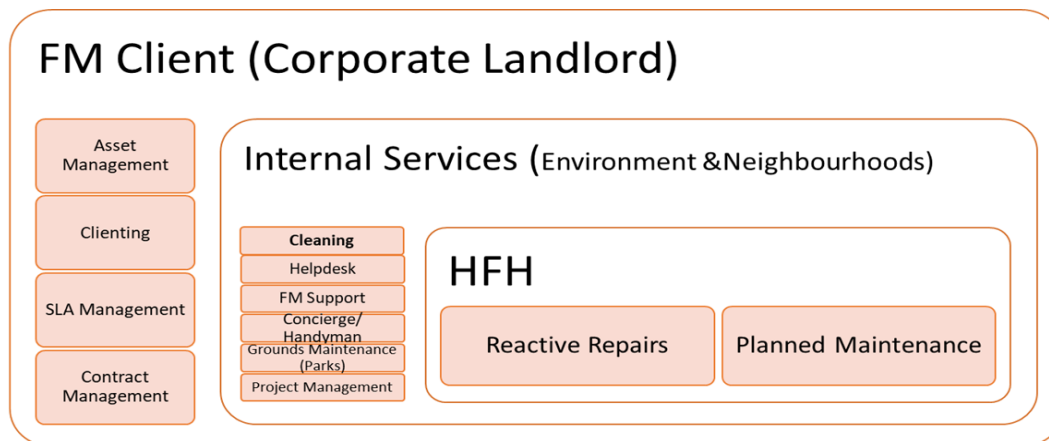
After Cabinet Decision in July 2019, joint mobilisation planning for the FM insource was undertaken with Homes for Haringey to prepare in for the transfer of all FM functions.

From these discussions it became apparent that the original intention for HfH to take cleaning would have possible implications as far as;

- Increase risk relating to HfH capacity to manage the take on of the Cleaning service given the need to prioritise 'Hard' FM services
- HfH do not have existing management capacity within their current business model to manage a cleaning service
- Environment and Neighbourhoods have experience successfully managing operational services for the Council
- An interim FM Manager is being recruited within Environment and Neighbourhoods to manage the transfer of the cleaning service.

Improving the cleanliness of key buildings is a key priority going forward to improve the environment for service users and staff.

The diagram below displays the updated Operating Model with cleaning transferring to the Council:



Alternative options considered

Remain with current provider – not possible as the contract for FM services provided to Haringey terminates on 31st March 2020.

Transfer Cleaning to Homes for Haringey – this would split the core ‘Hard and ‘Soft’ FM services and result in increased risk to operational success due to a lack of defined management capacity within Homes for Haringey.

197. ALTERNATIVE PROVISION

[Cllr Mark Blake left the room for this item 19.53]

The Cabinet Member for Children and Families introduced this report which set out details of proposals for the future model of alternative provision in Haringey and to propose a number of recommendations in order to take forward these proposals. Additionally, as a result of this report, the Pupil Referral Unit would be brought back in house.

The Cabinet Member was delighted to present this paper and the accompanying model for change which sets out a strategic, partnership and transformational approach to meeting the needs of children and young people in Haringey. Based on local and national work on alternative provision, and increasingly informed by the voices of children, young people and parents themselves, the proposed approach requires change in the short and longer term recognising that a phased approach is needed to ensure that co-design and learning is embedded from the outset.

The Cabinet Member noted that the Young People at Risk Strategy recognises that the Council must adopt an early intervention and whole systems approach in order to address some of the complex issues facing children and young people in Haringey. This report and the approach it outlines was within the wider context of that Strategy and its vision to ensure that all children and young people receive the best start in life.

Officers added that the report represented a whole systems approach. It was anticipated this would be 5 to 10 years programme of change and this report represented the important first steps.

RESOLVED

1. To agree the Change Model attached as Appendix A recognising that some elements are for implementation now whilst others require further co-design before being implemented
2. That in order to support the Change Model, to agree:
 - a. the use of Stamford Hill School site as the preferred site for the Alternative Provision Hub which will accommodate the co-located Tuition Service and Octagon Pupil Referral Unit from 1st September 2020
 - b. to note the application of TUPE (Transfer of Undertakings (Protection of Employment)) to these arrangements
 - c. to note the need for a further Cabinet decision to approve the award of contract to carry out the capital works required to ensure the Stamford Hill School site is ready for pupils on 1st September 2020

Reasons for decision

There are three main drivers for the decisions being proposed at this time.

First, the trajectory for pupils permanently excluded from school is poor and there continues to be a disproportionality in the number of Black and Minority Ethnic Pupils being excluded and a seeming overrepresentation of pupils with SEN at risk of exclusion, experiencing a significant number of fixed term exclusion or permanently excluded. The risks of becoming longer term NEETS (not in education or employment) or involved in anti-social behaviour or criminality remain high and present a compelling argument for change. There needs to be a real drive to shift the perception of many children, young people, parents/carers, schools and governors from seeing permanent exclusion as the end of the road towards thinking about educational entitlement and the meaningful steps needed to ensure that a pupil is able to re-engage and benefit from a high quality educational offer.

Second, Reviews of both Exclusions and of Alternative Provision have been recently undertaken in Haringey, and during the same period a Review of Exclusion was carried out nationally, led by Sir Edward Timpson and known as the Timpson Review. The main findings from this set of reviews were that a more robust and consistent response to emerging needs is needed, both in Haringey and nationally. Where pupils are struggling to engage positively with education or where schools may be struggling to positively engage pupils, intervention needs to be responsive and comprehensive, with timely assessments of need and properly tailored approaches that consider the whole child. There needs to be consideration of how Behaviour Policies, Curriculum and understanding and perceptions of Special Educational Needs (SEN) are contributing to exclusions and demand for alternative provision.

Third, in light of the Reviews and the need for a whole systems and locally embedded approach to responding to the needs of vulnerable children and young people who may become at risk of exclusion, the Council took a decision in October 2019, not to recommission the TBAP Trust, the Tri-Borough Alternative Provision Trust, to deliver

Haringey's Pupil Referral Unit, based at the Octagon, from September 2020. The decisions proposed here ensure that there is provision in Haringey to meet the needs of children and young people who would otherwise have been educated at the Octagon from September 2020.

Alternative options considered

An option to continue with existing arrangements was considered in October 2019 but rejected on the grounds that these arrangements would not facilitate the whole system change required to deliver improved outcomes for vulnerable children and young people in Haringey.

A second option considered was to seek responses from the market to delivery of the Pupil Referral Unit but for the reasons set out above this was not taken forward.

A third option considered was not to co-locate the Tuition Service and the Pupil Referral Unit at the Octagon together at this time, but this was rejected as this is an important first phase in taking forward the whole systems approach set out in the accompanying paper for adoption.

198. HARINGEY FAIRNESS COMMISSION

[Cllr Mark Blake returned at 19.56]

The Leader of the Council introduced the report which put forward the final report of the Haringey Fairness Commission. This set out the Commission's recommendations to national government, the Council and other partners, about what they should do to tackle inequality and unfairness in Haringey (and elsewhere).

The report marked the culmination of an intensive process as part of which the Council had spoken to more than 1,500 residents, partners and stakeholders about their perceptions and lived experience of inequality and unfairness. The Leader thanked the co-chair, Paul Watt and the other Commissioners, all the people who shared their views in meetings, focus groups or in written submissions. The Leader also thanked all the Commissioners who contributed their valuable time and expertise, and who had helped shape the final report.

The Leader commented on the scale and the complexity of some of the issues the Council were seeking to tackle which meant that work to address them would take time, and that sustained effort would be needed for the Council to see the progress aspired to. However, by pulling together and pooling resources and energies, then the borough could start to chip away at the causes of unfairness in the borough.

RESOVED

1. To receive the Haringey Fairness Commission Report (attached as Appendix 1) and to publicly thank Commissioners for all their hard work and everyone who contributed to the Report.

2. To agree to receive an officer report in the summer setting out the Council's proposed response to the Haringey Fairness Commission's recommendations.
3. To note the recommendations to partners, the Mayor and national government set out in the Haringey Fairness Commission report (Appendix A).

Reasons for decision

The Commission's final report sets out a series of recommendations to the Council (some of which are also directed at partners, the Mayor and national government). The Council now needs to consider these recommendations, including assessing the resource that would be needed to implement them. This assessment is important in ensuring that implementation plans set out a meaningful set of actions which will help to address the issues of unfairness identified by the Commission, making the best possible use of the Council's levers, resources, and partnerships.

It is proposed that the resulting assessment should come back to Cabinet (in summer) including timescales on which key milestones will be achieved and proposing key performance indicators (KPIs) which can be used to assess progress.

The Commission's final report also sets out a series of recommendations aimed at partners, the Mayor and national government. This report recommends that Cabinet notes these and gives approval for officers to put in place plans for lobbying, campaigning and influencing work related to them which will be set out in the next Cabinet report.

Alternative options considered

Accept the Commission's recommendations without a process of assessing implications and strategic opportunities

The Council needs to respond to the Commission's recommendations with a meaningful programme of activity that is reflected in the organisation's strategic priorities and corporate delivery plans. Time is therefore needed to assess the recommendations and develop deliverable plans of action that will result in progress, help to build residents' trust in the Council and generate ongoing interest in, and commitment to, activity to tackle unfairness in the borough amongst residents, partners and other stakeholders.

Reject the Commission's report

The Council shares the Commission's commitment to urgently addressing the causes of unfairness and inequality in the borough and appreciates that the Commission's work is based on intensive process of engagement with a wide range of residents and partners. It understands that recommendations are firmly grounded in the lived experience of Haringey's residents and the recommendations developed by Commissioners with significant knowledge and expertise.

On this basis rejecting the Commission's report is not viewed as being a credible or desirable option.

199. ECONOMIC DEVELOPMENT STRATEGY CONSULTATION

The Cabinet Member for Local Investment and Economic Growth introduced this report which sought Cabinet approval of the publication of the Economic Development Strategy for consultation.

The Cabinet Member was pleased to welcome this report and praised officers for their work on the Economic Development Strategy. This strategy built on the commitments made in Haringey's Borough Plan 2019-23. Community Wealth Building was fundamental to the strategy, which included ensuring every public pound delivered maximum public good.

The Cabinet Member highlighted that the Economic Development Strategy focussed on creating a good economy; fairness and equality; business and enterprise resilience; environmental sustainability; and health and well-being. Following a commissioned evidence base, there were four key priority areas identified, these were: business and enterprise; high streets and town centres; employment space and infrastructure; and employment and skills.

The Cabinet Member stressed the importance of partnership working with other organisations in the borough.

In response to questions from Councillors Ogiehor, the following information was provided:

- Officers noted that, with regard to expanding and enhancing the commercial portfolio, the Council had recently carried out a review of the Buildings portfolio which formed part of the Asset Management Plan. It was found that in some areas there were options to increase the portfolio. Officers accepted there was a lot of work to do to improve the Council's portfolio. The majority of investment would go into enhancing property the Council already owned.
- The Cabinet Member noted there was a Strategic Property Sub-group which routinely discussed the commercial portfolio. He also considered it the Council's duty to be a responsible landlord for the properties it owned in its commercial portfolio.
- The Cabinet Member noted that if there was widespread support for business rate relief for environmental based businesses that would be looked into.
- The Cabinet Member for Finance and Strategic Regeneration noted the Council had various ways in which it helped small businesses, such as through the Small Business Rate Relief and Retail Discount Rate Relief. Regarding charities, they had an 80% credit relief.

The Cabinet Member for Finance and Strategic Regeneration noted that the Council had a fiduciary duty to collect the business rates owed.

RESOLVED

1. To approve the publication of the Economic Development Strategy for consultation, which focuses on:
 - a. Creating a good economy – good work; fairness and equality; business and enterprise resilience; environmental sustainability; and health and well-being.
 - b. Four key priority areas – business and enterprise; high streets and town centres; employment space and infrastructure; and employment and skills.

Reasons for decision

This draft strategy is our framework for economic development in the borough between 2020 - 2035 and sets out how we can shape a good economy for Haringey that works for all, enabling residents to prosper and businesses and high streets to thrive.

This vision, for a good economy seeks to move beyond a narrow focus on economic growth, towards a way of thinking about economic development which focuses on whether it supports our residents to live good lives, is fairer, and, whether it is environmentally sustainable (recognising the interdependency with the emerging Climate Change Action Plan).

The vision for the economy needs to be clear, and aligned to what business and residents want, so that actions can be identified and prioritised to help move in a specific and agreed direction. This is especially important in the area of economic development where the Council's resources are limited, and partnership working is critical to success.

Alternative options considered

Do nothing and rely on existing strategy – The previous economic development strategy was published in January 2015. Evidence used to develop the strategy is now out of date. In addition, the strategy needs to be updated to align with Community Wealth Building. This would also miss an opportunity for the Council to set a new direction of travel which takes account of the significant social, economic, political and environmental changes that have occurred since the last EDS.

A new strategy is needed to reflect these changes, set a vision which aligns with what matters to businesses and residents, and enables partners to work together.

There are numerous ways which economic development could be approached, not least through a traditional focus on increasing Gross Domestic Product (GDP) or Gross Value Add (GVA). However, the proposed approach is based on an updated commissioned evidence base; what businesses have said is important; and latest thinking about what makes a good economy.

Four key priorities have been identified:

- Business and enterprise - Attracting and sustaining business and enterprise who share our values
- High streets and Town Centres - Supporting diverse, vibrant, healthy high streets and town centres
- Employment space and infrastructure - Creating, improving and protecting employment space and infrastructure
- Employment and skills - Supporting all of our residents to secure and sustain good work, and to ensure they have the skills that help them to progress now and in the future.

Key actions have been identified, with a full action plan being published alongside the final strategy in September 2020.

200. HIGHWAYS WORK PLAN 2020/21

The Cabinet Member for Neighbourhoods introduced the report which put forward recommendations to facilitate the borough's aim to have a high quality and safe highway network with a reliable public transport system that everyone can access. This year, in line with the Borough Plan 2019-2023, the report was proposing investing £18,515,000 into a range of highways improvement schemes, making the borough's streets safer, identifying and improving locations with high accident rates, improving the overall quality of the road network and encouraging walking/cycling and the use of public transport.

The Cabinet Member for Neighbourhoods highlighted the funding for two additional rainbow crossings in the borough. One of the crossings would be located at the Roundway which had historical significance in that it was the location of a march in 1986 supporting LGBT rights.

Following questions from Cllr Ogiehor, the following information was noted:

- That the £1.5m funding for cycle highways infrastructure was dependent on a TFL funding decision and the Cabinet Member shared the frustration with the delay of this funding given the community support obtained to make this and other funding requests. This amount could not be added to the Highways budget, which was for approval, as this this was still to come forward
- The Leader advised that in relation to recommendation 1 – this should read appendix 3 instead of appendix 1 and in relation to recommendation 3, this should be amended to refer to the Cabinet Member for Neighbourhoods.

RESOLVED

1. To approve the Highways Works Plan for 2020/21 financial year as set out in the attached Appendix 3 – Funding by Theme:
2. To authorise the Head of Operations to carry out consultation in accordance with Appendix 4 and to make necessary traffic orders, having had due regard to

any prior consultation, to give effect to those schemes in the Highway Works Plan;

3. To authorise the Head of Operations to consider any objections and representations to statutory consultation on schemes and to report back to the Cabinet Member for Neighbourhoods if there are significant or substantial objections or concerns raised:
4. To delegate decisions relating to scheme design and implementation to the Head of Operations.

Reasons for Decision

The annual HWP sets out the Council's Highways, Traffic and Parking projects for the coming financial year and how they align with the Council's strategic objectives.

The report provides detail of the funding arrangements seeks authority to proceed with the development and delivery of these projects subject to appropriate consultation.

Alternative options considered

No other options were considered. The Council has a statutory obligation to maintain the public highway network. Allocated funding is not sufficient to cover all maintenance requirements therefore this plan prioritises the work that needs to be done. The 2020/21 works plan has been informed by the Council's Transport Strategy and LIP3, which involved consultation with key stakeholders. The maintenance programme has been prioritised through highway condition surveys, visual inspections, and concerns raised by Elected Members and members of the wider community.

The programme includes transport schemes previously agreed by Cabinet as part of the LIP3 and associated 3-year Annual Spending Submission, which is funded by Transport for London (TfL).

The proposed Council funded projects were approved by Cabinet on the 10th December 2019 as part of the Capital Strategy and 10-year Capital Programme.

201. MAKING OF NON-IMMEDIATE ARTICLE 4 DIRECTION TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR CHANGES OF USE FROM OFFICE (CLASS B1(A)) TO RESIDENTIAL (CLASS C3) USES IN PRESCRIBED AREAS

The Cabinet Member for Climate Change and Sustainability introduced this report which recommended the making of a non-immediate Article 4 Direction for growth areas and town centres in the Borough to remove permitted development rights for Office (B1a) to Residential (C3).

The Cabinet Member noted that the report would prevent offices from being converted into residential units. Such residential units were often of poor standard and the Council was acting to prevent such conversions in growth areas and town centres of the Borough. To prevent any future challenges, the making of the Non-Immediate

Article 4 Directions were to be carried out gradually across the borough with this report marking the first step.

RESOLVED

1. To note the regulatory requirements for the making of a new Article 4 Direction, as prescribed by The Town and Country Planning (General Permitted Development) (England) Order 2015;
2. To note the comments and recommendations of Regulatory Committee of 2 March 2020 regarding this proposed Article 4 Direction;
3. To adopt the justification herein provided to support the making of an Article 4 Direction to remove Office (B1a) to Residential (C3) Permitted Development Rights within Growth Areas, and Metropolitan and District Centres;
4. To approve the making of a non-immediate Article 4 Direction removing permitted development rights for Office (B1a) to Residential (C3) changes of use within Growth Areas, and Metropolitan and District Centres as identified on the Haringey adopted Policies Map as set out in Appendices A and B.
5. To authorise the Director for Housing, Regeneration & Planning to carry out the necessary publicity, notification, consultation and subsequent decision on whether to confirm the Direction, as prescribed by The Town and Country Planning (General Permitted Development) (England) Order 2015.

Reasons for decision

The Council's employment planning policies are based on robust evidence which establishes a need to protect employment uses to ensure vitality and viability of the borough's economy. The permitted development rights undermine the operation of these policies and impact negatively on the provision of employment space and jobs.

The making and confirming of a new Article 4 Direction to restrict offices being converted to homes without Planning Permission in key areas of the Borough will result in some significant benefits. This includes the ability to properly assess any proposals against the Council's Development Plan with regards to employment and town centre priorities, the quantum and demand for Office floorspace, and any impact on key business sectors to ensure any proposal doesn't harm the local economy. It will also enable the Council to utilise a Plan Led approach underpinned by robust evidence to come to decisions on such proposals.

Alternative Options Considered

The alternative options available to the Council are: to do nothing; to introduce a Borough wide Article 4 Direction; or, to extend the proposed coverage of the Article 4

Direction to designated Employment Land. The Council could also make the Article 4 Direction immediate rather than non-immediate.

The do-nothing approach has been discounted due to the harm the Permitted Development right is having as outlined in this report.

The Council's evidence indicates that within designated Employment areas, much of the employment floorspace is in other B class uses rather than B1 (a) Offices, including B2 general industry and B8 storage and distribution. To justify an Article 4 Direction the Council needs to adequately demonstrate the need for such a Direction to be issued including evidence of the harm it is causing. If this is not demonstrated, the Secretary of State may intervene and direct the Council to not confirm the Article 4 Direction. In 2013, the Council sought from the Government an exemption from the permitted development rights / prior approval for Office to Residential, and was unsuccessful as the Secretary of State found the justification lacking. Therefore the proposed approach of limiting the Article 4 Direction to Growth Areas and Metropolitan and District Centres where there are still valuable clusters of Office floorspace should negate this risk, and is the most appropriate course of action given the evidence and the limited amount of office floorspace outside of these locations. For the same reason, a Borough wide Article 4 Direction is also discounted.

As set out below, there is the possibility that the Council would be liable for compensation if an immediate Article 4 Direction is pursued, which would be payable to property owners where permitted development rights such as these will have been removed and a subsequent application for permission is refused for that type of development, or conditions applied by the Local Planning Authority over and above those otherwise required. The compensation payable reflects the difference between development value in both scenarios and also additional costs associated with going through the planning process which are unquantifiable but could be many millions of pounds, so this approach has been discounted for this reason.

202. HIGHGATE SCHOOL SUPPLEMENTARY PLANNING DOCUMENT (SPD) CONSULTATION

The Cabinet Member for Climate Change and Sustainability introduced the report which proposed draft Highgate School Supplementary Planning Document (SPD) for consultation.

Cabinet noted that the SPD had been developed in partnership with Highgate School, to help give more certainty to the local community about future development in the School's estate. It is important to recognise that the School's historic and contemporary buildings make a significant positive contribution to the built environment of the area. The SPD seeks to ensure that the School in keeping with its past, continues to show shown great sensitivity in the conservation, repair and enhancement of its built heritage and in its approach to new buildings. It was also important that the School environment is accessible and environmentally sustainable and this SPD sets the framework for doing so.

RESOLVED

1. To note the comments and recommendations of Regulatory Committee of 2 March 2020 regarding this Draft SPD; and
2. To approve the draft Highgate School SPD, attached as Appendix 1, for public consultation in accordance with the Haringey Statement of Community Involvement.

Reasons for decision

To progress the preparation of an SPD. The purpose of the draft SPD is to provide a masterplan and provide guidance on a comprehensive approach for the delivery of new accommodation to meet the long-term needs of the School, and to support enhanced community use and benefits. This SPD will be used by the Council as a material consideration when determining any future planning applications for the School and will help inform any future applicants and local residents.

The Council's adopted Site Allocations DPD envisages the Council adopting an SPD for Highgate School as this is considered to be the most effective way of securing that any future development of Highgate School meet its needs, accessibility requirements and provides for enhanced community benefits, whilst preserving the heritage and amenity of Highgate in line with the adopted Local Plan Site Allocation for the School.

Alternative options considered

There is one alternative option to the preparation of an SPD which is to do nothing. Notwithstanding the commitment in the Site Allocations Local Plan document to bring forward an SPD for the School, this is an option, albeit with some disadvantages as outlined below.

If the 'do-nothing' option was continued, Council officers, the Planning Sub-Committee and in the event of appeals, Planning Inspectors, would continue to exercise judgement when making decisions on specific proposals that Highgate School put forward, but without the guidance the SPD would provide. However such an approach may give rise to greater uncertainty and slower decision making, and does not allow for the more strategic consideration of the School's development as a whole, including giving guidance on key land use principles, notably that of development in Metropolitan Open Land (MOL) and in the curtilage of Listed Buildings.

Additionally, such an ad-hoc way of dealing with estate wide issues may not give the local community the overall picture of development intentions in and would not enable the community to comment and input into the School's long-term development. Rather residents and businesses would only be able to comment on individual applications without this wider context. Set against the benefits and relatively modest costs associated with the preparation of an SPD, this option can be discounted.

The Cabinet Member for Finance and Strategic Regeneration introduced this report which sought Cabinet to approve the Haringey's Discretionary Housing Payments Policy 2020/21 as the means by which the Council would determine how the DHP funds would be allocated during the 2020/21 financial year having regard to the Equalities Impact Assessment.

The Cabinet Member noted that central government attacks on the living standards and security of the least well off people continue to make the lives of Haringey's families on low incomes much harder. The report therefore drew members attention to the proposed benefit cuts due to take effect in 2020/21, including the lowered benefit cap, that would significantly reduce the amount of Housing Benefit paid to households that are living in Haringey and/or in temporary accommodation. This would put significant pressure on Haringey's DHP budget in addition to the ongoing impact of previous 'welfare reform'.

The Cabinet Member highlighted that use of the DHP budget was an important means by which the Council aimed to assist and protect families threatened with homelessness. The Council was seeking to focus on increasing financial resilience and reducing demand for crisis support, aligned with our objective of preventing homelessness and reducing our reliance on temporary accommodation. With the resources at our disposal, Haringey would ensure that the DHP policy for 20/21 was administered in a fair and transparent way. The Council remained committed to doing everything it could to sustain tenancies, prevent homelessness and, where possible, ensure tenants secure more affordable accommodation.

In response to questions from Councillors Brabazon and Ibrahim, the following information was provided:

- Officers noted that information on the policy was publicly available on the Council's website and on all bills and letters sent out. The Council worked closely with Homes for Haringey and those in temporary accommodation to ensure they were aware of the assistance that was available.
- Officers informed this was the first time that the DWP had provided extra money to the Council for the provision of its DHP policy.
- Officers confirmed that the Council was working with third party sectors, including community centres to promote the access to this payment policy.

RESOLVED

To approve Haringey's Discretionary Housing Payments Policy 2020/21 (see Appendix A) as the means by which the Council will determine how the DHP funds will be allocated during the 2020/21 financial year having regard to the Equalities Impact Assessment (set out in Appendix B).

Reasons for Decision

The DHP Policy has to be reviewed and approved every year in line with the changing funding allocated by the DWP.

Alternative Options Considered

Consideration has been given to the option of continuing with Haringey's existing DHP Policy. The policy is reviewed each year in line with the new allocation of funding; as such this option is viable.

204. GLA GOOD GROWTH FUND – ADAPTIVE WOOD GREEN AND STRATEGIC INVESTMENT POT (SIP)

The Cabinet Member for Local Investment introduced the report which sought authority to enter into two grant agreements; one with the GLA in the event of the GGF bid being successful, and the other 3 with the London Borough of Tower Hamlets (accountable body for the SIP bid) to accept SIP grant funding.

Cabinet noted that the funding would unlock much-needed town centre and public realm improvement projects for Wood Green. It would create opportunities for local residents and businesses to become much more involved in and benefit from the regeneration of Wood Green through meaningful engagement, community empowerment, business training and participatory evaluation.

Since publication of the report, the GLA had announced that an in-principle approval has been granted in respect of the request for GLA funding for up to £972,500 of capital funding. This represented a shortfall of £870,000 from the Stage 2 GLA funding request. No formal explanation has been given as yet for the reduction in the grant awarded in the notification notice.

The Adaptive Wood Green programme comprised the following elements which are funded by GLA:

- 'Empower young people in the creation of youth space,'
- Making Better Places – 'Improving Air Quality'
- Building skills and employability with 'Changing Gears'
- 'Intensify the economy through Adaptive Town Centre strategy'
- 'High Street Community Civic Centre'.

Improving Air Quality projects GLA funding was also reduced from £520,000 to £400,000.

It was noted that the Turnpike Lane Project and the project management cost have been not been supported for funding by the GLA.

Officers would discuss the proposal with the GLA in detail and consider how the projects would be delivered. Therefore Cabinet are recommended to agree to:

- Accept the GLA grant allocation of £0.9725m; and to Vire £0.870m from the approved capital programme contingency.

Following discussion with Finance and the Cabinet Member for Finance and Strategic Regeneration, it was proposed to allocate £0.87m from the approved capital programme contingency. The approved capital programme contingency currently had

an unallocated budget of £1.574m. The allocation from the contingency of £0.87m would reduce the contingency to £0.704m. Whilst this was a relatively small contingency for a capital programme of the size of the Haringey programme, it was very close to the end of the financial year and there are no other known calls on the contingency.

Following questions from Cllr Ogiehor, the following information was noted:

- The two schools to access funding from the improving air quality element of funding were expected to be Alexandra Park Primary, and Noel Park primary school and the other three schools were yet to be identified as set out in the report.
- With regards to the ratio of funding received in relation to population figures, the Council had received positive feedback on the bids and it was important to note that these were widely sought and contested bids in London. The general steer from the GLA was for the Council to focus resources on one single bid. Some Councils had taken a riskier approach and had completed more than one bid. The Council had a consistent successful track record for seeking this type of funding.
- Taking account the changes above concerning recommendation 3.1.1 and the additional recommendation to vire £0.870m from the approved capital programme contingency.

RESOLVED

1. To agree that in the event of the 'Adaptive Wood Green' application to the GLA's Good Growth Fund being successful, give delegated authority to the Director of Housing, Regeneration and Planning and the S151 Officer, after consultation with the Cabinet Member for Finance and Strategic Regeneration.
 - a. To enter into Good Growth Fund grant agreement with the GLA to the value of £0.9725m.
 - b. To vire £0.870m from the approved capital programme contingency
 - c. To enter into grant agreements with third parties using the sources of funding as set out in the Adaptive Wood Green bid proposal, up to the maximum amount of grant funding for each of the projects as set out in the proposal, and subject to compliance with State Aid legislation.
2. To agree the acceptance of the Strategic Investment Pot (SIP) funding from the 19/20 SIP Consultation for the 'Central London Inclusive Growth' bid from the accountable body (London Borough of Tower Hamlets) and to give delegated authority to the Director for Housing, Regeneration and Planning to agree the final terms of the funding agreement in respect of the funding if required. The

exact amount is still to be determined but is expected to be over £500,000 (up to a sum of £750,000).

Reasons for decision

Haringey submitted the Stage 1 application for the Good Growth Fund in October 2019 and Stage 2 bid was submitted on 3rd February 2020. The GLA will be notifying successful candidates in March 2020.

The Adaptive Wood Green proposal is for a £1.84m GGF grant and £2.52m match (including £0.40m of SIP and £0.60m of other external partner match funding) funding to contribute to projects with a total value of £4.37m. See table in appendix 1 for details.

If the GGF bid is successful, then the GLA will require Haringey to enter into a grant agreement by a date to be confirmed by the GLA. The decision to enter into the grant funding agreement is a Key Decision as the value of the grant is above £500k.

At the time of writing this report it is not known whether the GGF bid has been successful or not, but in order to meet the deadlines it is necessary to seek conditional approval that, in the event of the bid being successful, Haringey can enter into a grant agreement with the GLA.

The City of London Corporation has determined the funding allocation to be awarded to the successful SIP projects. The recommendation from November 2019 was to award the two 'inclusive growth' bids £8m to share. Work is ongoing between the two accountable bodies to determine the exact allocation. This is expected to complete shortly.

Alternative options considered

In January 2018, Cabinet agreed to adopt the Wood Green Strategic Regeneration Framework (SRF), which sets out the overarching vision and objectives for Wood Green. Officers have developed a Development Infrastructure and Investment Funding Study and Delivery Plan, which will set out projects and priorities for the short, medium and long term.

There are a number of projects and priorities in the Wood Green SRF and draft Delivery Plan. All of the projects in the 'Adaptive Wood Green' proposal sit within this framework. The projects in the GGF "Adaptive Wood Green" application have been proposed because there is a specific opportunity (in the form of reusing vacant or underused building) or funding already secured which has been used to lever in additional grant from the GLA.

If Cabinet does not agree to enter into the GGF grant agreement with the GLA then some projects may be unlikely to progress.

If Cabinet does not agree to accept SIP funding from the accountable body, the Council will not be able to utilise the expected £750,000 investment in the borough to deliver affordable workspace with digital infrastructure, and support for businesses to

help residents from all backgrounds to set-up in business, micro businesses to employ (diversely), and small businesses to expand.

If Cabinet does not agree to accept SIP funding, then the projects to develop the civic infrastructure in Wood Green through a High Street Community Civic Centre and backing small businesses with business support will be significantly affected.

The report recommends that delegated authority for approving the grant agreements within the required timescale is given to the Director of Housing, Regeneration and Planning and ensure if the funding is approved Haringey enters into a grant agreement with the GLA in the deadline.

The alternative option would be to go back to Cabinet in June 2020 with the final grant agreements which may result in delays with project start-up.

205. CONTROLLED PARKING ZONE POLICY REVIEW

The Cabinet Member for Neighbourhoods introduced this report which sought approval to adopt a Controlled Parking Zone Policy. This formalised arrangements that had evolved in recent years, with improved design principles to support cycle parking and spaces for electric vehicles and a built-in review process.

The Cabinet Member noted that Haringey had been operating CPZ's in the borough since 1999 with some having not been reviewed since that date. The Council now believed it had a tried and tested process which worked well and this policy formalised that. The policy added a review process which would see all CPZ's reviewed within 5 years to test that they were still fit for purpose.

The Cabinet Member highlighted that the Council would continue to implement CPZ's by consent of residents. Any changes would also include a consultation with residents. Recent engagement with the Tottenham Jewish Association was highlighted as an example of community involvement. Any changes would only take effect if the majority of residents who responded agreed, unless special circumstances applied.

The Cabinet Member closed by noting that a number of residents in the borough had been requesting CPZ and the purpose of the policy was to clarify the process.

In response to a question from Councillors Ogiehor, the Cabinet Member noted the Council did not actively aspire to implement CPZ across the entirety of the Borough, unless that was the will of the residents as indicated through thorough consultation. CPZ's covered approximately 75% of the borough and the Council would continue to consult with residents to ensure that the CPZ's in place were desirable and worked for them.

RESOLVED

To approve the Controlled Parking Zone Policy attached as Appendix 1.

Reasons for decisions

Parking is an extremely complex issue and plays a dynamic role in the delivery of several of the Council's Strategic Objectives. This reflects the complex and challenging linkages between parking and transport, environmental, economic, health and planning issues. A clear controlled parking zone policy position not only aids the prioritisation of works, but helps decision making, ensuring appropriate linkages to the Council's Strategic Objectives.

Alternative options considered

Consideration was given to not revising the policy. As policy had not been revised for years this was not considered to be appropriate.

When revising the policy consideration was given to rolling out controlled parking zones in all remaining uncontrolled parts of the borough. This would be more efficient than current arrangements and would also address the issue of displacement. However, residents do not always share the same opinion of controlled parking. Decisions on whether to consult on the introduction of CPZs should remain at local level and be ultimately determined by residents and Ward Councillors.

206. PARKING CHARGE REVIEW

The Cabinet Member for Neighbourhoods introduced the report which sought a review of parking charges and the amendments proposed in this report are seeking to give effect to the aims and objectives set out in the Transport Strategy and the AQAP, both of which are central to London Mayor's objectives in improving air quality in Haringey.

Cabinet noted that the ULEZ is part of a package of measures that the Mayor was putting in place to tackle the public health crisis created by London's air pollution.

The proposed changes to parking charges contained within the report were also intended to encourage people to prepare in time for the upcoming extension to the ULEZ. The charges have been set at a level to encourage people to make careful decisions when considering a new vehicle and how they contribute to local air quality in Haringey.

It was further noted that when setting and reviewing fees and charges for parking services, the Council would always seek to set a pricing level that balances the needs of businesses and the local economy, with the need to push for that step change away from unnecessary car use to more sustainable modes of travel.

Responding to questions from Cllr Ogiehor, the following information was noted:

- The Permit charge increases were being raised proportionately, with the least polluting vehicles raised up to the medium polluting level with an increase of £10 and the medium most polluting vehicles raised up to the top level range,

meaning an increase £20. The policy provided the Council's clear intention of charging drivers more if they drove more polluting vehicles.

- All polluting vehicles were discouraged and the report supported putting forward charges in line with legislation and the ULEZ scheme.

RESOLVED

1. To authorise officers to proceed to carry out formal consultation on amending relevant Traffic Management Orders to introduce the charges and surcharges as set out in **Appendix 1** of this report and the following changes to parking terms and conditions:
 - a. A surcharge on diesel fuelled vehicles
 - b. A surcharge on second and subsequent permits per household
 - c. Introduce a 25% surcharge on diesel fuelled on-street pay to park areas and off-street car parks, as set out in paragraph 6.6.
 - d. Implement proposed changes to Visitor Vouchers arrangements as set out in paragraph 6.11.
 - e. Provide a free residential parking permit for Disabled Blue Badge Holders to park within their local CPZ for a vehicle registered to them as set out in paragraph 6.13.
 - f. Introduce a £20 administration fee on parking permit refunds except for visitor vouchers which shall be non-refundable, as set out in paragraph 6.14.
2. To receive a further report to decide whether to amend the relevant Traffic Management Orders as proposed under recommendation (i) after consideration of the responses to the statutory consultation.

Reasons for decisions

The Council has committed to acting decisively to improve air quality and reduce carbon emissions, which is widely accepted as a contributor to climate change. Those decisions include using parking policies as a tool to affect change. Proposals in this report set out the measures necessary to influence transport choices and encourage a move to more sustainable modes of transport. The ULEZ is planned to be extended from 25 October 2021 to include the inner London area within the North and South Circular Roads which includes Haringey.

In line with Local and National Climate Change policies, the Council linked parking permit charges to CO₂ emissions in 2008. By raising awareness of the environmental impact of CO₂ emissions, people were encouraged to use lower, more sustainable forms of transport to help reduce the associated Greenhouse gas effect. Diesel was initially considered more environmentally friendly than petrol, as diesel fuelled vehicles are more efficient and as such produce less CO₂ per mile. Whilst internal combustion engines have become cleaner in recent years; it was subsequently found that diesel vehicles produce high emissions of Nitrous Oxides (NO_x) and harmful Particulate Matter (PM). There is growing evidence to suggest that emissions from diesel engines have the following negative effects;

- contribute to poor air quality
- increase the risk of lung cancer
- can cause heart attacks and
- reduce life expectancy.

At present 7800 parking permits are issued to diesel fuelled vehicles annually in Haringey. In addition, 44% of vehicles using the on-street and car park facilities are diesel fuelled vehicles. These measures are therefore recommended to discourage the use of diesel fuelled vehicles, reducing harmful emissions whilst continuing to deliver our carbon reduction pledges.

Alternative options considered

The Council commissioned a feasibility study into the possible development of an integrated emissions charging tool that would take account of both CO2 and NOx. Following extensive investigations this did not prove viable.

The other option considered was to continue with current charging policies and rely on National and Regional levers to influence car ownership and use. Those measures include the expansion of the Ultra-Low Emission Zone (ULEZ) to Haringey in 2021. However, Haringey's ambitions in terms of improving air quality require decisive local measures to be implemented.

Consideration was also given to exempting Euro 6 diesel compliant vehicles from the proposed diesel surcharge, and in doing so align the surcharge with the Ultra-Low Emission Zone (ULEZ) criteria. However, several cities are taking steps to ban all diesel fuelled vehicles from city centres, and our policies support the view that the use of all diesel fuelled vehicles should be discouraged.

207. AWARD OF A BLOCK CONTRACT FOR THE EXTRA CARE PROVISIONS

The Cabinet Member for Adults and Health introduced this report which sought approval for the award of a block contract to One Housing Group (OHG) for a total of 142 extra care units in three Haringey-based schemes at Protheroe House, Lorenzo House and Roden Court.

The Cabinet Member supported the proposal to establish a block contract arrangement with One Housing Group which will secure capacity for Extra Care provision for older and disabled residents at competitive market rates whilst fulfilling our commitment to the payment of London Living Wage and meeting current inflationary pressures. The proposal would enable specialist provision to be retained locally and be available to Haringey residents enabling them to remain as independent as possible within a structured care environment. The proposal would promote better quality of service provision as it would facilitate the retention of staff within OHG and support their ongoing learning and development to enable them to deal with more complex cases and escalation of need.

Further to considering exempt information at item 39,

RESOLVED

1. To approve, pursuant to the Council's Contract Standing Order (CSO) 9.07.1(d), the award of a block contract to One Housing Group for the block purchasing of a total of 142 extra care units in three schemes (Protheroe House, Lorenzo House and Roden Court: 50, 52 and 40 units respectively) for an initial period of 3 years
2. To approve the costs for the block contract arrangement for the initial period of 3 years of £12m, or £4m p.a.
3. To approve the option to extend the contract for a further 2 years at an additional cost of £9m or £4.5m p.a. for each year of the extended contract
4. To note total costs of £21m over the life of the contract which would run from 1st April 2020 to 31st March 2025 if the option to extend were taken up

Reasons for decision

The Council is committed to paying rates for care compatible with the payment to care workers of the London Living Wage. The Council currently commissions on a spot purchasing basis a total of 142 units in three extra care schemes (Protheroe House, Lorenzo House and Roden Court) with OHG. Ten of these units are currently provided as shorter-term intermediate care beds but given demand and the profile of service users over time, all 142 units will be offered as long-term care under the proposed block contract arrangements. By converting the above current arrangements to a long-term block contract, the Council will achieve better value for money for local specialist provision whilst fulfilling the current LLW requirement.

Furthermore, the Council has negotiated competitive rates with this supplier as there is a limited market locally. The Council was not in a position to establish a new block contract for the Extra Care provision via an open tender process as there are no provisions of a similar size in Haringey or sub-regionally capable of meeting the requirement to support all current service users in services.

Moreover, residents who live in extra care housing have assured shorthold tenancies. It would neither be feasible nor desirable for the Council to demand service users to give up their rights of tenure as moving current service users to alternative provision would prove very disruptive to residents, contrary to the wishes of relatives and families and would also run counter to the principles in the Care Act (2014) to offer choice and control to residents. Finally, the accommodation, as well as the care and support, is provided by One Housing Group which is the only basis on which the provider has agreed service provision, and therefore, an alternative care provider would not be a viable option on this occasion.

Furthermore, by setting up a block contract with OHG, the Council is able to negotiate exacting service delivery terms and quality standards for older and disabled residents in need of care and support. The arrangement will achieve improved service quality as staff retention within the provider will be promoted and their ongoing learning and development will be supported; this will facilitate acceptance of more complex referrals.

The proposed arrangement will also yield efficiencies when applying the LLW requirement in commissioning costs by securing a reduced purchasing rate per placement through a block contract as compared to the existing contractual arrangements. As part of the proposed block contract arrangement, the move to the LLW rates will take place in a phased approach and will be reflected in the current pricing structure. It will include voids and bad debts allowances at all three extra care schemes as well as the application of care staff enhancements which will form part of the provider's Care Staff Benefits recruitment and retention initiative.

Commissioners have negotiated a favourable rate for core services for the Extra Care provision which is in accordance with the costings for other home care and home care related services and within the context of the Council and OHG's shared commitment to paying LLW and anticipated inflationary pressures. The proposed block contract marks a significant shift from current contractual arrangements and offers an increased level of certainty for both the Provider and Haringey residents.

Through the introduction of LLW to the pricing structure of the three extra care schemes, the Provider will continue to attract and retain more experienced, skilled employees and the proposed rates will match those of other extra care schemes (both delivered by the Provider and other organisations delivering extra care sheltered housing) in neighbouring Boroughs which are already paying LLW. This is critically important in the wider strategic context of retaining staff skilled in enabling people to continue to live in community settings, with the requisite support to lead healthy and fulfilling lives.

Alternative options considered

The alternative options available to the Council were to 'do nothing', to conduct an open tender arrangement, to commission a new block arrangement for the Extra Care provisions with OHG, to decommission or to deliver in-house. These options were considered but not taken forward for the following reasons:

The first option, to 'do nothing', would mean the Council would continue to pay spot contract rates for the provision of extra care, including full void premiums instead of negotiating an improved void management strategy and minimal payments thereof and posing a risk to payment of LLW. The non-payment of LLW pay rates adversely has an impact on the Provider's ability to attract and retain good quality, trained and motivated care staff as they would compete with neighbouring boroughs for staff which pay more competitive rates. Moreover, the payment of LLW is in line with the Council's commitment through the Ethical Care Charter to LLW in the care sector where care workers are often poorly remunerated.

The second option was for the Council to establish a new block contract for the Extra Care provision via an open tender process. This has not been pursued because there is a limited market for Extra Care services locally and there are no provisions of a similar size in Haringey or sub-regionally capable of meeting the requirement to support all current service users in services. Importantly, residents who live in extra care housing have assured shorthold tenancies. It would not be desirable for the Council to require service users to give up their rights of tenure in order to tender and then decant them to another provision if it existed. Even if there was capacity in the market to meet the need for Extra Care services, moving current service users to alternative provision would prove very disruptive to residents, contrary to the wishes of relatives and families and would also run counter to the principles in the Care Act (2014) to offer choice and control to residents. . Moreover, the accommodation, as well as, the care and support is provided by One Housing Group which is the only basis on which they have agreed service provision, an alternative care provider therefore is not a viable option.

Another option considered was decommissioning the service, which was not considered a valid option as this model of care and support is a progressive way to offer vulnerable people care and support whilst maintaining their community links and independence and the residents within the schemes would still require care and support. There is a paucity of this provision generally and the only alternative would be residential care, which is not suitable for those residents who can and do want to remain and independent as possible in their communities. Moreover, the cost of residential care would be higher and place strains on an already challenged budget for adult social care.

The final option considered was developing an in-house provision to support service users. This, however, was discounted at this time as the delivery of care and support are integral to the provision of accommodation and the Council does not have the property portfolio adapted to deliver this service.

208. EXTENSION OF INFORMATION, ADVICE AND GUIDANCE CONTRACT

The Cabinet Member for Adults and Health introduced this report which sought approval to vary and extend the Council's contract for the provision of Information, Advice and Guidance services, held by Haringey Citizens Advice Bureaux, for up to 23 months from 2nd April 2020 to 1st April 2022.

The Cabinet Member noted the Council was committed to supporting people with a mental health diagnosis, who needed accommodation to help their recovery. Housing Related Support supported a wide range of people to develop independent living skills to aid recovery and enable them to move on to live independently.

The Cabinet Member was pleased to support the approach proposed which would see short term extensions to the current arrangements to ensure that the service continues whilst a new model is co-designed with stakeholders before commissioning gets underway for the future.

RESOLVED

1. To approve in accordance with Contract Standing Order (CSO) 10.02.1(b), the variation and extension of the Information, Advice and Guidance (IAG) Contract with the Haringey Citizens Advice Bureaux by extending the life of the Contract for a further period of up to 15 months with effect from 2nd April 2020.
2. That the total cost for extending the Contract across all four geographic lots for the period 2nd April 2020 to 1st April 2021 is £816,000. That approval is granted for extension for up to a further 3 months if required, from 2nd April 2021 to 30th June 2021, at a total of £204,000. The value over the full 15 months, if used, would therefore be £1,020,000.

The underwriting of a £55,000 contribution made to the IAG contract by the Better Care Fund, which as yet remains unconfirmed, due to administrative delays beyond the Council's control. This contingency is recommended to ensure the contract extension is promptly completed and service delivery is maintained, however it has been strongly indicated that this funding will continue into the next year of the contract. If necessary, the contribution will be secured from within the Council's Housing Related Support budgets.

Reasons for decision

The provision of high quality and widely accessible information, advice and guidance for local residents, across a range of topic areas and with direct benefit to local communities, is of primary importance to the Council. It is therefore in the Council's overall interest to agree to an extension of the current contract whilst redesign and commissioning of a new service are completed, which will continue to deliver beneficial outcomes for those residents who need additional support and information.

It is proposed that in order to continue to provide the best service for Haringey residents, the extension period will be used to develop and commission a new model of IAG delivery with service users and stakeholders. Whilst performance of the existing service is good, it is recognised that there is always room for adaptations particularly in light of a number of other developments across the borough including the implementation of the Council's Community Wealth Building Policy and Welcome Strategy, the expected roll-out of Universal Credit and the impact of Brexit for Haringey. In addition, there is work to build upon and incorporate relevant aligned projects, including that of Connected Communities, the developing network of navigation services and further integration of health and community services. Remodelling will also be able to provide for a shift in service delivery, to ensure a variety of routes of access and modes of advice delivery, and a service which works to support and improve the broader Information, Advice & Guidance offer across the borough.

Performance has been evaluated as good throughout the contract period. Performance returns are completed and submitted on time and targets are met. There is a demonstrable need for IAG in Haringey and the service is evidently delivering positive outcomes for residents.

Alternative options considered

In-house provision was considered and was found not to be suitable for full delivery of this service, as there is a need for an independent advice offer for residents. IAG services frequently provide support to residents in ensuring that statutory decisions are robust and holding statutory authorities to account, and therefore an independent offer is required.

Procurement of new contracts was considered, however this would not allow enough time to conduct a sufficient redesign and remodelling of the service, or the necessary market engagement, to deliver best value and practice.

Ceasing the current contracts was considered, however this was deemed not to be in the best interests of Haringey residents or the Council. The decision to extend will ensure continuity of Information, Advice and Guidance provision in Haringey whilst remodelling of the service takes place. This IAG provision contributes to the delivery of the Council's statutory responsibilities under a range of legislation.

209. EXTENSION OF HOUSING RELATED SUPPORT CONTRACTS-MENTAL HEALTH-PATHWAY OF SHORT TERM SUPPORTED HOUSING

The Cabinet Member for Adults and Health introduced this report which sought approval to vary and extend the Council's contract for the provision of Information, Advice and Guidance services, held by Haringey Citizens Advice Bureaux, for up to 23 months from 2nd April 2020 to 1st April 2022.

The Cabinet Member noted the Council was committed to supporting people with a mental health diagnosis, who needed accommodation to help their recovery. Housing Related Support supported a wide range of people to develop independent living skills to aid recovery and enable them to move on to live independently.

The Cabinet Member was pleased to support the approach proposed which would see short term extensions to the current arrangements to ensure that the service continues whilst a new model is co-designed with stakeholders before commissioning gets underway for the future.

RESOLVED

That pursuant to Contract Standing Order 10.02.1(b), approve to:

1. Extend Sanctuary Housing Association accommodation with forensic provision contract for one year from 1 April 2020 to 31 March 2021, and vary the contract to provide an annual uplift of £50,000 on the original contract value. The total annual cost of the extension for Sanctuary Housing Association will be £365,934, to include the £50,000 uplift. The total contract cost over the life of the contract will be £1,629,670.
2. Extend St Mungo's accommodation with 24 hour support and visiting support (Mental Health West) contract for 1 year from 1 April 2020 to 31 March 2021, and vary the contract to provide an annual uplift of £50,000 on the original

contract value. The total annual cost of the extension for St Mungo's will be £531, 631, to include £50,000 uplift. The total contract cost over the life of the contract will be £2,458,155.

Reasons for decision

Mental Health supported housing is an important element of the accommodation pathway for people with mental health needs. It is felt to be in the Council's overall interest to agree an extension for the two contracts as this will enable a review of the existing services and a planned redesign of the whole mental health accommodation pathway to be completed. The mental health accommodation pathway offers a range of options including 24 hour support, forensic, medium support and lower support services offering visiting support as well as the contracts identified here and it is important that services work together to ensure a range of needs can be met. The contracts were awarded from 1 April 2016 for a period of 4 years with the option to extend for a period of 1 year + 1 year.

In light of the contribution made by these services to the health and wellbeing of local residents, there is a need to continue to provide a Housing Related Support Service for Haringey residents aged 18 years and over without a break. This will continue to help both to prevent homelessness and to sustain tenancies for vulnerable adults, by supporting them to develop and strengthen the skills and knowledge required to live independently. There is a continued high demand for mental health supported housing, and residents are referred both from Barnet, Haringey and Enfield Mental Health Trust (BEHMT) and through the housing route through Homes for Haringey.

In addition, enabling people to move into supported housing where this meets their needs reduces social care costs and is also a cost effective means to support people who may then not need a social care intervention.

The performance of the contractors has been evaluated as good throughout the contract period. Performance returns have been submitted by both providers throughout the course of the contract and targets are being met.

An uplift to the current contract price has been recommended to reflect inflation and staffing cost increases over the 4 year course of the contract.

Alternative options considered

Do Nothing - It would be possible to leave the contract to expire at the end of this contract period. However, as noted above, there is continued demand for this service, and it was not felt viable to have no mental health supported housing service in place particularly given other pressures on other elements of the pathway. Rather, it was agreed to carry out an evaluation to recommission the accommodation pathway to best meet the needs of Haringey Residents. Therefore, it would not be in the Council's interest not to continue with mental health supported housing.

Go out to tender – It would be possible to go out to tender to seek a new and refreshed service, which could result in a new delivery provider. However, given the need for redesign and for changes to the existing model, it was felt to be preferable to

set in place a contract for one year only to enable further information to be collected to inform commissioning from 1 April 2021.

Deliver the services in house – Both providers are using their own accommodation to support this service, as well as agreements and leases with other landlords, and for the Council to establish appropriate accommodation from which to deliver the service in-house would not be possible in the time frames available. However, the planned redesign of the mental health accommodation pathway does offer scope to consider further an in-house model for this or for other elements of the pathway.

210. EXTENSION AND VARIATION OF THE CONTRACT FOR CHILDREN, YOUNG PEOPLE AND FAMILIES SUBSTANCE MISUSE SERVICE

The Cabinet Member for Adults and Health introduced the report which sought agreement to the extension and variation of the contract held by Humankind for the Children, Young People and Families Substance Misuse to enable a one year extension of the contract to 31st March 2021. The provider has provided a valuable service with good outcomes for families with substance misuse issues.

Cabinet noted the current service Insight Platform plays a central role in identifying substance misuse problems early. For those identified with a problem it provides a whole family service. Its universal level outreach service going into schools, colleges and youth services, last year reached over eight hundred children and young people and four hundred and forty-one parents and families. Its targeted work links into alternative education, early help and the criminal justice youth service. Each year the number of children and young people needing structured help is increasing, last year the service saw two hundred and thirteen young people under 18 years. Outcomes were impressive with 92% leaving the service in a planned way.

RESOLVED

To agree to the extension and variation of the contract with Humankind Charity for the provision of Children, Young People and Families Substance Misuse services - as allowed under Contract Standing Orders 10.2.1 (b) for a period of up to 1 year from 31st March 2020 to 1st April 2021 at a maximum value of £285,000. The total cost over the life of the contract is therefore, £570,000.

Reasons for decision

In Haringey, since 2010, Humankind has successfully bid for and run Insight Platform Children, Young People and Families Substance Misuse Service. In 2014, Cabinet awarded a contract to Humankind post an open tender process. Contract performance has been highly satisfactory. It is proposed that Cabinet vary and extend the current contract to enable a further year. An extension and variation would allow Haringey to align this contract with the March 2021 ensuing of the externally funded Innovation Fund Children of Alcohol Dependent Parents project (CADP), which is delivered by Humankind alongside this contract. Alignment would prevent potential disruption to the CADP were Humankind not successful in bidding for the main service. As the

CAPD's grant funding is dependent on delivery of key performance indicators the Council would wish to avoid disruption.

There is in place a timetable for the retendering of this contract during the extension period to allow for the award of a new contract from 1st April 2021.

Alternative options considered

The Council is not mandated to provide this service. It could decide to no longer commission this service to its residents. However, there is high demand for this service and no alternative project to refer children, young people and families into. The commissioning of this service is in line with the Council's intention to ensure every child thrives.

The Council could extend the contract for the initial 6 months placed as allowed under the contract in order to out to market. However, a tender process at this time could be disruptive to CADP, as the current provider might be distracted from the project or could be unsuccessful in securing the new contract potentially setting back CADP delivery timeframes. The impact on the Council of any failure to reach the key performance indicators of the Innovation Grant Agreement, could lead to the withdrawal of funding.

211. CONSULTATION TO CONSIDER FINSBURY PARK AREA PUBLIC SERVICE PROTECTION ORDER

The Leader informed that Cabinet had asked the Cabinet Member and Officers to explore with neighbouring boroughs a clearer shared position on the development of PSPOs in Finsbury Park. Pending upon those discussions having taken place and there being an agreed shared position, Cabinet agreed to withdraw this report.

212. RENEWAL OF ALCOHOL & DOG CONTROL PSPOS

The Cabinet Member for Communities and Equalities introduced the report which sought approval to consult on the extension of the PSPO for the control of alcohol in the Woodside Ward. The proposal was to extend the boundary to include Lordship Lane, Chapmans Green Park and the roads on the periphery of the park to deal with nuisance or problems in a particular area that is detrimental to the local community's quality of life, by imposing conditions on the use of that area, which apply to everyone.

Cabinet noted that extending the PSPOs ensured that the Police and the Council have powers under this legislation to deal with anti-social behaviour. These Orders complemented existing powers used to protect and develop a safe clean environment for residents, visitors and businesses.

RESOLVED

1. To authorise consultation on extending the 11 PSPOs for the control of alcohol until October 2023
2. To authorise consultation on varying the boundary of the Woodside alcohol PSPO to include Lordship Lane, Chapmans Green Park and the roads directly surrounding Chapmans Green Park
3. To authorise consultation on extending the dog control PSPO until October 2023
4. To authorise consultation on varying the dog control PSPO to impose a new requirement that dog owners produce a device or other means for removing dog faeces when requested by an officer.
5. To note that following the consultation a further report will be submitted to Cabinet for a decision on extending and varying the PSPOs.

Reasons for decision

Not having valid PSPOs in place will have an impact on the Police and Council officers ability to enforce drinking and dog-related nuisance across the borough. This may have a detrimental effect on the reputation of the Council by:

- An increase in dog fouling;
- Dogs being walked off the lead for example on highways and in cemeteries;
- Any number of dogs being walked by one person;
- No way to control dogs causing nuisance, (i.e. requirement to place a dog on a lead);
- Dogs entering children's play areas, sports areas and marked pitches; and
- People drinking alcohol and engaging in behaviour likely to cause nuisance in restricted areas.

Alternative options considered

Not to consult or renew the PSPOs. This option is not recommended for the reasons highlighted in 4.1. Allowing the PSPOs to lapse without extending them will result in a recurrence of the activities that are detrimental to the quality of life of people who live, visit or work in the areas where the PSPOs can be enforced.

213. MARSH LANE - RELOCATION OF ASHLEY ROAD DEPOT TO THE NEW FACILITIES AT MARSH LANE

The Cabinet Member for Neighbourhoods introduced this report which sought an approval to appoint a main contractor to develop Marsh Lane site.

The Cabinet Member noted that in 2014, Haringey Council's Cabinet made a decision to relocate its current waste management depot from Ashley Road, London N17 9AZ to 85 Marsh Lane, London, N17 0XB. The Council acquired the Marsh Lane site in 2008.

The Cabinet Member outlined that not proceeding with the contract would be more expensive than proceeding with the contract. Moving the waste management depot to March Lane allowed the Council the opportunity to develop the Ashley Road site for Council homes. The Ashley Road site was identified as one of a number of Council-owned sites that would enter the Housing Delivery Programme. The programme was supported by a successful GLA Building Homes for Londoners funding bid. The Ashley Road site was named in the bid and allocated funding of £8,800,000. The Cabinet Member considered it would be morally shameful to waste such an opportunity for Ashley Road and noted staff would also benefit from the relocation.

In response to a question from the Cabinet Member for Finance and Strategic Regeneration on the speed of delivery of the relocation, this was as fast as the Council was able to do.

Further to considering the exempt information at item 40,

RESOLVED

1. To appoint Contractor A as a main contractor to develop Marsh Lane site as allowed under Council's Contract Standing Order (CSO) 7.01 b) (selecting one or more contractors from a Framework) and 9.07.1d (all contracts valued at £500k or more may only be awarded by Cabinet) to the contract sum as set out in Part B.
2. To authorise the Council's Legal Department to issue a Letter of Intent prior to the formal contract signature for 10% of the total contract amount as set out in Part B to allow work to start as soon as possible.
3. To vire the amount set out in Part B of this report from the approved capital programme contingency to the Marsh Lane project.
4. To approve the delegation of the Contingency budget stated in Part B of this report to the Director of Environment & Neighbourhoods after consultation with the Cabinet Member with the Cabinet Member for Neighbourhoods.

Reasons for decision

The decision is required in order to conclude the relocation of the services at Ashley Road depot as previously agreed and to release the Ashley Road site for housing development. Additional info is set out in Part B of the report.

Alternative options considered

An option not to proceed was considered but rejected on the grounds that the current depot configuration and operation (a split site solution with partial operation at Ashley Road and partial operation from Mash Lane) were only contemplated as being temporary. If the depot is not fully relocated the services being operated there will continue to be more expensive than being located together. Also, the current configuration will not be able to respond to the Climate Emergency due to the inability to reduce carbon emissions and install more environmentally friendly energy sources. In addition, the current configuration will not be able to address the emerging service delivery transformation agenda. Finally, there is a pressing need for the Ashley Rd site to be made available for much-needed housing development.

Other options discussed in Part B of the report.

214. THE AWARD OF HIGHWAYS CONTRACT ARRANGEMENTS

The Cabinet Member for Neighbourhoods introduced the report which sought approval to award a Highway Maintenance and Minor Improvement Works Contract, in accordance with CSO 9.07.01(d) for an initial term of five years, with an option for a two year extension period; thereby the maximum term of the contract being seven years. The maximum value of the contract was proposed to be £84 million, if the contract remained in existence for the maximum seven-year term.

Cabinet noted that maintaining and improving the road network played a key role in enabling the achievement of wider economic aspirations for the borough. The contract has been drafted in a flexible way which allowed integration of a potential in-house maintenance service or other alternative arrangement arising out of operational changes, throughout the contract period without penalty.

In response to questions from Cllr Ogiehor,

- With regards to quality assurance queries, the Cabinet Member was happy to receive details of perceived issues with contracted works and would raise these through the quality assurance process.
- It was reiterated that this contract was for a maximum price of £84m but this did not mean that the Council would spend up to this amount. This figure was included to deter the need to go back to Cabinet should a maximum price be reached.

Further to considering exempt information at item 41,

RESOLVED

1. To approve pursuant to Contract Standing Order 9.07.01(d) the award of a contract for Highway Maintenance and Minor Improvement Works to Bidder H1 (identified in the exempt part of the report), for an initial five (5) year term, commencing no later than 1st July 2020 with an option to extend (at the

Council's absolute discretion as contained with the terms and conditions of the Contract) for a further two years.

2. To note that further work is being carried out to ascertain the level of future funding for highways maintenance and footways improvement works.
3. To note the development of a business cases to support the expansion of the maintenance programme and to consider the establishment of a Direct Services Organisation to provide part or all of the maintenance works in order to build resilience and increase responsiveness of the delivery.

Reasons for decision

Officers have undertaken a competitive tendering exercise, in accordance with the Public Contract Regulations 2015, in relation to Highway Maintenance and Minor Improvement Works Contract. Through this process Bidder H1 submitted the Most Economically Advantageous Tender, and therefore, in compliance with the Public Contract Regulations 2015, can be awarded the Highway Maintenance and Minor Improvement Works Contract.

The delivery of Highway Maintenance and Minor Improvement Works, both planned and reactive, contribute to the delivery of a number of Council priorities, as well as supporting the Council in complying with its statutory duties arising out of the Highways Act 1980 and Traffic Management Act 2004.

Alternative options considered

Haringey must continue to carry out its statutory duty to maintain the highway network so that they remain safe for road users whilst this review takes place. The tendered contract has been drafted in a flexible fashion which allows integration of a potential in-house maintenance service or other alternative arrangement arising out of operational changes, throughout the contract period without penalty

215. MINUTES OF OTHER BODIES

None

216. SIGNIFICANT AND DELEGATED ACTIONS

RESOLVED

To note the significant and delegated actions taken by directors in January and February 2020.

217. NEW ITEMS OF URGENT BUSINESS

None

218. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the remainder of the meeting as the remaining items contained exempt information as defined under paragraph 3 and 5 of Part 1 schedule 12A of the Local Government Act 1972.

219. AWARD OF CONTRACT FOR HOME SUPPORT & REABLEMENT BUNDLED HOURS

As per item 191.

220. AWARD OF A BLOCK CONTRACT FOR THE EXTRA CARE PROVISIONS

As per item 207.

221. MARSH LANE - RELOCATION OF ASHLEY ROAD DEPOT TO THE NEW FACILITIES AT MARSH LANE

As per item 213.

222. THE AWARD OF HIGHWAYS CONTRACT ARRANGEMENTS

As per item 214.

223. EXEMPT MINUTES

RESOLVED

To approve the exempt cabinet minutes for the meeting held on the 11th of February 2020.

224. NEW ITEMS OF EXEMPT URGENT BUSINESS

None

CHAIR: Councillor Joseph Ejiofor

Signed by Chair

Date

This page is intentionally left blank

Report for: Cabinet 16 June 2020

Title: Financial Impact of COVID-19 – Update Report

Report

Authorised by: Jon Warlow – Director of Finance & Section 151 Officer

Lead Officers: Jon Warlow – Director of Finance & Section 151 Officer
Frances Palopoli – Head of Corporate Financial Strategy & Monitoring

Ward(s) Affected: N/A

**Report for Key/
Non Key Decision** Key

1. Introduction

- 1.1 This report provides Members with an update on the current estimated financial impact of Covid-19, building on the 6 April 2020 report. It sets out further Government announcements, confirms agreed allocations of the Government funding and recommends further allocations to be made now.
- 1.2 It will set out the forecast impact of Covid-19 on each Priority area both in terms of additional expenditure, loss of income or impact on delivery of planned savings. The estimated impact on the HRA and the agreed capital programme will also be set out.
- 1.3 Finally, it will consider the impact on the planning work to build the 2021/22 Budget and 2021-2026 MTFS.

2. Cabinet Member Introduction

- 2.1 Support from the Government to date has totalled just under £15.4m million, with recent comments from the Secretary of State for Housing, Communities and Local Government giving rise to concern about government funding meeting all Covid-19 costs.
- 2.2 For instance, there has been an increasing use of “specific duties / tasks” being built into the Government announcements. The authority, along with London Councils, the LGA and other councils continues to press the case for full funding.
- 2.3 Should this not be forthcoming even after 10 years of financial austerity further difficult service decisions must be expected, despite the Council’s sound financial management. This inevitably means that we must be very cautious and careful in our further Covid-19 response decisions.

3. Recommendations

Cabinet are recommended to:

- 3.1. Note the updated financial implications of the Covid-19 crisis.
- 3.2. Note the receipt of the second tranche of Covid-19 Government emergency response grant totalling £7.37m.
- 3.3. Approve that this grant funding be added to the Emergency Response Contingency in the Council's General Fund (GF) budget, and that the authorisation process for its application be subject to approval by the Council's Finance Director (Section 151 Officer) unless above delegated limits (Section 7.2)
- 3.4. Note the extent of the estimated Covid-19 related financial pressure and the on-going assumption that further grant support will be provided by Government to meet this overspend.
- 3.5. Note that the Quarter 1 Budget report will provide an update on the impact of Covid-19 on the Council's currently approved 2020/21 budgets and implications for the longer term MTFS.
- 3.6. Approve an allocation of a further £2m from the Emergency Response Contingency (GF) to cover the on-going Homelessness demand pending the identification of longer-term solutions as set out in Section 9.4.
- 3.7. Approve allocation of £0.355m from the Emergency Response Contingency (GF) to cover the 5% uplift to the Care Sector for the period 1 April – 31 May 2020 as set out in Section 9.4.
- 3.8. Approve expenditure on emergency PPE this financial year of up to a maximum of £1m, to be funded from the Emergency Response Contingency (GF) as set out in Section 9.4.
- 3.9. Approve an allocation of £0.393m from the Emergency Response Contingency (GF) for the direct purchase of emergency food supplies by the Council for the period to mid-July 2020, with a further allocation of £100k to fund longer term support as set out in Section 9.4.
- 3.10. Approve £0.5m of additional revenue grant funding from the Emergency Response Contingency (GF) to APPCT in this year and also to note the deferral of all loan repayments by the APPCT totalling £0.414m due for 2020/21 as set out in Section 9.4.
- 3.11. Note that the Council is investing £0.030m from the Emergency Response Contingency (GF) in making an extra 82 lamp posts suitable for use as locations to place banners in high-footfall locations to help the dissemination of messaging about Covid-19 related actions.

- 3.12. Approve the continuation of the general approach to income collection, where appropriate, as approved in the 6 April 2020 report and approve that this be re-considered as part of the Quarter 1 report to Cabinet on 15 Sept 2020 (Section 9.3)

4. Reason for Decision

- 4.1 The coronavirus (COVID-19) is having a significant adverse effect on the economy and public finances, reducing demand and supply in the short and medium term, presenting individuals, businesses and organisations with unprecedented challenges. The long-term impact is unknown and will be dependent on factors including the extent of lasting damage to the economy's supply capacity.
- 4.2 COVID-19 affects everything local authorities do – as community leaders, public health authorities, education authorities, employers, partners and service deliverers. The Leader, Cabinet and its officers continue to need to focus on responding to the crisis while ensuring normal critical services are provided. The Council has in place a number of key officer groups that meet frequently to evaluate and respond to the latest COVID-19 developments. The proposals within this report address their implications.

5. Alternative Options Considered

- 5.1 This is a national emergency and the Council must ensure that it is in the best possible place to continue to provide services, particularly in relation to support to the vulnerable, address public health issues, and act as an agent for the Government to ensure that funding and support gets to individuals and businesses in the most expedient fashion.

6. 6 April 2020 – Leader Signing of COVID-19 Financial Intervention and Measures report

- 6.1 The key decisions made in this report are summarised below:
- Provided a clear framework for decision making.
 - Set out Haringey's financial intervention and measures policy in relation to Procurement & supply chain (PPN01/02) to help the sustainability of our suppliers.
 - Put in place an income collection approach which as far as possible took account of people and organisations circumstances, including a Council Tax Hardship Fund to provide greater relief on bills.
 - Agreed to the creation of an Emergency Response Contingency (GF) – using the first tranche of un-ringfenced grant received from Government totalling £8.094m

- Agreed to the creation of a £5m Covid-19 Capital Contingency (GF) by the repurposing of agreed capital budgets and in readiness in case we needed to act fast on investment.
- Provided assurance to members that the Council didn't expect to have cash flow issues
- Approved partial initial usage of the new Emergency Response Contingency (GF) on some specific schemes.
- Noted that the Council was relying on the statement by Robert Jenrick "the government stands ready to do whatever is necessary to support councils in their response to coronavirus"

7. Government Announcements Since 6 April 2020 Report

Corporate / Council-Wide Measures

- 7.1 On 18 April 2020 the Government announced an additional (second tranche) £1.6bn of funding for local authorities. The apportionment methodology for this second allocation is different and has been allocated on a per capita basis, and in two tier areas will be split 65% to counties and 35% to districts; where there is a separate fire authority, they receive 3%. In London, separate arrangements have been made, with the GLA receiving 4% and the boroughs and City of London receiving 96%.
- 7.2 The total allocated to Haringey in the second tranche is £7,370,731. This brings the total un-ringfenced emergency funding received to date to £15,464,711. It is recommended that this £7,370,731m additional sum is transferred to the General Fund Emergency Response Contingency and its application will be subject to approval from the Council's Finance Director (Section 151 Officer) unless above delegated limits.
- 7.3 On 28 April 2020, the Government announced that the Review of Relative Needs and Resources (Fair Funding Review) and the move to 75% business rates retention will no longer be implemented in 2021/22. The announcement also explained that the government will continue to work with councils on the best approach to the next financial year, including how to treat accumulated business rates growth and the approach to the 2021/22 local government finance settlement.
- 7.4 The Council's current MTFS 2020-2025 which was agreed in February this year had assumed that both of these would conclude, although due to the lack of clear information nothing specific had been modelled. A multi-year National spending review was also expected to take place during 2020/21. Although no announcements have been made, this also looks unlikely to proceed, creating further financial uncertainty across the MTFS period.

Business Support Measures

- 7.5 On 30 April £617m (5% on top of the £12bn already committed to business support grants) additional funding for local authorities was announced. This is to provide top-up grants to businesses in their areas not covered by the Small Business Grant Fund (SBGF) or Retail, Hospitality & Leisure Grant (RHLG) scheme. Authorities will have discretion, but are expected to use funds in their area, subject to local economic need, focusing on small businesses (under 50 employees) with ongoing fixed property costs (e.g. those in shared spaces, markets, small charity properties, and B&Bs subject to council tax).
- 7.6 Where an authority has already used their grant fund allocation for the SBGF and RHLGF, local authorities will receive an additional payment of 5% of their funding allocation. Local authorities that, having taken all reasonable steps to provide grants to eligible businesses for the SBGF and/or the RHLGF, still have unspent initial grants funds allocation, will fund the grants from this unspent residual. Regular reporting of developing and delivering this new discretionary grant will be mandatory. The Haringey scheme will be subject to a separate report.
- 7.7 On 1 May, it was announced that Business Improvement Districts (BIDs) will receive a total of £6.1m of additional funding to support core costs for a three month period. Local authorities will receive funding via a s31 grant to be passed to local BIDs. The actual allocations have yet to be announced.

Social Care Support Measures

- 7.8 On 2 May, a £76m package of support for the most vulnerable in society, and a change to housing priority rules meaning that those facing homelessness as a result of fleeing domestic abuse will be considered priority cases. The announcement does not provide information on how much funding will go to charities and how much will go direct to local authorities.
- 7.9 On 13 May, an additional £600m fund to help 'lockdown' care homes was announced. Funds will be provided to councils for distribution to providers in their area, including any with whom they do not currently contract. Councils must submit to government and publish on their website a plan of how they are supporting the market, and individual homes, including details of fee uplifts and other financial support, as well as personal protective equipment. Haringey was allocated £717,123 of which 75% needs to be passported directly to care homes within the borough.
- 7.10 On 22 May, an additional £300m to support the rollout of new Test, Track and Trace services across England. The funding is intended to help each local authority develop tailored outbreak control plans, working with local NHS and other stakeholders. Allocations have yet to be published.

Public Realm / Planning Support Measures

- 7.11 On 14 May, £1.7bn for repairs to 'local roads' was announced. The announcement states that this will target 11m potholes, road safety enhancements, bus lanes, and air quality improvements. However, no information on the distribution of funds has yet been published.

- 7.12 On 13 May extended permitted development rights for local authorities and health bodies for development in response to an emergency were announced. Government also announced that it intended to temporarily change the Community Infrastructure Levy (CIL) regulations to extend local authorities' discretion around payments and interest etc. particularly directed at developers with turnover under £45m.
- 7.13 On Sunday 24 May the government announced a **Reopening High Streets Safely Fund** of £50m. This funding is intended to support a range of practical safety measures including new signs, street markings and temporary barriers. Local authorities will also be able to use this money to develop local marketing campaigns to explain the changes to the public and reassure them that their high streets and other commercial areas are safe. The allocation for Haringey is **£0.230m**.

8. General Fund (GF) Revenue Forecast Impact of Covid-19

- 8.1 The financial impact of Covid-19 has been closely tracked since the crisis began. The intelligence gathered has been used to inform the two returns (mid April and mid May) that we have been required to make to the Ministry for Housing, Communities and Local Government (MHCLG). The key financial impacts are described below. Members must be clear that these figures represent best estimates mid-May and these will change. There was a relatively low financial impact in 2019/20, and this was reported to MHCLG.
- 8.2 The impact duration assumed is consistent with guidance from London Councils which was reflecting the steer from the MHCLG. This has the benefit of allowing comparisons. Broadly this equates to an assumed full impact between April and October 2020 (which equates to a tailing off over a longer period). A more prolonged impact will increase the scale of the budget impacts forecast here, and this is acknowledged by the MHCLG.
- 8.3 The returns to Government have been requested on a cash basis. For the majority of our forecast expenditure and service income this aligns to the impact being felt against budgets in 2020/21. However, for our forecasts on Council Tax and Business Rates income (The Collection Fund), the actual budgetary impact will not be felt in 2020/21 but will manifest in 2021/22.
- 8.4 The challenges to accurately modelling the eventual impact on Council Tax collection must be stressed, particularly given that we have been provided with £3.664m Hardship Funding which will mitigate some of the impact. The scale of job losses and therefore individuals' ability to pay is also dependent on how the wider economy performs and this is likely to have a long tail.
- 8.5 Business rates impact is more complex still as we cannot only consider it on a Haringey basis but need to look at how our participation in the London Pool will manifest.
- 8.6 The table below summarises the current forecast impact on budgets for 2020/21 and 2021/22.

	Adjusted Full year 2020/21 (£m)	2021/22 (£m)
General Fund		
New expenditure pressure	18.43	TBD
Income pressure - Collection Fund*		16.51
Income pressure - Services	18.93	TBD
	37.36	
Impact on MTFS planned savings	7.63	TBD
Total	45.00	TBD
Grant Received	15.47	TBD
Government Funding Assumed	29.53	TBD

- 8.7 As set out clearly in the 6 April 2020 report, the on-going assumption is that the full financial impact due to Covid-19 will be met from Government funding. Should this not prove to be the case, it will have very significant implications for the Council both financial but also on the aspirations set out in the agreed Borough Plan.
- 8.8 Analysis undertaken of the latest monthly (May) returns to MHCLG by the Local Government Association (LGA) show that the extra costs and losses of income incurred by local government, as a whole, over the past three months amounted to £3.2 billion, which, at a national level, has been met in full by the two tranches of vital emergency funding provided so far. This is positive and a testament to councils' campaigning efforts.
- 8.9 However, given that councils need to know they can balance their budgets this year if they are to avoid the need for in year savings and cuts to services, the LGA continue to seek assurance that all additional costs and losses incurred as a direct result of COVID-19 will be funded by the Treasury. According to their analysis of the returns to MHCLG, councils could need as much as £6 billion more to cover the costs of coping with the pandemic during this financial year.
- 8.10 This assessment is in line with the figures produced by Haringey on a local level and as set out clearly in the 6 April 2020 report, the on-going assumption is that the full financial impact due to Covid-19 will be met from Government funding. Should this not prove to be the case, it will have very significant implications for the Council both financial but also on the aspirations set out in the agreed Borough Plan.
- 8.11 Given that the speed and impact of the lifting of full lockdown is not fully known at this point and could lead to further financial implications, it is proposed that no budget adjustments are made to agreed 2020/21 budgets at this point. This will be re-visited in the Quarter 1 budget report presented to Cabinet in September.

9. Allocation of Grant Funding Received & New Proposals

- 9.1 The table below confirms the allocations that have specifically been agreed to date.

Funding Specifically Agreed	£'000
Support to Haringey schools to meet Free School Vouchers cost above Govt funding from closure to end of Easter holidays	260
Additional capacity for Mortality Planning	681
Community support and food aid	100
3 month rent holiday for V&CS in Council buildings	100
Leader C19 communication to all residents	53
PPE - Contingency supplies April - June	350
Homelessness April - June	2,000
Online connectivity for vulnerable (tablets)	50
Total	3,594

- 9.2 The current forecast financial impact on the authority's 2020/21 General Fund budget, as set out in section 8.0, is estimated at £45m. The sums included within the table above form part of this figure and it is therefore very clear that the total grant funding will be utilised in full with an expectation that further sums will be received from Government to meet the balance.

Collection of Income – Business Rates, Council Tax and Other Debtors

- 9.3 The 6 April 2020 report (Section 6.6 to 6.9.37) approved a general approach to income collection covering the period April – June 2020. That report also recognised that, even in the challenging circumstances created by Covid-19, the Council must still look to bill and collect the income that it is due to receive, in order to fulfil its statutory obligations and, most importantly, provide the funding for the crucial services that it delivers, both during this crisis and normal times. It is recognised that such flexibilities may be appropriate for a further period of time due to the on-going impact on individuals, families and businesses and therefore it is proposed that, where appropriate, they can continue and this be re-considered as part of the Quarter 1 report to Cabinet on 15 Sept 2020.

Further Funding allocations now Proposed for Approval

- 9.4 New applications of grant funding are set out below and estimates of which are largely included in the £45m forecast financial impact figure.

Homelessness

- 9.4.1 Since March 23rd, and the guidance received from Luke Hall, the Parliamentary Under-Secretary at MHCLG on 27th March 2020, to accommodate all those sleeping rough or at risk of homelessness in light of the Covid-19 pandemic, the Council has secured over 13,000 nights of emergency accommodation for over 406 single homeless adults. The Council has taken a number of steps in partnership to secure both accommodation and the wider support and subsistence services required to enable people to be safe off the streets, some of which are directly provided in-house including the temporary opening of Red House and the expansion of the Cranwood Night Shelter. There has already been seen a marked improvement to people's health, wellbeing and lives through the £1.6m that has been spent to date on this group of residents. The Council is also already working collaboratively with Homes for Haringey on move-on options

for those we are supporting in emergency accommodation, and 110 people have been successfully moved on to date.

- 9.4.2 Whilst demand has been high in Haringey, it is recognised this is a result of a number of factors including our profile of hidden homelessness, the availability of studio and 1 bed properties for letting and our levels of overcrowding in normal times. The rate of demand has slowed over the last days but is still increasing by about 30 people a week. Officers are now working on number of important options to ensure a sustainable model going forward for this cohort and to enable us to operate within the In for Good principle which we have embraced to date.
- 9.4.3 Whilst financial provision of an additional £2m has already been made for this cohort, we anticipate a continued call on our resources with the need for a further provision of £2m. This will ensure that we can continue to meet our immediate demand whilst developing a model to develop longer term solutions.

Uplift to the Care Sector

- 9.4.4 In order to ensure business continuity within the care sector and to safeguard ongoing care for Haringey residents, we have agreed to provide an uplift to the fees paid to care homes for the period of April and May, in line with an agreed position across North Central London boroughs (ourselves plus Barnet, Camden, Enfield and Islington) and in addition to the extra central government funding for care homes which is being routed through local authorities. MHCLG has been clear that the local allocation of the £600m they have made available should not be used to fund already agreed uplifts and should be seen as additional funding to the sector.
- 9.4.5 Secondly, in order to ensure the sustainability of the home care sector in Haringey, we have agreed to provide an uplift by 5% our payments to home care providers in Haringey again for a two month period across April and May.
- 9.4.6 It would seem that these elements of additional funding sit firmly in line with the MHCLG's expectations of local government as set out within the two wider financial settlements made to date and will be submitting returns on this basis. In addition, we are required to publish on our websites, in line with Department of Health and Social Care guidance, the additional financial support we have made to the care sector over the period of the pandemic. The summary of the financial positions for Adult Social Care on that basis are as set out below:

Care homes

- To provide grants equivalent to a 5% increase in commissioned rates for all spot care home placements in NCL – the costs for the period will be £256,609.
- For these grants to cover the period 1 April – 31 May.

Home care

- To provide a 5% increase on all home care packages for 8 weeks – regardless of the current rates for home care – the costs for the period will be £98,525. The funding will be by grant directly to the care providers on receipt of an invoice.

PPE Contingency

- 9.4.7 The council has committed to ensuring the local care sector (care homes, home care and other providers) has adequate supplies of personal protective equipment (PPE). This is in order to safeguard and protect staff and cared for residents.
- 9.4.8 The council acts as an emergency supplier of personal protective equipment to the care sector, where providers are unable to source items from their normal supply routes. The council has worked with other councils in London to procure supplies of PPE that are of high quality and good value.
- 9.4.9 We will continue to act to support our care sector in the provision of PPE throughout the duration of the outbreak. We also use our PPE stocks to ensure council front line staff have appropriate PPE to keep themselves and their service users safe.
- 9.4.10 In April, the Leader approved £300,000 spend on emergency PPE for the period April to June 2020. This report proposes that the provision is increased to £1m this financial year as the use of PPE will continue even as government restrictions lift.

Food Supplies

- 9.4.11 Haringey is the 4th most deprived borough in London and in 2017 15% of local residents were living in food poverty (approximately 4,000 people) with 34% of residents and 40% of children living below the poverty line. Food insecurity is a major issue – a significant issue pre-Covid and one which has been exacerbated by the pandemic and its aftermath. The sudden lockdown restrictions put in place to protect health and the NHS severely affected local residents and for some people had an immediate impact on food supplies and their access to reliable and affordable food.
- 9.4.12 In response, the Council with partners initiated at pace and at scale a significant humanitarian assistance programme through Haringey Together to build strength and resilience in communities, to reduce inequalities and to meet the needs of Haringey residents and communities in the face of the Covid-19 pandemic and beyond. Food insecurity presents a visible and tangible need – one which can be a gateway to meeting other needs and to unlocking individual strengths, although it can seem far from a strengths-based approach if considered in isolation. As at the end of May 2020 12,520 food deliveries have been made, to 3,098 unique households, 400 of which at least included a shielded individual.
- 9.4.13 Initial approval for spend on food was agreed in the 6 April 2020 report but the situation has required a longer and more extensive response as outlined above. As we believe the humanitarian assistance phase is coming to an end, we are planning the transition to a more sustainable model, which builds on our collaborative approaches with the voluntary and community sector and which we hope really addresses strategically the issues of food poverty in Haringey. We propose a tapered approach to stepping towards the new model and away from the current one, which would see continued but decreasing spend on food supplies directly by the Council from the period from mid-June until mid-July by which time capacity in the local system will be enhanced. This funding is estimated at £0.493m. There is a longer term role for the Council in supporting and embedding this new system which will include a Food Network Co-ordinator, the continuation of a physical base for a food hub and funding for a contingency supply of food. This is estimated to require a further £0.1m for one year

initially. The outcomes will be closely monitored, and the funding position reassessed at a future point.

Support to Alexandra Place and Park Charitable Trust (APPCT)

- 9.4.14 The Leader's Signing report of 6th April recognised that Alexandra Palace has been closed to the public as a consequence of the Covid-19 crisis and this is having a huge effect on the finances of both the Alexandra Place and Park Charitable Trust (APPCT) and the Alexandra Park Trading Limited (APTL). Consequently, the Trust has sought financial support from the Council.
- 9.4.15 The council, as corporate trustee, has statutory obligations to Alexandra Palace & Park, and it discharges these obligations through the APPCT. The APPCT has two main streams of revenue funding. An annual grant from the council, currently set at £1.755m, and gift aid (which varies year to year) of c£1.2m from APTL, a wholly owned subsidiary of the APPCT that runs most of the events within the palace.
- 9.4.16 APTL currently estimate a significant trading loss 2020/21 and is currently looking to address it's cashflow position. It is not expected to make any gift aid to the Trust for 2020/21 which will reduce the APTL loss and help its cashflow. Given that their ability to make a gift aid donation in 2021/22 is based on their trading position in 2020/21, there will also be concerns about their contribution to APPCT for next year.
- 9.4.17 The trust has instituted a range of budget reductions and is looking to generate income where it can, but still faces certain fixed costs that cannot be reduced in the short term and some additional costs to deal with anti-social behaviour. The trust also estimate that they will have a significant loss and not have sufficient cash to pay their running expenses mid way through this financial year. They are seeking financial support from a wide number of organisations including the Council. In light of this, it is proposed that at this time the Council commits to £0.5m of additional revenue grant in this year and also notes that the Director of Finance, under the delegations agreed in the 6 April 2020 report, will defer all loan repayments by the APPCT totalling £414,000 due for 2020/21.

Voluntary & Community Sector (VCS) support

- 9.4.18 This is the subject of separate report on the same agenda as this paper which will recommend total expenditure of £0.6m to be funded from the Emergency Response Contingency (GF).

10. General Fund (GF) Revenue Forecast Impact by Priority

- 10.1 The table below applies the forecast additional expenditure and lost income of £39.010m for 2020/21 due to Covid-19 to the Borough Plan Priorities. The key drivers of the estimated full year estimated budgetary impact are described in the paragraphs below.

Priority - Net Expenditure Analysis

	2020/21		2021/22
	Net Budget Figure	Full Year Estimate	Estimated Impact
Housing	16,382	2,553	tbd
People - Adults	83,785	8,911	tbd
People - Children and Young People	55,189	3,508	tbd
Place	26,670	12,514	tbd
Economy	1,006	4,980	tbd
Your Council	59,261	4,892	tbd
Total	242,292	37,359	tbd
External Finance	(242,292)	-	16,515
Net Impact	-	37,359	16,515

Housing

- 10.2 The two main forecast pressures within this priority are:
- 10.3 Increased numbers of homeless individuals presenting themselves during these periods and the on-going implications for the Council
- 10.4 Projected net income loss from council hostels and lodges due to changes in shared facilities and the need to maintain social distancing.

People – Children

- 10.5 The Children and Young People Service is anticipating an impact of around £3.5M as a result of COVID-19 on the revenue budget for 2020/21. This is based on a 12-month scenario where social distancing continues to be in place. These additional costs relate in the main to placements:
- face-to-face work to step children down from residential placements and also the work to prevent them from entering care will not be possible;
 - placement sufficiency is a potential issue as demand outstrips supply and costs rise;
 - delays in court sentencing which mean children remain in remand at our cost for longer,
 - additional care leaver costs where care leavers who were due to move from supported or semi-independent placements to their own accommodation are unable to move due to lockdown and government guidance
- 10.6 There is also significant loss of income predicted in relation to Pendarren, the Music Service and Children's Centres.

People – Adults & Health

- 10.7 The Adult Social Care Service is anticipating an impact of around £8.9M as a result of COVID-19 on the revenue budget for 2020/21. This is based on a 12-month scenario where social distancing continues to be in place. These additional costs relate the following main areas:

- Increased demand through additional clients, care complexity & increased hours and carer breakdown;
- 5% care provider uplift to cover additional costs of PPE, transport, deep cleaning and staff absence cover;
- Food welfare packages for vulnerable adults, families and shielded households;
- Protective Personal Equipment (PPE) for council staff and emergency supplies for care providers;
- Home care worker bonus uplift of £2 per hour;
- Potential Care Provision pressures;
- Additional demand due to domestic violence

10.8 In addition to the above additional expenditure it is anticipated that there will be a loss of income due to the Governments easement of charging regulations and the subsequent income lost from client contribution to care packages.

Place

10.9 The Place priority is anticipating a £12.5m impact on agreed 2020/21 budgets from Covid-19 with over 90% due to lost income. The key drivers are outlined below:

- Parking enforcement was suspended mid-March therefore there has been a dramatic drop in income, currently a small amount of CCTV enforcement is still operational approximately 10% of the normal amount.
- Parks events income will not be achieved in Finsbury Park this year as the events planned in July have had to be cancelled.
- Other Parks have had to invest in additional enforcement to ensure social distancing is being observed, furthermore 5 miles of fencing has been erected around the parks to provide additional security and closing off some of the entrances.
- Waste collections, particularly bulky waste were temporarily suspended leading to a drop in income. New more efficient rounds for green waste could not be implemented and the resultant savings from these could not be made. Commercial collections reduced significantly and collections and bin hire for schools were reduced, both resulting in a loss of income. Furthermore, whilst collections services (with the exception of temporary suspension of bulky waste services) were maintained, this involved the use of a number of agency staff for which Veolia are claiming back the costs. Cumulatively all these issues have resulted in an estimated impact of £361,000 at P1.
- The progression of the new Litter Enforcement team operations has been delayed due to difficulties in setting up and recruitment of staff during the lock down. We would expect future projected incomes from fines to be affected by the gradual return to the High Street, and individuals less likely to pay once fines are issued – effecting collection rates.

Economy

10.10 The Economy Priority is forecasting an impact of £4.980m on the revenue budget for 2020/21 as a result of COVID-19. The main drivers are:

- Loss of the Planning Service income, mainly Development control due to lack of applications.
- Loss of income due to delays in delivery of capital and grant funded Tottenham and Woodgreen projects. The staff are currently redeployed to cover COVID19 duties.
- Loss of rental income on commercial property and impact of rent-free waiver given to Voluntary and community organisations.
- Additional Security cost for all sites as a result of increased security measures.

Your Council

10.11 The extra, Covid-related costs for Your Council services fall into five broad categories:

- **Increased workforce costs (£0.6m)** from adding staff and/or paying overtime to cope with extra demand on existing services, primarily benefits processing and corporate debt staff who have been redeployed to process small business grants.
- **Lost income (£1.0m).** This is as a result of the enforced restrictions on activities and mostly comprises court cost income (£0.8m) but also includes Registrars, Commercial Legal services and staff parking income.
- **Increased economic hardship in the borough (£0.6m),** which is expected to lead to an increased call for Discretionary Housing Payments. Our estimates for increased DHP take into account the need to rehouse rough sleepers in accommodation that could breach the benefit cap.
- **Other losses (£2.4m).**

10.12 Appendix 1 provides further detail, by Priority, of the key drivers of the summary of the corporate exercise done for the Period 1 and May MHCLG and therefore some of the numbers in the report have moved on from these. The figures in the appendix also estimate what might be the total cost for the year while the approvals being requested now in section 9 are not always covering this full period.

10.13 It is anticipated that a further positional update on the impact on the delivery of the agreed MTFS savings will be provided as part of the 2020/21 Quarter 1 report however, the current estimate of £7.634m analysed by Priority is shown in the table below.

	Savings Put forward for Impact on MTFS Savings		% Impact
Housing	1176	526	45%
People - Adults	5073	2,787	55%
People - Children and Young People	2261	991	44%
Place	3368	1,522	45%
Economy	830	598	54%
Your Council	2934	1,210	41%
Total	15,642	7,634	48%

11. Housing Revenue Account (HRA) Forecast Impact of Covid-19

11.1 The initial return to Government in April did not explicitly recognise that the HRA would be impacted negatively by the Covid-19 emergency. The May return was amended to allow Council's to provide data on forecast impact on both expenditure and income.

11.2 For Haringey, the impact has all been assumed to be on income streams, predominately rental and service charge loss, as is reflected in the table below.

HRA	Adjusted Full year 2020/21 (£m)	2021/22 (£m)
New expenditure pressure	-	TBD
Income Pressure	8.21	TBD
Impact on MTFS planned savings	-	TBD
Total	8.21	TBD
Government Funding Assumed	8.21	TBD

12. Capital Implications

- 12.1. A review of the capital programme has been undertaken to assess the immediate Covid-19 implications for the programme and to report that to Members and to the MHCLG where it has a cost implication. This review work will also inform further reports to members in due course on wider delivery of the capital programme.
- 12.2 A high-level estimate has been compiled of the potential cost of ensuring schools are able to maintain social distancing when they reopen. Works required are things such as additional washing facilities or making new entrances or exits from schools. This is estimated at c£2m. It is intended that this cost will be met from the existing school's estate maintenance capital programme.
- 12.3 At the time of writing an exercise was underway to assess what needs to be done to all council buildings to facilitate social distancing but was not yet concluded.
- 12.4 Additional cost of £0.3m has been identified in the delivery of highways works due to the need to make sites safe to work in. This will also be met from within the existing capital allocation.
- 12.5 Elsewhere on Highways, TfL have indicated that they are likely to stop the Local Implementation Plan (LIP) funding and this is estimated at £1.5m for 2020/21.
- 12.6 There are also general delays across the programme because of Covid-19. These delays arise through two main reasons. Firstly, the inability to undertake stakeholder engagement or other statutory consultation processes in the timescale originally envisaged. Secondly, the general difficulties in procuring consultants/contractors and their ability to conclude works due to labour or materials shortages. These may affect project costs and service outputs may be delayed.

- 12.7 To date there has been no utilisation of the previously established £5m Covid-19 Capital Contingency budget.

13. Financial Planning 2021/22 Budget & MTFS 2021-2026

- 13.1 It was clearly recognised in the April report that Covid-19 must be expected to have a significant net financial impact on the Council in the short, medium and long term and the Council would need to start to address this. The crisis is impacting some key income streams and will also severely hinder the delivery of the 2020/21 savings programme as originally planned.
- 13.2 The ability for the Council to focus on developing the 2021/22 budget and MTFS refresh has been subject to delay. However, this work is underway to enable the Council to undertake its statutory requirement to set a balanced budget for the forthcoming year.
- 13.3 The current MTFS agreed by Full Council in February 2020 is being reviewed in detail to assess which of the assumptions made for 2021 and beyond will need to be amended in the light of Covid-19 and the associated Government announcements about the postponement of the expected Spending Review and reform to the Business Rates system.
- 13.4 Should the assumed Covid-19 grant support from Government fall short of the financial impact being forecast, this will lead to a greater level of financial pressure to be addressed in the preparation of a balanced 2021/22 Budget and 20212-2026 MTFS.

14. Contributions to Strategic Outcomes

- 14.1 The interventions proposed in this paper will help preserve the safety and well-being of our communities and help maintain a sustainable local economy.

15. Statutory Officers Comments **Finance**

- 15.1 This is a report of the Director of Finance and therefore the financial implications have been highlighted in the body of the report. Further comment is necessary, however.
- 15.2 This report and the 6 April report before it both make clear the extent of further emergency funding government grant that will be needed over more than one year in order to avoid further significant budget and therefore service reductions. Clarity on further grants from government becomes increasingly important if decision making on such reductions is to be avoided.
- 15.3 As well as its operating position, an important part of every local authority's ongoing assessment of its sustainability is an understanding of its balance sheet. The Councils provisional 2019/20 outturn position is that its General Fund unearmarked balance will be maintained at its previously estimated level of £15.8m for the start of 2020/21. The authority also expects, subject to the completion of the outturn process,

that it's level of earmarked reserves will be maintained at or above previous levels. In the return to MHCLG for May, the Council advised that none of these should be assumed to be available to part meet the costs associated with the Covid-19 crisis. This is because holding a reasonable un-earmarked balance is vital for "going concern" risk management and earmarked reserves are demarcated for a range of in year and future year purposes.

- 15.4 As underlined in Section 13, the Council must focus on work to re-assess the current MTFS and agree what actions need to be made to facilitate the statutory duty to set a realistic and balanced budget for 2021 & refreshed MTFS. This is a significant activity, but it is vital to ensure that as a full an understanding of the immediate and on-going implications of Covid-19 are understood and that Members are briefed on options. If Government pull back from previous announcements about the provision of the required financial support these could have serious ramifications on this financial planning process.

Procurement

- 15.5 Strategic Procurement note the contents of this report and will work with the services to enable cost reductions.

Legal

- 15.6 The Council is able to rely on a number of powers as to the bases for taking the proposed decisions. These include, in particular, the 'general power of competence' conferred by Section 1 of the Localism Act 2011. This is a very broad based power which allows local authorities to do anything that an individual generally may do. The power is subject to exceptions and limitations but officers do not consider that they impact on what is proposed.

- 15.7 The Council is required to comply with its 'public sector equality duty' under section 149 Equality Act 2010. This requires it to have due regard to the need to: (a) eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act; (b) advance equality of opportunity between people who share protected characteristics and people who do not; and (c) foster good relations between people who share protected characteristics and people who do not. The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

Equalities

- 15.8 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - 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.

- 15.9 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 15.10 This report provides an update on the financial impact of Covid in Haringey. It confirms agreed allocations of the Emergency Response Contingency fund and makes recommendations for additions to be made to this fund from the governments emergency response grant.
- 15.11 The report also proposes further allocation of funds, with this aiming to mitigate against the impact of Covid-19 on Haringey's services and communities.
- 15.12 This report demonstrates that the Council will use available resources to protect the most vulnerable members of the community, recognising that Covid has had a disproportionate impact of some groups more than others, these being BAME communities, women, older and disabled people¹. Utilising available funding to respond to the needs presented and exacerbated by Covid, demonstrates the councils steps to safeguard the health and wellbeing of residents and mitigate against the unequal impact of the virus.
- 15.13 The report sets out specific interventions and workstreams that will mitigate the various effects of the Covid-19 crisis. These have equality implications, as follows:
- On-going homelessness support (longer-term solutions)
 - People sleeping rough in Haringey are known to be disproportionately from BAME communities, and most notably Eastern European communities, and are known to disproportionately experience health conditions. This measure therefore represents a measure to prevent an inequality that would disproportionately affect people who share protected characteristics.
 - Procurement and allocation of Personal Protective Equipment (PPE)
 - The council is committed to ensuring the local care sector has adequate supplies of PPE. This represents an action to safeguard and protect both staff and vulnerable residents with serious health conditions more at-risk from the virus.
 - Uplift to the Care Sector
 - This represents a step to mitigate the disproportionate impact that the Covid-19 virus is likely to have on older people and people with serious health conditions
 - Food Supplies
 - We know that BAME communities, children, people with disabilities and health conditions, and people from minority faith communities are overrepresented among the 34% of Haringey residents living below the poverty line. Allocation of funding for food aid will help to meet the needs of all households living below the poverty line and the needs of these groups

¹ Disparities in the risk and outcomes of COVID-19. Public Health England. 2020.
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/890258/disparities_review.pdf

in particular. The Council will take care to provide appropriate food for the needs of households.

- Voluntary Community Sector (VCS)
 - In Haringey, the VCS play a role in reaching out and supporting local residents from across the borough, inclusive of BAME and LGBT communities, whom we understand to be disproportionately impacted upon by Covid. The measure put forward to support the sector therefore represents and action to support organisations who actively challenge inequality and support residents from across the borough.
- Alexandra Palace and Park Charitable Trust (APPCT)
 - This measure will work to support safe access to valuable green space in the borough. It is understood that outdoor space is valuable to supporting mental and physical wellbeing, with access to private outdoor space variable across different groups and neighbourhoods in the borough.²
- Public Communication/Banners
 - Access to information, including key public health and government messages is key to supporting and safeguarding the health and wellbeing of residents during this time. Additional space for banners and flyers, recognises the need for diverse media and communication outlets. These messages should be culturally and linguistically appropriate, as to be in line with the Public Sector Equality Duty.

15.14 The Council will remain mindful of its Public Sector Equality Duty as the Covid continues and will bring forward additional measures as may be necessary or desirable in order to address identified inequalities or impacts on groups who share the protected characteristics.

16. Use of Appendices

Appendix 1 – Forecast Expenditure Financial Impact by Priority

Appendix 2 – Forecast Income Financial Impact by Priority

17. Local Government (Access to Information) Act 1985

17.1 For access to the background papers or any further information, please contact Frances Palopoli – Head of Corporate Financial Strategy & Monitoring extn 3896

² Covid-19: Green space should be a priority in local plans. The Planner.

This page is intentionally left blank

Appendix 1 - Impact on Expenditure

HOUSING	
Cost of well being product and food provisions to homeless people	178
Temporary rehousing and relocation costs	2,263
Total - Housing	2,441
PEOPLE - ADULTS	
Potential Care Provision Pressures	3,703
Extra assessments	2,153
Mental health support/bereavement support	100
PPE direct purchase	987
Violence Against Women and Girls (VAWG) additional demand	200
Community Support inc. Food Aid	1,196
Other Expenditure	128
Total - Adults	8,467
PEOPLE - CHILDREN'S SERVICES	
Additional care leaver costs	242
Additional costs for No Recourse to Public Funds	130
Foster carer agencies	545
Haslemere - staffing costs.	158
Additional Placements	186
Delays in court sentencing resulting in young people remaining in secure accommodation for longer than usual.	420
Other Expenditure	564
Total - Children's Services	2,243
PLACE	
Leisure - Parks: Additional cost to implement social distancing i.e fencing, signages	216
Burials/Coroner: Additional assistant coroner and Parish funeral costs	116
Temporary Mortuary and body storage costs	817
Total - Place	1,148
ECONOMY	
Additional Security Cost for all service areas due to COVID19	270
Total - Economy	270
YOUR COUNCIL	
Additional Benefits staff to process payments	180
Additional staff to process payment of small business grants	300
Digital Services additional staffing overtime and equipment costs	319
Discretionary Housing Payment (DHP) - additional requests	614
Potential other Expenditure	2,449
Total - Your Council	3,862
Total Expenditure	18,432

This page is intentionally left blank

Appendix 2 - Covid 19 Impact on Income

HOUSING	
Temporary Accommodation Rents - Hostels	112
Total - Housing	112
ADULTS	
Delayed charging for care packages	444
Total - Adults	444
CHILDREN'S SERVICES	
Loss of income in relation to nursery childcare fees	492
Potential loss of Troubled Families Grant	264
Pendarren - closure of building and loss of income	350
Other Lost Income	159
Total - Children's Services	1,265
PLACE	
Anti-Social Behaviour/Fly Tipping Fixed Penalty Notice	58
Highways Operations (Traffic Management Orders)	457
London Construction Programme	360
Leisure Income Loss	1,668
Libraries	105
Regulatory Services	545
Parking Operations	8,041
Parks commercial properties	132
Total - Place	11,366
ECONOMY	
Advertising income	140
Commercial property portfolio rental income loss	1,400
Planning Income	2,040
Regeneration Projects Delivery	750
Voluntary and Community Sector rents	350
Haringey Adult Learning Service Course fee Waiver	30
Total - Economy	4,710
YOUR COUNCIL	
Reduction in Court Costs Recovered income	692
Other Lost Income	337
Total - Your Council	1,030
TOTAL LOST INCOME (GENERAL FUND)	18,927
HRA	
Leaseholders Service Charge	1,076
Other income - Garages, aerals e.t.c	327
Tenant Rent	5,745
Tenant service charge	820
Hostels Rent	239
Total - HRA	8,207

Forecast Council Tax & Business Rates Cash Collection Shortfalls

EXTERNAL FINANCE	£'000
Council Tax - reduced in year payments	11,475
NNDR - reduced in year payments	5,040
Total - External Finance	16,515

Report for: Cabinet, 16 June 2020

Title: Covid-19: Supporting the infrastructure of the Voluntary and Community Sector

Report authorised by : Charlotte Pomery, Assistant Director Commissioning

Lead Officer: Charlotte Pomery, Assistant Director Commissioning

Ward(s) affected: All

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

1. Describe the issue under consideration

- 1.1 On 6th April 2020, the Leader agreed a report setting out urgent Financial Intervention and Measures to provide essential support and urgent services in response to the Covid-19 outbreak in Haringey. The paper was a wide-ranging view across all areas of Council activity and covered a number of decisions including support to the Voluntary and Community Sector (VCS).
- 1.2 At the time of drafting the report, guidance from the Chancellor on a package of support for the voluntary and community sector was anticipated but had not yet been produced. In light of this, the Council confirmed a Rent Holiday for those voluntary and community sector organisations for which it is the landlord, for a period of three months and noted that agreement to the Council's urgent response to the needs of the sector be formulated with reference to any such guidance (or in its absence if not issued). This report sets out the Council's response to the needs of the sector in light of this guidance.
- 1.3 It is important to note that the financial impact of the Council's response as set out here may not be matched by a corresponding increase in the level of the Covid-19 response funding from central government. To date the level of interim grant received by the Council (£15.5m) is considerably less than the forecast impact on the Council's income and expenditure, and recent government statements are giving rise to increased concern in the local authority sector as to the level of support that ultimately will be in place. Notwithstanding this and in light of the immediacy of the issues faced by local organisations, a draft package of support to the VCS sector is put forward here. The extent of the budgetary commitment represents a balance between the benefits of the scheme with the financial uncertainties facing the Council.

2. Cabinet Member Introduction

- 2.1 The Covid-19 pandemic has made the world a different place over the past few months – and its effects are anticipated to be long-lasting. Whilst we are beginning to understand how a new normal may look and feel, there is a lot more for us to understand about the depth of impact. We know that some established businesses,

organisations and functions across all sectors will not be able to survive and continue to operate in the new world and that everyone will need to make adjustments to the fact of Covid-19 in our lives. It is in the context therefore of the need for adaptation and change, that I am presenting this report and recommendations.

- 2.2 As a Council, we are very aware that the pandemic has both exacerbated and shone a light into pre-existing inequalities in society – locally and nationally. The disproportionate impacts (from a health and wellbeing and an economic perspective) of the pandemic on BAME communities, on women at risk of domestic violence and on people at risk of homelessness for example are being increasingly well understood and we need to work together to address these inequalities in everything that we do. I see the proposals set out in this report as one way we can ensure we continue to reach into local communities and to ensure that inequalities are identified, challenged and reformed.
- 2.3 The government's response to the voluntary and community sector, and in particular its recognition of the challenges facing its infrastructure from reduced income and fundraising, from closure of services and from the demands of responding to the pandemic, have been wholly inadequate to date – meaning the Council is stepping in, despite the lack of central government funding available to support this approach. We believe within the very uncertain financial and political context as outlined this package is fair and demonstrates our commitment to Haringey's voluntary and community sector as a crucial partner for the Council.

Recommendations

- 3.1 Cabinet is asked to agree to:
- 3.1.1 Support access to external funding including central government schemes where appropriate, working with the Bridge Renewal Trust as the Council's Strategic Partner
- 3.1.2 The principles set out in section 6.2 as a framework for the scheme
- 3.1.3 Create a £250k VCS Hardship (Operating Costs) Fund for rapid allocation to the sector in line with the principles agreed in 3.1.2 above
- 3.1.4 Create a £250k VCS Hardship (Critical Support for those of Additional Value) Fund for rapid allocation to the sector in line with the principles agreed in 3.1.2 above
- 3.1.5 Extend the current 3 month rent holiday for organisations in Council buildings to 6 months at an estimated cost of £100,000
- 3.1.6 Agree an allocation of £600k from the Council's Emergency Response Contingency (general fund) to fund these proposals
- 3.1.7 Develop an in-kind support offer to the sector, working with partners
- 3.1.8 Facilitate increasing collaboration between organisations in the sector, working with the Bridge Renewal Trust as the Council's Strategic Partner
- 3.1.9 Delegate authority to the Director of Finance to establish and implement the detail of the scheme in line with the principles and in consultation with the Cabinet Member for Communities and Equalities

4. Reasons for decision

- 4.1 The set of proposals being put forward here will support the Council, working with the sector, to respond quickly to the impact of the lockdown on the viability of voluntary and community organisations in Haringey. The lockdown had and continues to have an immediate and fundamental impact on the ability of the sector to operate effectively, to raise income and to continue to offer the broad range of services local residents need. It is the view of the Council that without an early offer of support to the sector as set out here, the impact will be more severe with a likely impact on increasing demand for wider Council services. However, notwithstanding this support, it is noted that a number of local organisations will remain at risk of closure.
- 4.1.1 Some community organisations in the borough will be eligible to apply external funding, both to support infrastructure costs and to meet service delivery costs, during the pandemic, including through central government business support schemes. The Council is keen that organisations are able to benefit from such funding and working with the Bridge Renewal Trust through a joint team, will therefore offer practical and individual support the sector to access external funds.
- 4.1.2 The Council recognises the challenges of delivering an equitable scheme when funds are limited and demand is high, and has therefore proposed the set of principles set out at 6.2 to underpin the details of the approach.
- 4.1.3 The Council proposes two separate funds to meet the financial pressures facing the sector – the first, the VCS Hardship (Operating Costs) Fund, is designed to meet unavoidable running and infrastructure costs which have arisen during the pandemic, the second, the VCS Hardship (Critical Support for those of Additional Value) Fund, is designed to address the risk that organisations of value to the borough may not be able to withstand the impact of the pandemic without additional financial aid. Each scheme will operate within the principles to be agreed at 6.2.
- 4.1.4 The Council has recognised the benefits of offering a rent holiday for three months to voluntary and community organisations in Council buildings and will extend this to 6 months to further ease the financial pressure of community organisations and in light of the continued constraints of the lockdown and subsequent restrictions on activity.
- 4.1.5 The Council recognises the need to ensure that this funding is available in the immediate term and will vire money from its Emergency Response Contingency Fund to enable this package to be put in place in a timely fashion.
- 4.1.6 The backdrop to this set of proposals is increasing collaboration between the council and the sector and between organisations within the sector throughout the period of the pandemic. This support package builds on the reality of this collaboration and the fact that the most welcome and beneficial support is not always financial but may involve the sharing of other skills and assets.
- 4.1.7 Given the time frames required to ensure this scheme can be established to respond quickly to need, the full detail of the scheme is being worked up by officers, within the framework set out here and to achieve alignment with other business support schemes both in operation and being developed. The Director of Finance working with the Cabinet Member for Communities and Equalities will approve the final detail of the scheme.

5. Alternative options considered

- 5.1 The Council could agree not to set aside a budget to meet the unavoidable infrastructure and running costs of the local voluntary and community sector, incurred during the Covid-19 lockdown. It is anticipated that this, however, would have a severe

impact on the VCS in the borough, which is critical to supporting vulnerable residents not only during the pandemic but at all times. This would be likely to lead to increased demand for Council services, which would turn out to be more costly for the Council in both the immediate and longer term.

- 5.2 The Council could agree to set aside a smaller budget to meet the unavoidable infrastructure and running costs of the local voluntary and community sector. This option was considered but discarded on the grounds that the Council would in any event need to respond to the increased levels of need in the community should voluntary and community organisations need to close and that this would bear a cost, potentially considerable, to the Council.
- 5.3 The Council could agree a different approach to seeking to meet the unavoidable infrastructure and running costs of the sector, incurred during the Covid-19 lockdown. Such approaches were considered but rejected on the grounds that they would not provide an equitable basis for responding to need and might adversely impact some sectors of the community.

6. Background information

- 6.1 There is a vibrant voluntary and community sector in Haringey, comprising hundreds of organisations – of different sizes, constitutional shapes and remits – across the borough. There is indeed a range of organisational types operating in the borough at community level to work directly with residents and these all deliver under the broad umbrella of the voluntary and community sector in Haringey. The VCS plays many roles, all of which are integral to the wellbeing of residents in Haringey, and which have been particularly critical through the Covid-19 outbreak. Through their work, the VCS often manages to bring together people from different backgrounds around common causes and interests and enhances community life in the borough. The Council recognises the particular contribution the sector in partnership with the Council has been making through this crisis in working with people's strengths and qualities – intervening in creative ways to prevent need escalating even in the midst of a crisis. Such approaches benefit the whole system of support for residents, a system of support often delivered by the statutory public sector. In short, the sector helps to create and sustain much needed social capital in the borough contributing directly to many of the Council's key policy agendas such as tackling inequality, community wealth building, living well and developing our economy locally for the benefit of all local residents as well as to the current relief effort.
 - 6.1.1 This report is brought forward as an urgent item for consideration at this Cabinet in light of the need to act quickly to respond to the impact of the lockdown on the viability of voluntary and community organisations in Haringey. The lockdown had and continues to have an immediate and fundamental impact on the ability of the sector to operate effectively, to raise income and to continue to offer the broad range of services local residents need. It is the view of the Council that without an early offer of support to the sector as set out here, a number of local organisations would be at risk of closure with a likely impact on increasing demand for wider Council services. Such closures would disrupt long-standing relationships between local residents and front-line, community based services affecting those already most affected by the inequalities of outcomes which Covid-19 only serves to exacerbate.
 - 6.1.2 Whilst the Covid-19 outbreak has had universal impact on health and wellbeing, the ensuing lockdown and guidance to avoid non-essential social contact and travel, promote social distancing and reduce the potential for gatherings of more than 10 people have had particular impacts for the work of the voluntary and community sector in the borough. Even here, though, these impacts vary in scale and range. Some

organisations, for example, have been able to adapt quickly to moving to telephone and online delivery – and their service offer is very much in demand at this time, for example benefits advice or mental health and wellbeing support. Some organisations, however, operate from buildings which have not been able to open during the lockdown or offer face to face services which it is hard to adapt to the overarching Stay at Home, Protect the NHS and Save Lives approach. Some organisations rely on income from activities such as community cafés, hiring out spaces for community functions and delivering sports programmes – none of which can be offered at this time. Some organisations are based in parks and therefore are subject to strict guidance on exercise use and social distancing.

6.1.3 In addition, the increased disparities in the risks and impacts of Covid-19 are becoming gradually better understood, even whilst actions to address these remain in development. Covid-19 has both shone a light on and exacerbated pre-existing inequalities including those faced by BAME communities, by disabled and older people, by women, by those escaping domestic abuse, by refugee and migrant communities and by LGBTQ+ residents. Of particular note in a borough as diverse as Haringey, the recently published Public Health England report highlights the disproportionate impact for BAME communities of the pandemic. In Haringey, the voluntary and community sector plays a key role in reaching out to and supporting local residents from BAME communities, especially where statutory partners may find engagement challenging.

6.1.4 Given this wide range of organisations, of constitutional types and of activities, and mindful of the wider impacts for the sector of the current outbreak, including the detrimental effects on the income streams of organisations, on their ability to meet grant conditions and milestones, on meeting day to day running costs, and on continued payment for their workforce, the Council has been working with the sector to understand better the financial challenges they are facing and this set of proposals provides the framework for any grant support to the sector from the Council.

6.2 Principles

6.2.1 There are six principles overarching this work:

6.2.1.1 the Council will make financial aid available as a last resort – we expect community and voluntary organisations to demonstrate that they have exhausted other routes to funding (whether from central government or from other external funding streams) and have mitigated any ongoing costs for the organisation (for example, through furloughing and access to the Government's Employee Retention Scheme) before approaching the Council for support

6.2.1.2 the Council will take an evidence based approach – organisations will need to demonstrate that funding from the Council is required in order to address immediate financial deficits and that these are related to the impacts of Covid-19 and not to previous instability of financial standing

6.2.1.3 the funding available will be directed to meet unavoidable running and core operational costs arising from Covid-19 and the ensuing lockdown restrictions and is not able to cover all outstanding liabilities of an organisation

6.2.1.4 the organisation should be able to evidence that receipt of such funding from the Council will make a positive difference to their future operation and not be immaterial to their support needs

- 6.2.1.5 the Council will use its leverage to support the sector in ways other than financial
- 6.2.1.6 the Council and the sector will agree to act transparently at all times

6.3 Approach

- 6.3.1 In line with our principles, we will first encourage and support all organisations in financial difficulty to apply for the Top Up Business Grants, which the Chancellor has indicated are available to the charitable sector. We anticipate these grants being available up to a maximum of £25k but some of £10k or less, with a mix of national direction and local discretion. We will need to follow Treasury Guidance in how the grants are applied but are aware that the funding available (estimated at £2.8m for Haringey at this stage, amount to be confirmed) will not be sufficient to meet demand.

<https://www.gov.uk/government/news/top-up-to-local-business-grant-funds-scheme>

<https://www.gov.uk/guidance/apply-for-a-coronavirus-bounce-back-loan>

- 6.3.2 We will also encourage and support all organisations in financial difficulty to apply for external infrastructure funding – for example, from the London Community Response Fund, from Haringey Giving, from Sports England, from Arts Council England or from other specialist grant making bodies.

<https://www.bridgerenewaltrust.org.uk/covid-19-funding-opportunities>

Where we can, we will provide in-kind support available to organisations to support their development.

- 6.3.3 Should organisations be ineligible for support from these sources, or should the funding received through these sources be insufficient to meet their operational budget requirements, organisations will be able to apply for small grants from the Council's VCS Hardship (Operating Costs) Fund or for grants from the Council's VCS Hardship (Critical Support for those of Additional Value) Fund. Organisations will not be able to apply to both Funds.

6.3.4 The VCS Hardship (Operating Costs) Fund

- 6.3.4.1 The Fund will be fixed at £250,000 and will be promoted – applications from organisations will be dealt with within a clearly publicised window of opportunity. Where an organisation is in such financial difficulty that a grant from the Fund would be inadequate to meet the financial deficit, the Council will need to consider not awarding such a grant but recognising that organisational closure may be the outcome.

- 6.3.4.2 Grants will be made available for the purpose of ensuring that organisations are able to cover unavoidable running costs for up to a six month period in effect offering a business grant to cover core operational costs. During this period, organisations will be expected to consider the viability of their operations in an environment where Covid-19 remains endemic and some social distancing measures are likely to remain until a vaccine is successfully created and produced. This may necessitate service redesign and the application of alternative approaches to service delivery at pace and creatively to accommodate any Covid-19 related requirements.

- 6.3.4.3 We anticipate grant levels will range from £2k to a maximum of £10k.

6.3.5 The VCS Hardship (Critical Support for those of Additional Value) Fund

- 6.3.5.1 The Council recognises that some organisations are too valuable to the borough to fail – that is, they are in effect mission-critical to meeting Borough Plan objectives – and yet may need additional funding to cover their costs at this time. The size of the organisation is seen as different from its value – it is noted that very small organisations can still deliver significant value to the quality of life in the borough and to its residents. The only criteria to be used to determine organisations which may apply to the fund should be the value they directly offer the borough and the fact that their financial model has been directly and severely affected by Covid-19. These criteria will need to consider the impacts of organisations potentially being unable to operate particularly for those communities most affected by Covid-19 – whether from a health or an economic perspective. These will include residents with protected characteristics including age, disability, race, religion/belief, sex, and sexuality. It is noted too, that some very important organisations in the borough may not be able to apply to the Fund as they have access to significant levels of reserves and other finances to ensure their continuation. By way of background, however, they broadly fall in to three categories:
- 6.3.5.2 Key organisations where demand remains high, funding remains in place and where it has been possible to shift to alternative methods of delivery, meaning less impact on income streams (although the hiatus in fundraising, in room hires and in café offers should not be underestimated). Such organisations are less likely to be successful in applying to the Fund.
- 6.3.5.3 Key organisations where the operating model relies on income from other organisations and where the building-based nature of the operation means that income options are limited. Where financial resilience is limited and there are limited reserves, such organisations may be successful in applying to the Fund.
- 6.3.5.4 Key organisations where income is reliant on core activities which cannot be delivered in lockdown and which therefore directly affect their income stream. Again, where financial resilience is limited and there are limited reserves, such organisations may be successful in applying to the Fund.
- 6.3.5.5 We propose to set aside £250,000 to form a VCS Hardship (Critical Support for those of Additional Value) Fund. We recognise that such additional funding again cannot address all the financial needs of an organisation. In order to administer this funding we would propose establishing an Evaluation Panel which would meet in one sitting, in order to be able to compare all applications in the round. We see two options for administering this: capping the maximum grant available at £25k or a more flexible approach with a sliding scale from £10k to £50k. We propose the more flexible approach may be more helpful in current circumstances. Our proposal is that the funding will be focused on supporting organisations to move to a more viable business model going forward and will therefore be considered as transformation funding to support the long-term viability of the organisation. Again, the Council will need to consider whether there is genuinely a prospect of the organisation being able to operate in the medium term before agreeing funding.
- 6.3.6 We propose to extend the rent holiday from 3 months to 6 months for all community organisations in Council premises, across all areas of activity.
- 6.3.7 The Council has established a joint VCS support team which will continue to work with the sector to access all relevant funding and to make sure organisations are aware of and can access this offer. They will support organisations to apply for the funding available and ensure they know about the parameters and the timescales for applications.

- 6.3.8 We are aware that there are particular areas where the sector could benefit from additional in-kind support and we will work across the Council, with other partners and with the sector to ensure better shared learning and input – we will foster collaborative approaches and facilitate input from the Council and from partners which would result in a stronger package of in-kind support for the sector, including support with moving services from a face to face/buildings base to a digital offer; improving bid-writing; transforming services and redesigning business models to be relevant to a world living with Covid-19.
- 6.3.9 As this paper sets out, the voluntary and community sector in Haringey is incredibly varied and therefore individual organisations will be affected differently by the impacts of the pandemic and more or less resilient in withstanding its continuing aftershocks.
- 6.3.10 Already, organisations have worked together to share best practice and to support each other to respond effectively to meeting the needs of local residents. Such collaboration will help to foster long-term relationships and to strengthen the sector. The Council would therefore wish to facilitate increased and continued collaboration between organisations which may take a number of forms. Recognising that organisations could work together to reduce overall running costs, the first set of opportunities to explore include: optimising use of space in buildings; co-location; shared use of back office services; shared utilities providers; shared repairs and maintenance contracts; shared waste provision. Recognising that some organisations may experience severe impacts from the outbreak and may need to look at their organisational structure and governance, the second set of opportunities to explore include: hosting arrangements; mergers; group structures; governance. The Council is fully aware that these are sensitive areas but is equally keen to safeguard organisations which may otherwise find it hard to remain operational in the borough.
- 6.4 This paper sets out proposals for a range of supports to the sector which are designed to enable organisations to continue operations, to have a breathing space to adapt to current and future realities and to ensure that organisations can have a chance to come through the pandemic stronger and more resilient. We recognise that the nature and scale of the pandemic mean that there is a wider environment over which we have little influence but which will very much shape the future of all our lives including continued lockdown restrictions, further surges in demand for health and care services, repeated disruptions to food supplies and the threat of a deeper and more sustained recession than experienced in recent times. These could dictate new areas of focus and require new responses.
- 6.5 An early learning point from the pandemic, is the importance of a strong infrastructure and reliable capability in the sector – which can then flex and adapt to urgent and changing need. We will come forward with further proposals for wider engagement and consultation on how we genuinely build a stronger infrastructure and capability in the sector and in our partnerships through a different funding approach.

6 Contribution to strategic outcomes

- 7.1 The recommendations are in line with the Borough Plan which sets out how partners – including the Council and the Voluntary and Community Sector – will work together to improve lives for local people.

7 Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

8.1 Finance

8.1.1 It is recommended that £600,000 cost be met from the Emergency Response contingency. The £600k includes £250k VCS Hardship (Critical Support for those of Additional Value) Fund; £250k VCS Hardship (Operating Costs) Fund; and £100k to increase from 3 months to 6 months a rent holiday to VCS organisations occupying council properties. Any further requirements above this value will need to be subject to a further report.

8.1.2 The Financial Impact of Covid-19 – Update Report is on the the same Cabinet agenda as this report. The finance update report outlines the Council's current financial position with the on-going assumption is that the full financial impact due to Covid-19 will be met from Government funding. The recommended allocation of £600k in this report is taken into consideration in the Financial Impact of Covid-19 – Update Report.

8.2 Procurement

8.2.1 The recommendations contained in this report are fully supported by Strategic Procurement to bolster and enable the VCS market to continue to support vulnerable Haringey residents. The proposed provision of financial aid will assist with infrastructure or operational support to enable, where appropriate, the re-engineering of the VCS service offer in light of the restrictions imposed by COVID 19.

8.2.2 In congruence with the requirements of Contract Standing Orders and the Procurement Code of Practice, all requests for Grant aid must adhere to CSO 17 . The awards available in relation to each grant aid application will not exceed £50k as outlined by 6.3.5.5 above.

8.3 Legal

8.3.1 The COVID-19 pandemic is a national emergency and in Haringey its impact can be felt in the health, social and economic sectors. Under Section 138 Local Government Act 1972 where there is an an emergency involving danger to life and the Council is of opinion that it is likely to affect the whole or part of their area or all or some of its inhabitants, the Council may a) incur such expenditure as it consider necessary in taking action which is calculated to avert, alleviate or eradicate in their area or among its inhabitants the effects or potential effects of the event; and b) make grants or loans to other persons or bodies on conditions determined by the Council in respect of any such action taken by those persons or bodies. Also, under Section 1 of the Localism Act 2011, the Council has the power (referred to as the general power of competence) to do anything that an individual generally may do. The power is subject to restrictions and limitation but these do not apply to the proposed decision.

8.4 Equality

8.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- 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.

8.4.2 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and

sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

- 8.4.3 The report recognises the challenges posed by the Covid-19 crisis and proposed support to the Voluntary Community Sector (VCS).
- 8.4.4 The proposed recommendation is to use £600,000 of the Council's Emergency Response Contingency to fund and support the sector. This will see an extension of the current rent holiday from 3 to 6 months and £500,000 ring-fenced as a VCS Hardship fund. Support is not only financial but proposes the development of in-kind support to the sector, increased collaboration with partners and lobbying central government for improved stability of the VCS.
- 8.4.5 The objective of the proposed recommendations is to enable the VCS to continue in the delivery of vital community services- working across a range of areas, including mental health, youth provision and access information, advice, and guidance. The proposed recommendations work to mitigate against the risk of VCS organisations having to close (due to financial and other difficulties), which could potentially see an increase in demand for council services and a gap in support provided to Haringey residents.
- 8.4.6 The VCS helps to create and sustain social capital in the borough, contributing to the councils key policy agendas including tackling inequality, living well, and developing the local economy for community benefit. As such, the proposed decision represents a measure to mitigate the extent to which the Covid-19 crisis may exacerbate existing inequalities across Haringey and works to ensure the future vitality of the VCS.
- 8.4.7 Moreover, it is now understood that Covid-19 has exacerbated pre-existing inequalities faced BAME and LGBT communities, disabled and older people, and women. In Haringey, the VCS play a role in reaching out and supportive local residents from across the borough, inclusive of BAME and LGBT communities. The proposed recommendations will work to enable organisations who actively challenge inequality and support resident to continue in the delivery of vital services across Haringey.

9. Use of Appendices


None

10. Local Government (Access to Information) Act 1985

None

Report for: Cabinet, 16th June 2020

Title: SEND Transport Transformation

Report authorised by: 
Ann Graham, Director, Children's Services

Lead Officer: Peter Featherstone, 020 8489 4214,
peter.featherstone@haringey.gov.uk

Ward(s) affected: All

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

1. Describe the issue under consideration

1.1. At the Cabinet meeting of 12th November 2019, it was resolved

- To approve the award of a contract for the provision of SEND Transport Transformation Consultancy Services to the successful tenderer in accordance with the Council's Contract Standing Order (CSO) 9.07.1(d), for a period of two (2) years commencing end of October 2019 and at a total value of up to £600,000 over the 2 years period, with a further gainshare reward dependent upon demonstrable value of savings delivered in excess of £635,000 per annum.

1.2. The resolutions of the Cabinet meeting of 12th November 2019 were subject to Call-In and referred to the Overview and Scrutiny Committee.

1.3. The outcome of the consideration of the Overview and Scrutiny committee was presented to the Cabinet meeting of 10th December 2019, where Cabinet resolved:

- To defer the final decision, Cabinet resolution 75 and exempt resolution 93 as set out in the public and exempt minutes for 12th of November 2019.
- That the taking of this decision return to Cabinet at a date during this financial year
- That Officers make further due diligence enquiries in regard to the expected service improvements by the proposed transformation partner

- That Officers use that time to fully explore all options for service transformation.

2. Cabinet Member Introduction

- 2.1 This report sets out the response of the service in regard to the resolutions made at the Cabinet meeting of 10th December 2019. This report to Cabinet sets out the final position with regard to the SEND transport transformation, where a new programme of procurement is underway for September 2020 and beyond. I commend this report to Cabinet.

3. Recommendations

- 3.1. This report recommends that:

Cabinet should not proceed with the award of contract for the provision of SEND Transport Transformation Consultancy Services by an external improvement partner and that this procurement process be abandoned.

4. Reasons for decision

- 4.1. Due to the length of time since the tender was completed caused by the call in of the decision, the baseline for the award has significantly changed such that a further scoping review would be necessary to inform any future decision on contract award.
- 4.2. The report presented to Cabinet on 12th November 2019 was based upon the recommendations detailed within a scoping review that was undertaken in April / May 2019. The findings of that review are now 12 months old, and the financial baseline has significantly changed.
The timeline to undertake a further scoping review and conduct a tendering exercise is such that a further recommendation to award could not realistically be submitted to Cabinet for decision before January 2021.
- 4.3. To ensure that the necessary resources are available to secure SEND Transport provision for the new school year commencing September 2020, the Council is already undertaking a procurement without the services of an improvement partner.
- 4.4. A delay in procurement would risk the availability of transport arrangements for children and young people for the first day of term. The delay would also fetter the ability of the Council to secure best value for money as a consequence of coming late to the market where prospective providers may have already secured contracts elsewhere.
- 4.5. The procurement exercise for the September 2020 term will necessitate a review of the exact routes that will be required, as a consequence of new cohorts of

children becoming eligible for SEND Transport and young people who because of their age will no longer require school transport.

- 4.6. The procurement exercise and updated route mapping may change the supplier profile and associated transport costs, and as a consequence impact the financial baseline upon which prospective providers submit their tenders.
- 4.7. Overall the changes in the financial baseline and the circumstances relating the service is such that it is no longer in the public interest to proceed with the award.

5. Alternative options considered

- 5.1. Award of contract in line with the recommendation to Cabinet on 12 November 2019. This option was rejected because:
 - The tender has expired, and a new tender process would be required.
 - The procurement of SEND Transport routes has commenced, which will change the supplier profile and associated transport costs; and
 - a further scoping review would be required to re-baseline any prospective SEND transport tender award.
- 5.2. No other options are being considered.

Response to Due Diligence enquires in regard to the expected service improvements by the proposed transformation partner

- 5.3. The recommendation to award the contract to the nominated SEND Transport transformation partner within the Cabinet Report of 12th November and subsequent response to Call-In presented to Cabinet on 10th December, was based upon their proven experience in regard to SEND Transport, as evidenced within the Part B report.
- 5.4. The Part B report detailed eight local authorities where the proposed transformation partner had been commissioned to undertake SEND Transport transformation, including a summary of savings identified at review and respective savings delivered. The report also provided further detail in regard to transformation outcomes at two London boroughs.
- 5.5. Following consideration of the report and recommendations from the Overview and Scrutiny Committee, representations from the Chair of the Overview and Scrutiny, Councillors, the deputation from Mrs Marta Garcia de la Vega and the responses by Officers and the Lead Cabinet Member to the issues raised, and on review of its original decision, Cabinet resolved that Officers make further due diligence enquiries in regard to the expected service improvements by the proposed transformation partner.
- 5.6. To address specific issues raised, Officers contacted a key Local Authority identified within the exempt session of the Cabinet meeting to request the necessary assurance but were informed that such assurance would not be publicly available until around June 2020.

- 5.7. As a consequence of this delay, it was agreed by the Director of Children's Services that the re-procurement of all routes would be undertaken to ensure availability of transport at the start of the autumn term and avoid the difficulties faced in autumn 2019 when there was a shortage of available transport.
- 5.8. The outcome of the re-procurement of the routes, including a cost benefit and transport availability assessment cannot be undertaken until July 2020. The results of the assessment will provide supporting evidence for baseline reassessment of transport provision and the planned co-production of the SEND transport policy.

Options for SEND Transport Service Transformation

- 5.9. Subject to the Cabinet agreement to the recommendation not to proceed with the award of contract for the provision of SEND Transport Transformation Consultancy Services by an external improvement partner, then a SEND Transport plan will be developed to address the areas for improvement as identified in the scoping review of April/May 2019.
- 5.10. The SEND Transport plan will be consulted upon with all SEND parents and they will be part of the formulation of the final plan.
- 5.11. Recommendations from the Overview and Scrutiny Committee are subject to further development by Children's Services and will be responded to Scrutiny at a future date.

6. Background Information

- 6.1. At the Cabinet meeting of 12th November 2019, it was resolved
- To approve the award of a contract for the provision of SEND Transport Transformation Consultancy Services to the successful tenderer in accordance with the Council's Contract Standing Order (CSO) 9.07.1(d), for a period of two (2) years commencing end of October 2019 and at a total value of up to £600,000 over the 2 years period, with a further gainshare reward dependent upon demonstrable value of savings delivered in excess of £635,000 per annum;
 - That the date of commencement of the contract will follow immediately after five working days of the publication of the Cabinet decision to approve, plus a further ten working days standstill period as per public procurement contract regulations; and
 - That exploration of a further phase (phase 2) of transformation to insource vehicles and drivers is considered once the transformation of the SEND transport service and the associated savings is secured.
 - To note that details of the successful tenderer is outlined in Part B (exempt information) of the report.

- 6.2. The resolutions of the Cabinet meeting of 12th November 2019 were subject to Call-In and referred to the Overview and Scrutiny Committee.
- 6.3. The outcome of the consideration of the Overview and Scrutiny committee was presented to the Cabinet meeting of 10th December 2019. The Overview and Scrutiny Committee did not find the decision to be outside the budgetary framework nor the policy framework and continued to refer the decision back to Cabinet for reconsideration along with some clear recommendations on how the work should take place with parents, carers and families.
- 6.4. Following consideration of the report and recommendations from the Overview and Scrutiny Committee, representations from the Chair of the Overview and Scrutiny, Councillors, the deputation from Mrs Marta Garcia de la Vega and the responses by Officers and the Lead Cabinet Member to the issues raised, and on review of its original decision, Cabinet resolved:
- To defer the final decision, Cabinet resolution 75 and exempt resolution 93 as set out in the public and exempt minutes for 12th of November 2019.
 - That the taking of this decision return to Cabinet at a date during this financial year
 - That Officers make further due diligence enquiries in regard to the expected service improvements by the proposed transformation partner
 - That Officers use that time to fully explore all options for service transformation.

7. Contribution to strategic outcomes

- 7.1. **Outcome 5:** Happy childhood: all children across the borough will be happy and healthy as they grow up, feeling safe and secure in their family, networks, and communities.
- 7.2. **Outcome 6:** Every young person, whatever their background, has a pathway to success for the future.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

8.1. Finance

- 8.1.1. The SEND transport budget has had significant pressure in the 2019/20 financial year and in previous years. The re-procurement of the routes ahead of the new school year should result in a positive impact on the service budgets for the 2020/21 financial year

- 8.1.2. However, savings agreed by Cabinet in July 2019, continue to be at risk of non-delivery due to the delay in implementing the programme.

8.2. Strategic Procurement:

- 8.2.1. Strategic Procurement note the recommendations of the report not to award the contract approved at the Cabinet meeting of 12th November 2019. The tender documents contain provision that the council retained the right not to award a contract resulting from the tender outcome. A decision not to award a contract would be in accordance with the tender. Furthermore, it is now over six months since the tender was submitted and therefore considered to have expired.
- 8.2.2. A procurement has commenced for the provision of transport for the academic year starting September 2020, the outcome this process will change the baseline against which the tenders were submitted
- 8.2.3. If the Council agrees with the recommendation not to award the contract to the recommended transformation partner and also not to otherwise proceed with the tender, then there were no financial consequences to the Council. However, it should be noted that the Council could not then go back out into the marketplace to tender for the same scope of activity. If the Council were to do so with the same, or largely similar specification, then the recommended transformation partner could seek compensation in regard to their costs in submitting the bid, and a sum reflecting the amount by which the transformation partner would be worse off.
- 8.2.4. Strategic Procurement support the recommendations of the report.

8.3. Legal

- 10.3.1 The Assistant Director of Corporate Governance has been consulted in respect of this report. As stated above, the Invitation to Tender for this procurement set out the Council's right to not award a contract. This is consistent with case law where it has been held that the contracting authorities have a broad discretion to abandon a procurement process. The reasons stated in the report, in particular, at Section 4, for not proceeding with an award of contract are likely to fall within the scope of a contracting authority's discretion.
- 10.3.2 The Council's right to abandon the procurement and the reasons stated is subject to the general EU principles of transparency and equal treatment. These principles are enshrined in Regulation 18(1) of the Public Contracts Regulations 2015 (the "Regulations"). Regulation 18(1) requires contracting authorities to treat economic operators equally and without discrimination and to act in a transparent and proportionate manner. The reasons in the report for not proceeding with the contract award meet the requirements of Regulation 18(1).

- 10.3.2 Further, under Regulation 55(1)(a) when abandoning a procurement process, a contracting authority must as soon as possible inform all tenderers of its decision not to proceed with a contract award including any grounds for its decision. If Cabinet decides not to proceed with the contract award, the Council must as soon as possible inform all the tenderers of its decision.
- 10.3.4 The Assistant Director of Corporate Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

This page is intentionally left blank

Report for: **Cabinet 16 June 2020**
Title: **Update on the Council's Housing Delivery Programme**
Report
Authorised by: **Mark Baigent, Interim Director of Housing, Regeneration and Planning**
Lead Officer: **Alan Benson, Interim Assistant Director of Housing**
Ward(s) affected: **All**
Report for Key/
Non-Key Decision: Key **Decision**

1. Describe the issue under consideration

- 1.1. This report provides an update on the Council's progress towards the Borough Plan target to deliver 1,000 Council homes for Council rent by 2022 and notes progress on providing homes for homeless families through the Haringey Community Benefit Society (CBS). The report also sets out an initial assessment of the likely impact of the COVID-19 crisis on the housing delivery programme, including on its viability.
- 1.2. Members are asked to add seven new sites of Council land - including land at Kerswell Close - to the housing delivery programme, and to remove the Roundway site from the programme.

2. Cabinet Member Introduction

- 2.1. This Council's priority is to start a new era of Council homebuilding in Haringey. After forty years without new Council homes, this report shows how far we have come in just two. We've put in place the finance, people, and systems we need to deliver this ambition; and we have identified land which we own, all across the borough, where new homes will be built. Construction work has now started on 331 Council homes across seven sites. And with the new sites which I am today recommending Cabinet approve entering the programme, there will be a site for the development of new Council homes in every ward of the borough.
- 2.2. We all need a safe, affordable, decent home – now more than ever. Along with so many other inequalities, COVID-19 has exposed sharply how broken our housing system is, and how great the need for more Council homes.
- 2.3. Our communities will face huge economic challenges as the impacts of COVID-19 combine with a decade of austerity. Our programme of Council homebuilding will not just deliver good quality homes but will also support good local jobs at a decent wage and help local businesses to build Haringey's economy.

3. Recommendations

- 3.1. It is recommended that Cabinet:

- 3.1.1. Notes the progress made to date on delivering new Council homes for Council rent, including in relation to the interim targets set for May 2020, as set out in paragraphs 6.1 to 6.12.
- 3.1.2. Notes the potential impact of the COVID-19 crisis on the housing delivery programme, as set out in paragraphs 6.23 to 6.37.
- 3.1.3. Also notes the related progress on providing homes for homeless families by the Haringey Community Benefit Society, as set out in paragraphs 6.21 and 6.22.
- 3.1.4. Agrees to add seven new sites of Council-owned land, listed at 6.13 and shown at Appendix 1, to the housing delivery programme in order that their feasibility and capacity for the delivery of new Council homes can be determined.
- 3.1.5. Notes that following the successful defence of the Planning Authority's decision, these new sites include the Kerswell Close site, which had previously been agreed for disposal to Pocket Living.
- 3.1.6. Agrees to delegate authority to the Director of Housing, Regeneration and Planning, in consultation with Director of Finance, to approve the costs of progressing these sites to Planning Application, except where the costs on any individual site exceed the existing delegated authority of the Director.
- 3.1.7. Agrees to remove the Roundway site from the housing delivery programme in order that it can be developed as a children's home.

4. Reasons for decisions

- 4.1. The Borough Plan commits to delivering 1,000 Council homes at Council rents by 2022 as the first step in a new era of Council homebuilding.
- 4.2. Adding new sites to the programme ensures that the Council is building up a pipeline of new sites to deliver a long-term sustainable housing programme.
- 4.3. However, it has been determined that the Roundway site, currently in the housing delivery programme, would be more suitable for the delivery of a children's home, so it is proposed that this is now removed from the programme.

5. Alternative options considered

- 5.1. **Not to add new sites to the programme.** This option was rejected because new sites on which to build homes are necessary to deliver a new era of Council homebuilding.
- 5.2. **Not to switch Roundway from the housing delivery programme to the programme.** This option was rejected because the site is much more suitable for the development of a children's home than for Council homes; and because there is an urgent need for local children to be placed in the borough.
- 5.3. **Not to delegate authority to approve the costs of progressing sites to Planning.** This option was rejected because the programme would be unworkable if Cabinet had to directly sign off the pre-planning budget for every individual site.

6. Background information

Update on the Council housing delivery programme

- 6.1. The Borough Plan committed to a new era of Council homebuilding - starting with the delivery of 1,000 new Council homes at Council rents by 2022. Three key elements are required for the Council to build these homes: finance, land, and development capacity. The Council has been working to ensure that it has all these elements in place.

Finance

- 6.2. The abolition of the Housing Revenue Account (HRA) borrowing cap has given the HRA capacity to partially subsidise the development of new Council homes. The HRA Business Plan, adopted by Council in February 2020, identifies a budget of £1.08bn over 10 years within the HRA to support the delivery of new homes. In addition to this, grant funding of £62.8 million has been made available to the Council up to March 2022 through the GLA's Building Council Homes for Londoners (BCHfL) programme. By 31 March 2020, the Council had drawn down £11.9 million of this BCHfL allocation, with more to be drawn down as there are starts on site on future schemes.
- 6.3. For the programme to be viable, the Council will have to provide cross-subsidy by building and selling some homes at market value. The Medium Term Financial Strategy, adopted in February 2020, sets out a programme level assumption that 40% of homes delivered will need to be homes for market sale and 60% Council homes at Council rents, although the mix on individual sites will be determined through the planning process and by Cabinet.

Land

- 6.4. The Council's preference is to build Council homes directly, on its own land, and has already identified enough land for the first 1,000 Council homes. This land is a mixture of land held in the HRA and land held in the General Fund, which will need to be appropriated into the HRA. The HRA land primarily comprises 'infill' sites; underused land, generally on or around housing estates. General Fund land ranges from the conversion of shops into homes, to the redevelopment of larger sites such as the former Cranwood Care Home.
- 6.5. On 9 July 2019, Cabinet approved 47 sites for inclusion in the Council housing delivery programme, alongside 14 sites that had existing approvals. In January 2020, Cabinet approved nine more sites to enter the programme. A further seven sites are identified later in this report.
- 6.6. As an integral part of its programme, the Council is also actively seeking opportunities to acquire new-build homes to let at Council rents. This includes the acquisition of homes being developed by private developers as affordable housing under existing s106 agreements.

Capacity

- 6.7. In July 2019, Cabinet noted three key objectives over the next six months:
- To recruit the staff necessary to deliver the programme
 - To put in place the processes and systems essential to underpin delivery
 - To produce key documents on design, development procedures and consultation that will ensure high quality development
- 6.8. The Housing Development Team is now fully staffed with a team of 16 to deliver the programme, and industry standard Programme Management systems have been set up. The GLA Home Building Capacity Fund has supported all this, alongside the purchase of financial viability and project management software for housing development and the funding of a Public Practice placement.
- 6.9. Cabinet were also asked to note that four key documents would be put in place to aid delivery: Design Principles, Employer's Requirements, Development Procedures and a Communication & Engagement Strategy. Haringey's Design Principles document is attached at Appendix 1. Employer's Requirements have been put in place to provide contractors with detailed specifications for the building, scope of service required, and allocation of risk. Development Procedures have also been put in place and embedded in the work of the team. Work is ongoing on the Communication & Engagement strategy.

Delivery of Council homes and performance against targets

- 6.10. In July 2019, Cabinet noted that over the next 12 months the Council housing delivery team is aiming to achieve two key delivery objectives ie that:
- 500 new Council homes will have achieved planning consent.
 - 350 new Council homes will have started on site.
- 6.11. As of the end of May 2020, the Council housing delivery programme had delivered:
- 350 homes on 17 sites had achieved planning consent - 70% of the target
 - 331 homes on 7 sites had achieved start on site - 95% of the target
- 6.12. It is noted that work was suspended due to COVID-19 on all schemes that had started on site: this is discussed in further detail below from 6.22.

New sites proposed for the housing delivery programme

- 6.13. Cabinet is asked to add seven sites, set out in the table below, to the housing delivery programme. This will allow consultation, feasibility and capacity studies to be carried out. Red line drawings are included in Appendix 1.

Site	Ward	Land held in
Stokley Court	Hornsey	HRA
Haringey Sea Cadets 345 White Hart Lane	White Hart Lane	GF
Fredrick Morfill House 69a&b Bounds Green Road	Bounds Green	HRA
Kerswell Close	St Ann's	HRA and GF
Waltheof Gardens	White Hart Lane	HRA
Chettle Court	Stroud Green	HRA
Blaenavon Garages	Fortis Green	HRA

- 6.14. Each of these sites has been identified as a potentially suitable site on which to build new Council homes.
- 6.15. On 14 May, ward members received an initial briefing on each proposed site in their ward. The briefing made it clear that no plans or decisions have yet been made for these sites, and that this Cabinet decision is the first stage of consideration in a defined process of engagement and consultation.
- 6.16. **Kerswell Close** is proposed for inclusion following the Planning Authority's successful defence on appeal of its refusal of planning permission to Pocket Living. The Council owns this land as part of the wider site including the adjacent estate and a commercial unit held on General Fund land. The site had Cabinet approval for disposal to Pocket Living, contingent on achieving planning. As planning consent was not achieved the sale did not complete and the site has been retained by the Council.
- 6.17. **Stokley Court** was previously approved for potential development by Cabinet on 9 July 2019. However, that approval was for a small infill scheme on the adjacent car park. Investigations of the site have identified the potential for a larger scheme, and we are now asking Cabinet to approve investigation of that wider site.
- 6.18. At **345 White Hart Lane**, the Haringey Sea Cadets hold a long lease on Council owned land. The Cadets have agreed to bring a scheme forward jointly with the Council for around 15 new homes and improved accommodation for the Sea Cadets.
- 6.19. The **Waltheof Gardens** site has existing plans in place for a new adult day care centre and includes buildings leased to a dentist surgery and Citizens' Advice. Consideration of the site for housing purposes would aim to retain these uses, improve access to green space, and also deliver new homes.
- 6.20. Cabinet is being asked to approve further work to assess each site's suitability and capacity. This work could determine that a site is not suitable for housing development. In that case, any costs incurred will not be recoverable by the Council and no grant will be available to meet those costs. However, it is expected that any such costs will be relatively minimal for the programme.
- 6.21. **Roundway** is an example of this, in that Cabinet is now being asked to remove this site from the housing delivery programme. Cabinet added the site named as Roundway to the Council Housing Delivery programme for further investigation on 9 July 2019. Those investigations have determined that the

highly enclosed nature of the site makes it much more appropriate for the development of a much-needed children's home.

Haringey Community Benefit Society

- 6.22. The Haringey Community Benefit Society (CBS) was set up following the Cabinet decision of 18 July 2018 as an independent organisation in which the Council has a minority shareholding. As set out in its articles, the CBS can only let its homes to households nominated by the Council, and rents are set by the CBS at the Local Housing Allowance level.
- 6.23. Cabinet agreed in December 2019 to purchase five residential blocks of 92 family-sized homes. These were leased to the CBS in April 2020, meaning a total of 112 homes have now been acquired and leased to the CBS. All have been let to homeless households, with the lets since April being prioritised to respond to the emergency housing needs arising from the COVID-19 crisis. A further 22 properties are anticipated to be leased to the CBS in July and the programme subsequently aims to provide an additional 65 properties each year.

The impact of COVID-19

- 6.24. The COVID-19 crisis has already set the housing delivery programme back. The ultimate length of the overall delay depends on the progress of the pandemic and the restrictions associated with it. All programme timescales are under regular review as the impact of COVID-19 plays out across individual schemes
- 6.25. Current analysis suggests that by the end of March 2022 the Council could still achieve planning approvals and starts on site for over one thousand homes, but the number of completions is likely to be severely curtailed. It is currently looking likely that around 200 Council homes at Council rents will now be completed by May 2022, although this should increase substantially in the following year, with around 800 homes delivered by the Council by May 2023. This particularly sharp impact on completions is because the new schemes that have started, or were due to start, this year were mostly scheduled to complete toward the end of 2021/22. So the likely six month or more delay caused by COVID-19 has pushed them back into the next financial year.
- 6.26. This projection necessarily remains highly provisional. The course of the pandemic and its impact across different aspects of the development process remain unknowable, as are the full details of the exit from lockdown. These assessments are based on information available at the time of writing and broad assumptions about the impact of COVID-19 on the housing development sector. They will need to be continuously refined as events unfold.
- 6.27. Organisational capacity will continue to be a factor in that, while the development team is able to work remotely, this is inevitably less efficient, and capacity in supporting services will be stretched.
- 6.28. The Planning Authority has now moved to virtual committees to keep decision-making going and essential consultations have just resumed, in as much as like many other planning authorities, Haringey has taken the view that sending out notification letters generally meets this duty.

- 6.29. The corporate suspension of consultation and engagement was lifted on 20 May. However, the nine week suspension meant that most development work from design stage to planning application was effectively halted . Engagement work resumed immediately, and virtual consultation processes are being finalised for s105 consultations to resume during June.
- 6.30. External capacity is likely to remain an issue. Tender deadlines have already had to be extended and procuring work is proving challenging.
- 6.31. Construction is probably the most significant single factor in delaying progress. Work was suspended entirely because of COVID-19 on four of the Council's active sites: Plevna Crescent, 500 White Hart Lane, Templeton, and Red House. Welbourne and 1a Ashley Gardens officially remained open but had minimal work going on. Works on 500 White Hart Lane resumed on 4 May, albeit at a much-reduced capacity. Work preparing demolitions at 1a Ashley Gardens started on 21 May, and work at Welbourne resumed on 11 May. Site works at Red House will not resume until at least October because the existing building is now being used for temporary accommodation in response to the COVID-19 crisis.
- 6.32. However, even with this earlier-than-expected return to construction, social distancing measures and supply-chain problems will slow output considerably.
- 6.33. In the longer-term, it is quite possible that some contractors will go out of business; borrowing and financing will be a significant problem for many; there is a risk that some will default on existing contracts; and there will be labour and material shortages with increased costs.
- 6.34. Finance is also a significant risk, and there will be a full review of assumptions in the HRA business plan as a result of COVID-19. This is because there could be a substantial impact on the HRA from potential losses of rent and service charge income, and this could impact on borrowing capacity to support the programme. However, it is noted that this will to some extent be offset by the reduction announced in the Budget to the Public Works Loan Board interest rate for housing schemes.
- 6.35. Negotiations are ongoing between the GLA and MHCLG regarding the extension of BCHfL funding and targets. The GLA accepts that development in Haringey, and all across London, will be severely set back by COVID-19.
- 6.36. The best-case scenario is that in six months, all aspects of the programme will be back working at full capacity. However, it is quite possible that the impact of the shutdown will cause delays in resuming work across the programme, delaying completions by longer than this, so each scheme is under review to assess the impact. If a second wave of the pandemic causes similar (or potentially even greater) restrictions to be introduced, then the programme's resumption could be even more significantly hampered and delayed than this.
- 6.37. At the same time, the COVID-19 crisis may present opportunities for good value acquisitions into the Council housing delivery programme. Developers are returning to site but are not optimistic about a V-shaped recovery or sales, and the shared ownership market is showing signs of pressure. Although there is no sign of a fall in land values yet, there is likely to be scope for counter-cyclical investment in rented products.

- 6.38. The acquisitions target for properties to lease to the CBS will be challenging because of COVID-19; that is, there is likely to be a fall of between 60% and 80% in transactions during the lockdown period. In the short-term, there will be very few transactions going through, but some analysts are suggesting that house prices may then fall, so the Council may be in a strong position relative to individual buyers to take advantage of lower prices for homes to lease to the CBS.

7. Contribution to strategic outcomes

- 7.1. The Council Housing Delivery Programme is at the heart of delivering the top priority in the 2019-2023 Borough Plan - a safe, stable and affordable home for everyone, whatever their circumstances. Outcome 1 of that housing priority in the Borough Plan states *"we will work together to deliver the new homes Haringey needs, especially new affordable homes"*, with specific objectives to *"deliver 1,000 new Council homes at Council rents by 2022"* and to *"secure the delivery of supported housing that meets the needs of older, disabled and vulnerable people in the borough"*.

8. Statutory officer comments

Finance

- 8.1. It is acknowledged that COVID-19 has potential impact on the housing delivery programme which is being carried out through the Housing Revenue Account (HRA).
- 8.2. The potential impact of COVID-19 on the HRA is being reviewed and will be presented to cabinet in a separate report. The viability of the HRA is key in sustaining the housing delivery programme.
- 8.3. The housing delivery programme may be impacted by building cost inflation post COVID-19. It is expected that the level of bad debt (rent & service charges) will increase.
- 8.4. This will have impact on the revenue contribution to capital outlay (RCCO) which is one of the funding streams of the housing delivery programme. However, the reduction in PWLB rates will offer some level of mitigation to these.
- 8.5. Finance will continue to review the HRA modelling assumptions considering macro and micro economic indicators (in conjunction with the service) to ensure the long-term viability of the HRA.
- 8.6. The addition of the 7 sites to the delivery programme does not guarantee approval to progress sites. The sites viability within the HRA will be appraised and approval sought to progress each site if they are appraised as being viable.
- 8.7. The initial cost of progressing these sites such as further feasibility costs etc will be accounted for as part of the cost of delivery of the units. There is a revenue risk where such sites did not progress.
- 8.8. The HRA Financial plan adopted by Cabinet in February 2020 was developed with the flexibility to add/remove sites in the programme while ensuring that the HRA plan remains viable over a long time; and this is constantly reviewed.

- 8.9. The Roundway site was to deliver 4 units in the HRA business plan. The budgeted cost of delivery of these units will be utilised to deliver other replacement units.

Legal

- 8.10. The Assistant Director of Corporate Governance has been consulted on the content of this report.
- 8.11. Any sites added to the programme would require a report of title and may also require section 105 Consultation should the decision be made to proceed with the redevelopment. Legal advice must be obtained where required.

Procurement

- 8.12. Strategic Procurement note the contents of this report.

Equalities

- 8.13. The council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share those protected characteristics and those people who do not
 - Foster good relations between people who share those characteristics and people who do not.
- 8.14. The three parts of the duty applies to the following protected characteristics: age disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.
- 8.15. The proposed decisions are to note progress made to date with regards to the Council's housing delivery programme, note the impact of Covid-19 on the programme, and agree to add seven new sites of Council-owned land to the housing delivery programme.
- 8.16. The decision to add seven sites to the housing delivery programme will increase the supply of homes which are genuinely affordable to local residents by delivering new build council-rented homes. This is likely to have a positive impact on individuals in temporary accommodation as well as those who are vulnerable to homelessness. Data held by the council suggests that women, young people, and BAME communities are over-represented among those living in temporary accommodation. Furthermore, individuals with these protected characteristics, as well as those who identify as LGBT+ and individuals with disabilities are known to be vulnerable to homelessness, as detailed in the Equalities Impact Assessment of the council's Draft Homelessness Strategy [\[link\]](#). As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics.
- 8.17. It is proposed that the Roundway site be removed from the housing delivery programme and instead be developed as a children's home. This will enable local children to be placed in the borough and can be expected to improve outcomes for vulnerable children. The decision therefore represents a step to meet the needs of these children and mitigate inequalities that may arise.

- 8.18. It is noted that Covid-19 will cause a degree of disruption to the housing delivery programme. Evidence suggests that the pandemic will have disproportionate impacts on vulnerable and marginalised groups, who will include some of those who would otherwise have benefited from the housing delivery programme. The Council is taking all possible steps to mitigate the impact of Covid-19 on Haringey's communities and will seek to address any inequalities that have emerged during the pandemic and any that have been exacerbated by it.

9. Use of appendices

Appendix 1 – Red Line boundaries of new sites

Appendix 2 - Housing Design Principles

Links to Cabinet papers referred to in the report:

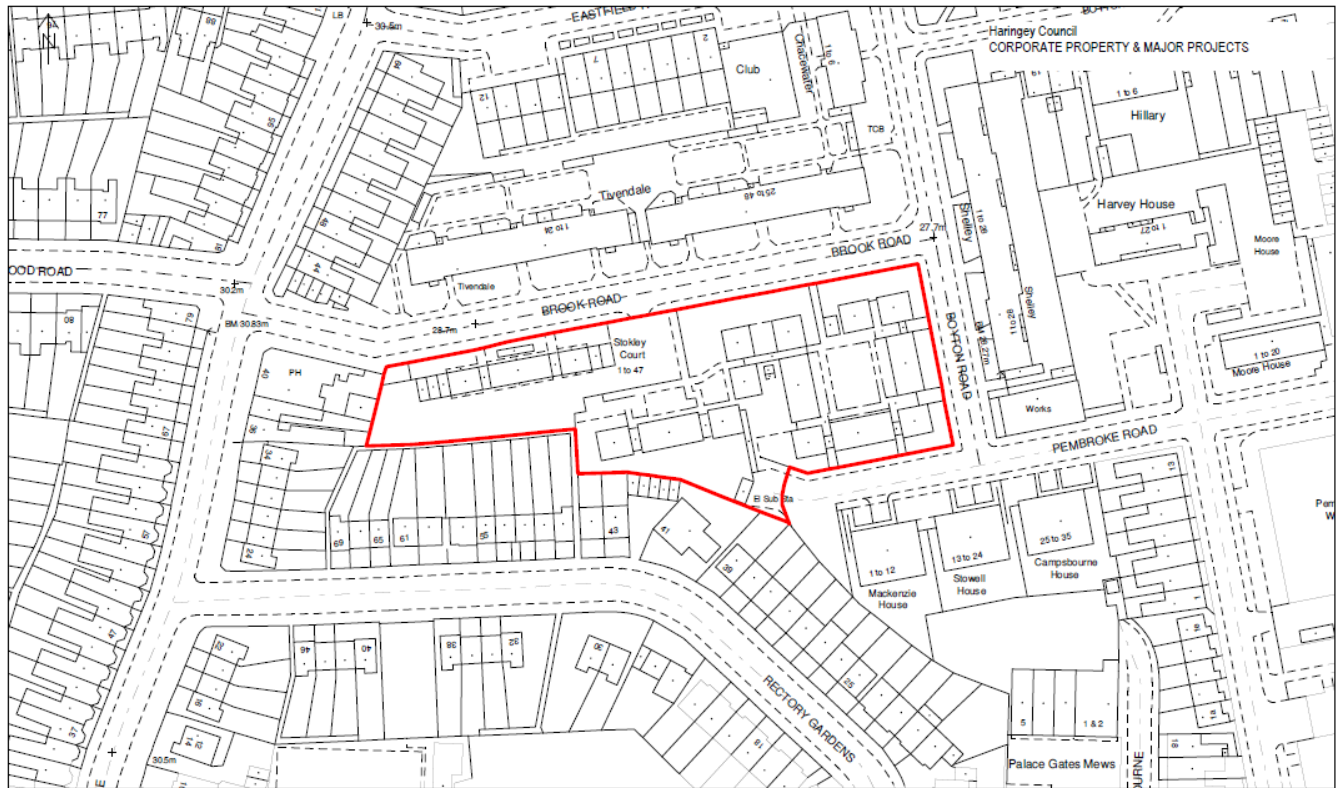
- **17 July 2018 - Setting up a Community Benefit Society:**
[https://www.minutes.haringey.gov.uk/documents/g8824/Public reports pack 17th-Jul-2018 18.30 Cabinet.pdf?T=10](https://www.minutes.haringey.gov.uk/documents/g8824/Public%20reports%20pack%2017th-Jul-2018%2018.30%20Cabinet.pdf?T=10)
- **9 July 2019 - Update on the Council housing delivery programme:**
[https://www.minutes.haringey.gov.uk/documents/g9151/Public%20reports %20pack%2009th-Jul-2019%2018.30%20Cabinet.pdf?T=10](https://www.minutes.haringey.gov.uk/documents/g9151/Public%20reports%20pack%2009th-Jul-2019%2018.30%20Cabinet.pdf?T=10)
- **11 February 2020 - Budget and 2020-25 MTFS Report:**
[https://www.minutes.haringey.gov.uk/documents/g9157/Public%20reports %20pack%2011th-Feb-2020%2018.30%20Cabinet.pdf?T=10](https://www.minutes.haringey.gov.uk/documents/g9157/Public%20reports%20pack%2011th-Feb-2020%2018.30%20Cabinet.pdf?T=10)

10. Local Government (Access to Information) Act 1985

As above

Appendix 1 – Red Line Drawings of sites proposed for inclusion into the Housing Delivery Programme

Stokley Court

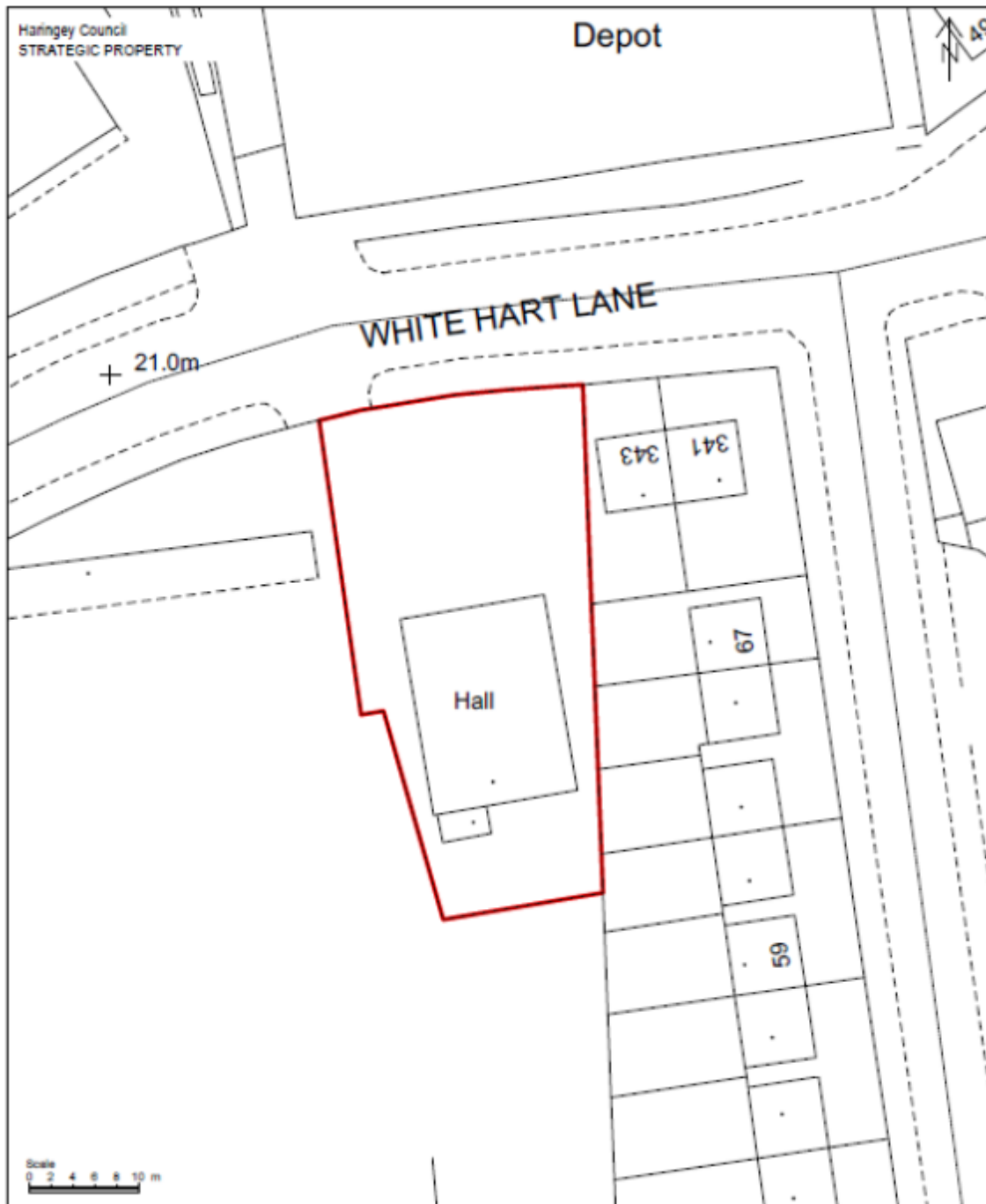


This product includes mapping data licenced from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office Crown Copyright 2017 LBH. All rights reserved. Licence no. 100019199

Estate Plan
Stokley Court
Brook Rd,
London
N8 7BG

Overlay : Sean Purcell
Plan produced by Hss - Misc on 14/05/2019
Scale 1:1250
BVES Drawing No. A4 misc

Haringey Sea Cadets, 345 White Hart Lane



345 White Hart Lane
London
N17 7JP

Redline - Site Boundary

Overlay : Hss - Misc

Plan produced by Sean Purcell on 25/02/2020

Area: 970 sq meters

Scale 1:500

Drawing No. BVES A4 Misc

Fredrick Morfill House, 69a&b Bounds Green



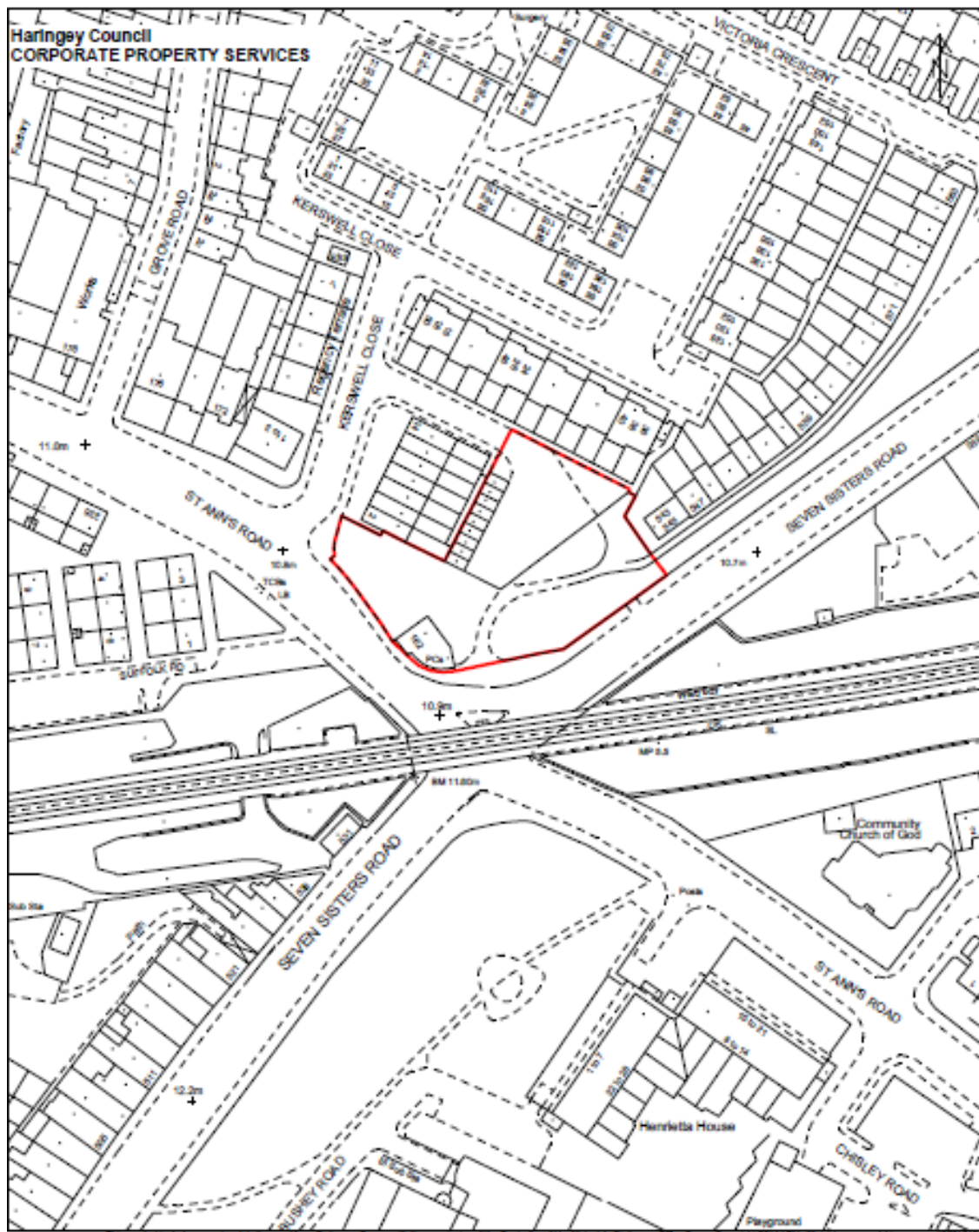
This document is a reproduction of the original map as shown on the Ordnance Survey website with the permission of the Controller of the Map. It is not a substitute for the original map. All rights reserved. Licence no. 1000 8188

HARINGEY COUNCIL OWNERSHIP
Fredrick Morfill House
N22 8DF

Scale 1:500

Site area: 0.031 ha

Kerswell Close



Land at Kerswell Close
(Junction with Seven Sisters Road)
Tottenham
LONDON
N15 5HT

Red verging - Extent of site

Deed packet no. : Freehold 6193

Title no. : Freehold EGL163230

Site area in hectares : 0.2360 ha

CPM no. Commercial file ref.

Overlay : HSS - misc.

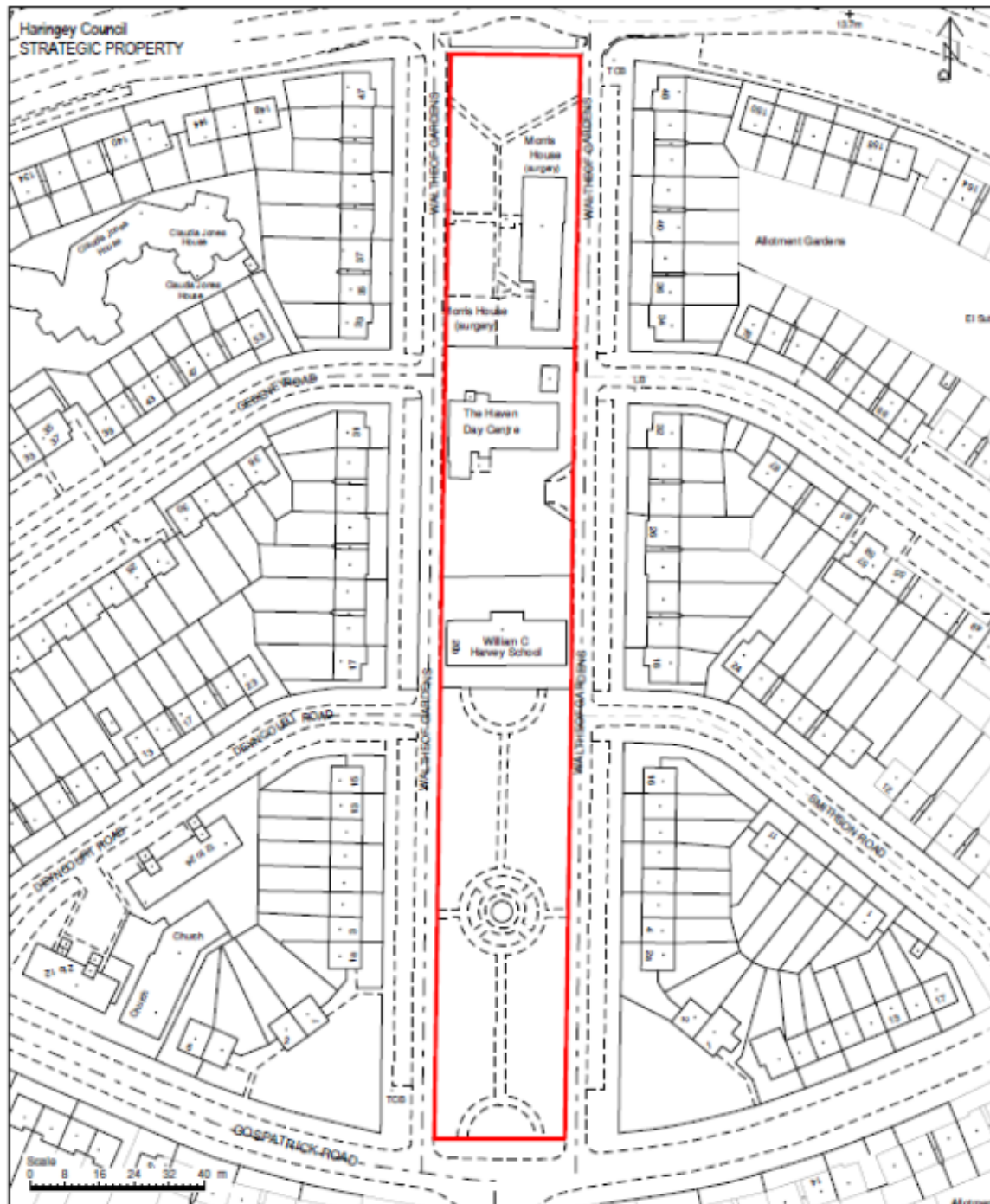
Plan produced by Janice Dabinett on 07/03/2014

Scale
0 8 16 24 32 40 m

Scale 1:1250

BVES Drawing no. A4 2773

Waltheof Gardens



This product includes mapping data sourced from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office Crown Copyright 2019 LBN. All rights reserved. Licence no. 100019199

WALTHEOF GARDENS,
LONDON
N17 7DN

Red verging - Site Boundary

Overlay : Hss - Misc

Plan produced by Sean Purcell on 31/05/2019

Scale 1:1250

Drawing No. BVES A4 Misc

Chettle Court



This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright 2019 LBN. All rights reserved. Licence no. 100019108

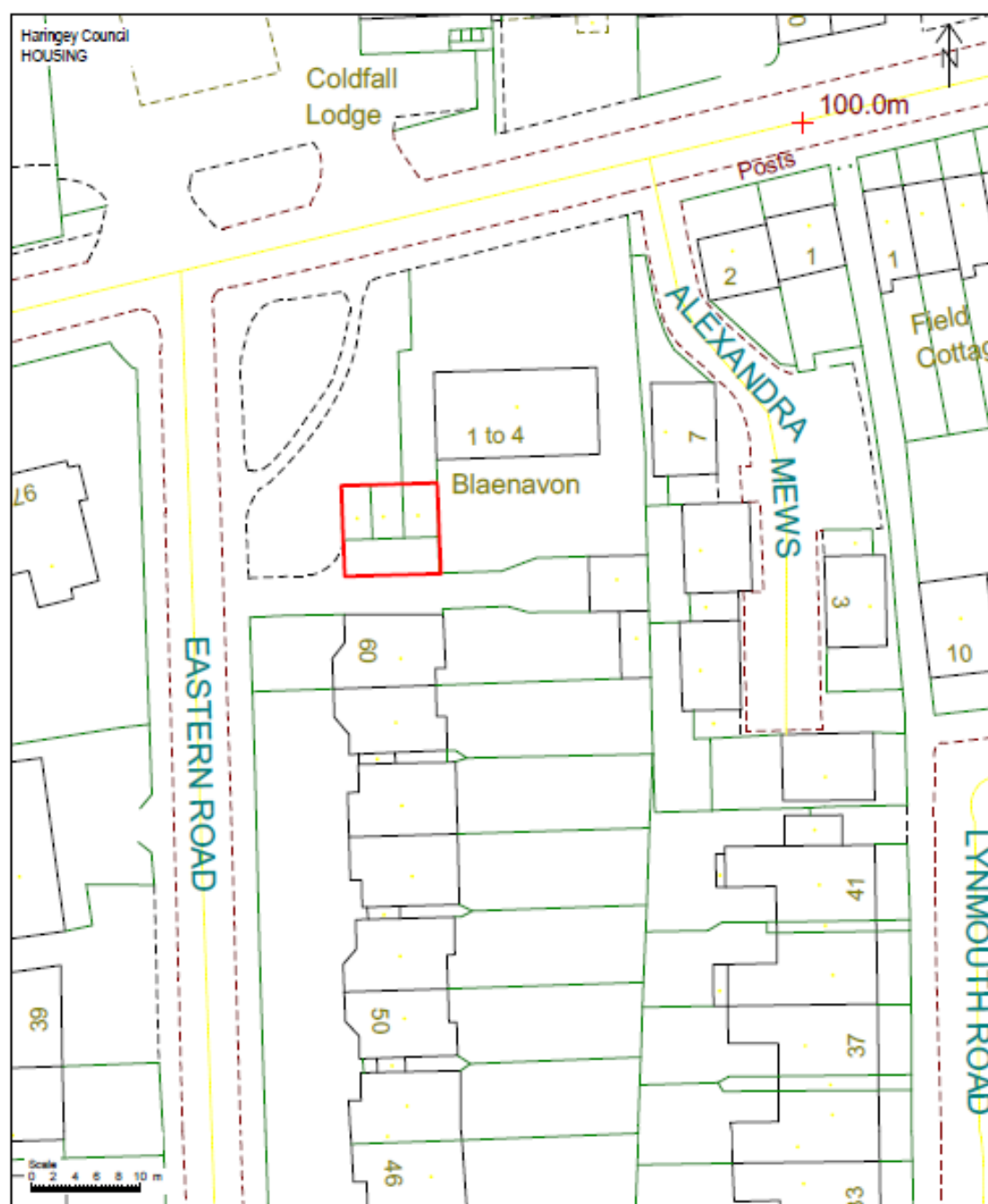
Chettle Court
Ridge Road
London
N8 9NX

Red Line - Site Boundary

Ward: Stroud Green
Overlay: HSC - Misc
Plan produced by Shannon Francis on 14/05/2020

Deed packet no. :
Title no. :
Area: 1.6778 ha
Scale 1:1750
Drawing No. BVES A4

Blaenavon Garages



This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright 2019/2020. All rights reserved. Licence no. 100019108

Blaenavon Garages
Fortis Green
London
N2 9HT

Red Line - Site boundary

Ward: Fortis Green

Overlay: HSc - Misc

Plan produced by Shannon Francis on 07/05/2020

Deed packet no. :

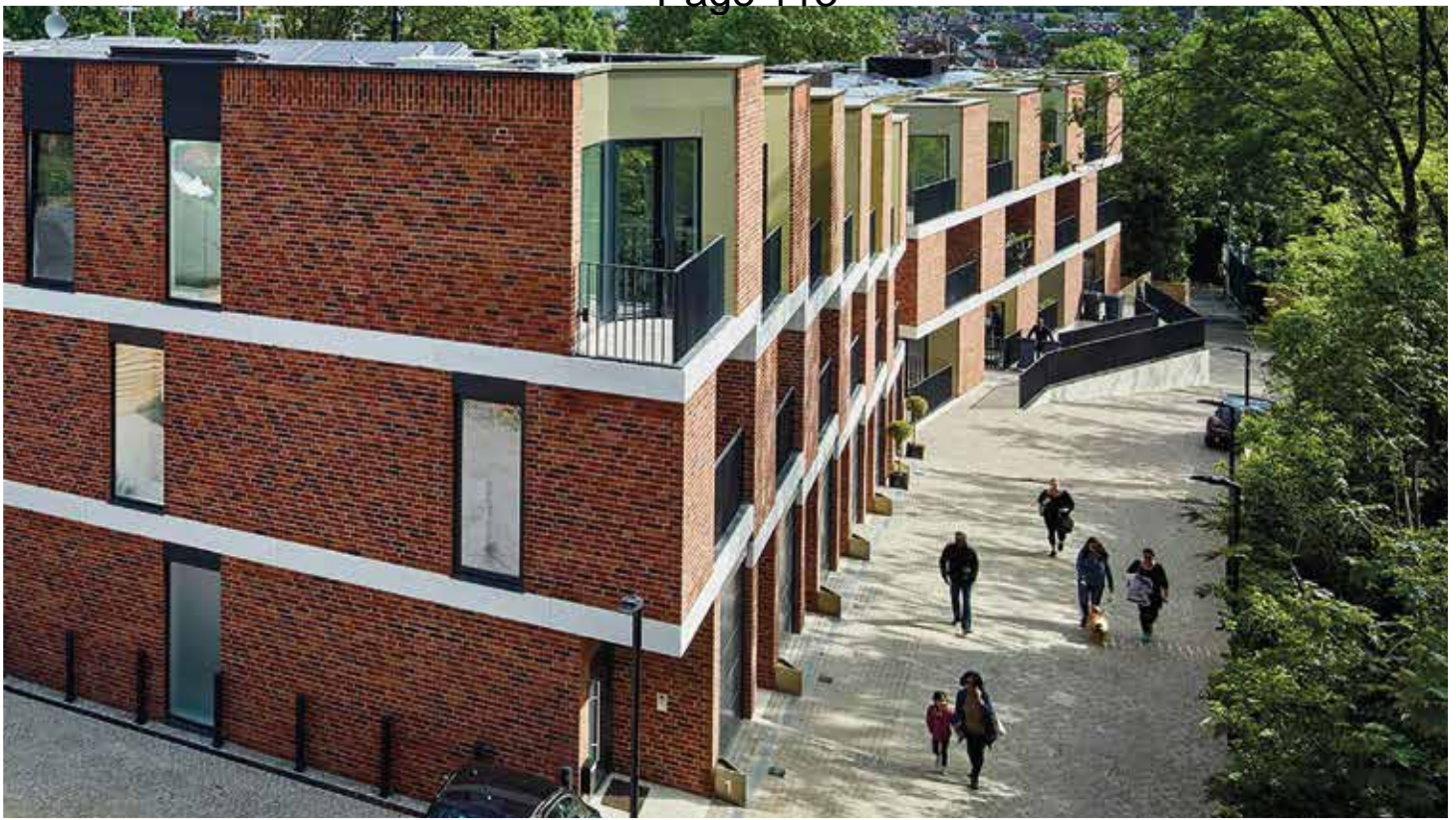
Title no. :

Area: 0.0074 ha

Scale 1:500

Drawing No. BVES A4

This page is intentionally left blank



Good Design for Quality New Council Homes in Haringey

Housing is one of our top priorities

The Council wants to be a place that offers opportunity for all. To make that happen, the first job is to ensure that every person and family has a home which is safe and comfortable, genuinely affordable, and theirs for as long as they want it.

For many of those in greatest need, a council home offers the only real chance of putting down roots in Haringey.

That's why Haringey Council are delivering a new generation of council homes in the borough.

Our ambition is to deliver 1,000 new council homes by 2022.

Quality Homes for All

When building new council homes, it is important to take a long-term view and to consider good design as an investment in people's quality of life and wellbeing. Inherent to this challenge is to ensure that the new housing built is well designed and will meet the needs of current and future residents. The Council has a unique opportunity to create new homes that:

- make a positive contribution to its neighbourhood and safer places
- have longevity and reduces running costs
- meet or exceed carbon reduction and sustainability objectives
- reduce fuel poverty
- are well laid out and pleasant to live in, and
- are designed (and constructed) internally and externally to the highest possible standards.

The Housing Design Principles

As part of this commitment to delivery, the council has prepared a document 'Housing Design Principles for High Quality Homes in Haringey'. It is a high-level framework of eight Design Principles with supporting criteria to ensure new housing will deliver high quality homes in neighbourhoods that are safe, accessible, and promote wellbeing. The intention is to set out the council's ambition to achieving good design in all new housing projects and ensure the good design principles are applied to all new council housing projects as they are developed – from the procurement of architectural designers, through to the construction of the council housing developments.

Haringey

Housing Design Principles



1. Sustainable, Healthy and Long- Lasting

Homes are sited and designed to maximise passive design and built using innovative construction techniques that make use of high-quality environmentally sustainable materials supporting responsible long-term use and built to the Net Zero Carbon standards across the housing portfolio.



2. Easy and Affordable to Maintain

Homes and buildings have longevity, generate savings on service charges for its residents and building managers, and use high-quality materials which are easy to maintain, repair, and replace within longer periods of time.



3. Respect the Neighbourhood

Housing design is sensitive and positively responds to all attributes of the local area and ensures the development respects and enhances the area's character and identity to fit comfortably into the streetscape.



4. Provide Quality Outdoor Spaces

Homes have good, direct and convenient access to on-site communal open space to support connectivity, play and socialisation between residents. All homes have direct access to high quality private outdoor space generous enough for regular use, with adequate levels of sunlight.



5. Safe, Secure and Friendly

All outdoor areas, paths and routes have adequate lighting and are passively overlooked in order to promote safer and secure spaces.



6. Well-Designed and Intuitive

Buildings are visually attractive with a clear and distinctive form, easily identifiable entrances, and simple transitions between public and private spaces to ensure residents and visitors can easily understand and navigate the development and feel comfortable doing so.



7. Layouts for Family Living and Changing Households

Homes and residential buildings have functional and flexible layouts capable of accommodating a range of families and lifestyles within a well-lit, comfortable, private, safe and welcoming environment.



8. Easy Access to Bikes, Bins, Parking and Servicing

On-site services for residents are conveniently located, facilitate easy and secure access, and are integrated efficiently and with minimal visual impact within the development.

Report for **Cabinet 16th June 2020**

Title: **Selective Property Licensing - Request to commence consultation**

Report

authorised by: Stephen McDonnell, Director of Environment and Neighbourhoods

Lead Officer: Lynn Sellar, lynn.sellar@haringey.gov.uk, 020 8489 5521

Ward(s) affected: White Hart Lane, Northumberland Park, Bruce Grove, Seven Sisters, Tottenham Hale, Tottenham Green, St Ann's, West Green, Harringay, Noel Park, Bounds Green, Woodside, Hornsey, Stroud Green,

Report for Key Decision:

1. Describe the issue under consideration

- 1.1 Part 3 of the Housing Act 2004 gives Local Authorities the power to designate an area or areas within its district as being subject to Selective Licensing. Selective Licensing is a discretionary licensing tool aimed to assist a Local Authority to regulate the private letting of houses, where there are concerns of anti-social behaviour, low housing demand, poor property conditions, high crime, high levels of deprivation or high migration.
- 1.2 A designation cannot come into force without confirmation by the Secretary of State unless it falls within the terms of a general approval. In either event, consultation is statutorily required.
- 1.3 This report seeks a decision from Cabinet to carry out statutory public consultation exercise in relation to the designation of two areas within the borough, as set out in paragraphs 1.6 and 1.7 below, which will be subject to Selective Property Licensing.
- 1.4 Consultation will commence when we are able to do so effectively, in line with guidance and using the best practice measures that are available to us to ensure it is completed comprehensively and in line with our legal duties.
- 1.5 The Council are proposing to introduce selective licensing in two areas, one in the east of the borough and one in the west in order to tackle the following issues:
 - a) Anti-social behaviour in relation to Environmental Crime
 - b) Poor housing condition
 - c) The impact of high levels of deprivation.
- 1.5.1 In order to designate an area as subject to property licensing the area must have a private rented sector that is equal to or above the national average of 19%.

These issues cover three out of the 6 statutory grounds that selective licensing may be brought into address.

- 1.6 Proposed Designation 1; would cover an area which includes 12 wards all within the east of the borough (see map appendix 1). These 12 wards have supporting evidence obtained through data analysis that there is a significant prevalence of the issues identified in paragraph 1.3 above within these wards.
- 1.7 Proposed Designation 2; would cover 2 wards in the west of the borough, Stroud Green and Hornsey (see map appendix 1). There are strong qualifying criteria that these wards meet 2 of the criteria outlined in paragraph 1.3 in relation to poor housing condition and deprivation. It is proposed for the reasons given in 1.8 below, that these wards should be considered separately.
- 1.8 Having benefited from reviewing other local authorities' schemes and their submissions to Secretary of State, two separate designations are proposed so that each can be considered on its own merits.
- 1.9 As part of the consultation exercise, the Local Authority must present evidence to support the proposal to designate an area within the borough as requiring Selective Licensing. A report set out at Appendix 3 lays out the legal qualifying criteria and the evidence base to support this. Appendix 3 (Evidence Base) will form part of the consultation exercise.
- 1.10 The consultation will be carried out over a minimum 10-week period. A final report detailing the analysis of the consultation feedback and any recommendations will be presented to Cabinet and will then be subject to Secretary of State Approval.

2. Cabinet Member Introduction

- 2.1 Haringey has a population of 282,904 residents and a housing stock of 109,000 dwellings. Traditionally it is a borough which has had a very high level of privately rented properties. Current estimates are that Haringey's private rented sector has grown by 36% since the 2011 census and we predict that approximately 34% of Haringey residents are renting from a private landlord. Haringey has the third highest rate of households in Temporary Accommodation in London, and the population outnumbers the availability of housing by approximately 12,000 people, an upward trend which is likely to continue given the huge need and the current lack of affordable public sector housing.
- 2.2 The private rented sector provides a much needed and valuable source of accommodation for the wide range of individuals, and increasingly families, that require this type of accommodation. It is vital that these properties are effectively regulated to ensure they are safe and compliant with environmental and other regulations. The landlord licensing scheme proposed in this report provides the regulatory framework to support the many good landlords in Haringey, whilst also providing the powers for officers to tackle the rogue landlords who do not comply. The scheme will also enable the Council to know who owns and manages these properties through the issuing of licenses to operate.

3. Recommendations

That Cabinet:

- 3.1 Authorise the Director for Environment and Neighbourhoods, in consultation with the Cabinet Member for Housing and Estate Renewal, to finalise and commence (when appropriate – see 1.4) statutory consultation on a proposal to designate two areas within the borough for selective licensing as described at 6.4 and Appendices 1 & 2 together with:

- 3.1.1 The proposed fees and charges in Appendix 5

- 3.1.2 The proposed Standard Licensing Conditions in Appendix 4.

- 3.2 Notes that following the consultation a further report will be presented to cabinet for final decision before making, a referral to Secretary of State for approval.

4. Reasons for decision

- 4.1 The private housing market is a growing sector which is reflected within Haringey. Recent local research has identified that the Private Rented Sector (PRS) in Haringey has grown by 36% since the census in 2011. This market offers a housing need that Haringey values and wants to see as strong, healthy and vibrant. Our aim is for a better private rented sector that offers security, stability and decency for its tenants.

- 4.2 We wish to ensure that the sector is encouraged to meet, in a professional way and with decent quality accommodation, the demands placed upon it by the wide range of tenants that it services.

- 4.3 As outlined in paragraphs 6.6, the impact of increased private renting in Haringey, has been significant. Anti-social behaviour, environmental crime, poor property condition and transient tenancies are outcomes which relate to a lack of property and tenant management. The result of this is a high demand on certain services within the Council.

- 4.4 Selective licensing would allow the local authority to regulate landlords to manage this sector more effectively. There are a number of factors through which selective licensing helps to achieve effective change:

- It focuses resources on areas of concern whilst simultaneously generating revenue to contribute to the costs involved.
- It provides clearly defined offences (licensed/unlicensed) which simplifies enforcement - and where a landlord is intentionally operating without a licence it is highly likely the inspection process will uncover further offences.
- There is no 24-hour notice requirement for access before an inspection for licensing purposes. This is particularly important where criminal ('rogue') landlords are present.
- The proactive inspection approach frequently brings other problems to light.

- Licensing provides a clear driver for effective engagement between landlords and local authorities and drives up landlord awareness of their responsibilities.
 - The pre-designation process focuses local authority minds on the development of clear, transparent and robust enforcement practices.
 - Selective licensing encourages the development of effective intelligence gathering mechanisms to support compliance by identifying unlicensed properties and then targeting those problematic properties.
 - Promotion of joint working within the authority and other agencies - fire and rescue service, police, border control/immigration, social services, HMRC etc.;
- 4.5 Selective Licensing applications require local authorities to first demonstrate the evidence for their concerns as well as look at alternative approaches and consult widely.
- 4.6 New data analysis on our private rented sector has been undertaken using property intelligence held by the Council and other agencies to profile our private housing sector. This has enabled us to further demonstrate the evidence which supports this intelligence. It also allowed us to consider the alternative options available and the outcome of using these within our current policy and procedures. A detailed report on this can be found in Appendix 3 (Evidence Base). A summary of the main evidence is detailed in paragraph 6.6.
- 4.7 The evidence supports our view that poor property conditions and anti-social behaviour are affecting the borough. Linked with the impact of deprivation as identified by the Government's Indices of Multiple Deprivation (IMD) 2019 outcomes, we believe the data justifies a selective licensing scheme in the proposed designations within Haringey. The selective licensing tool can be used not only to improve poor quality accommodation but can also have a positive impact for people living within an area of high density privately rented accommodation. The delivery of positive outcomes against these targets will be the focus of this scheme.
- 4.8 Where the proposed designation covers either 20% of the total geographic area of the authority or 20% of the total privately rented stock (based on census figures), the designation requires approval by the Secretary of State.
- 4.9 Following this consultation exercise a final proposal will require Council Cabinet Approval and a separate report to MCHLG Secretary of State for their final authorisation.
- 5. Alternative options considered**
- 5.1 **Do nothing and continue with existing legal powers -**
Existing powers available to the Council are largely reactive with officers responding to tenants' complaints. It is believed that many tenants are reluctant

to complain through fear of retaliatory eviction. Although current enforcement activity has been successful in remedying problems in individual dwellings, it is not felt to have raised the standard of private sector dwellings as a whole.

- 5.2 **Voluntary Accreditation** - Although the voluntary accreditation scheme is helpful in driving up standards, it relies on the willingness of landlords to sign up to it. It is likely therefore that conscientious landlords will continue to support the scheme, but that poor landlords will remain difficult to identify and will avoid joining the scheme, preferring instead to operate with the minimum regulation.

6. Background information

- 6.1 Under the Housing Act 2004, there are three forms of licensing relating to private sector housing available to local authorities:

a) Mandatory Licensing of certain HMOs

All local authorities are obliged to run a licensing scheme covering Houses in Multiple Occupation (HMOs) that are occupied by five or more people who are not living together as a single household.

b) Additional Licensing – HMO

Local authorities can introduce a discretionary additional scheme for other types of HMOs not subject to mandatory licensing in part or whole of the area within its district.

c) Selective Licensing

A discretionary selective licensing scheme covers all other private sector dwellings and can be introduced in part or whole of the borough.

- 6.1.1 Haringey has had successful property licensing schemes in the past aimed at HMOs. There is currently in place a borough-wide licensing scheme for HMOs.

- 6.1.2 Our learning from these schemes has allowed us to identify what makes a successful licensing scheme. A successful Selective Licensing scheme will require the following: -

- Careful planning, in particular with respect to anticipated costs and also to mitigate the potential impact of underestimating the number of licensable properties;
- Well thought through and diligent approach to evidence gathering and consultation;
- A realistic approach to area definition with boundaries carefully drawn to focus on areas with demonstrable problems, although it was clear that problems could genuinely be district wide in some authorities;
- Licensing forming part of a wider suite of community-based measures aimed at effecting change consistent with the aims and objectives of selective licensing, with a clear political will to support the scheme;

- Effective engagement with both landlords and tenants, but especially raising, through dialogue and training, landlord awareness of their responsibilities;
- An inspection regime that is robust, consistent and targeted – dealing with contraventions firmly but fairly, where possible dealing with the worst first;
- Regular and open publication of progress against targets and outcomes - this encourages trust and support from stakeholders;

6.1.3 A licensing scheme designation lasts for 5 years from the date the designation becomes operational. A scheme may be renewed following the appropriate legal authorisations.

6.1.4 Property Licensing denotes through a prescribed process how a property should be controlled and managed. This is monitored through the property licence by Council Officers.

6.2 Subject to limited exemptions, a valid licence must be held by the appropriate responsible person, typically the landlord or managing agent in respect of all privately rented properties in such a designated area.

6.2.1 A licence holder must be fit and proper, the property must meet all legal standards, be in good condition and managed effectively.

6.2.2 All of these requirements are stipulated as 'conditions' of holding a property licence. It is an offence for a licence holder to fail to comply with any of the licence conditions throughout the licence period. Failure to licence or comply with licence conditions can result in civil penalty enforcement or prosecution. (See Appendix 5 for full details of the selective licensing conditions)

6.2.3 The legislation allows Local Authorities to set and charge an appropriate fee to Licence applicants. The fee must be reasonable and reflective of the scheme in operation. Following recent case law, the fee is now required to be paid in two parts. Part A, which covers the processing of the application and the remainder, Part B, which can support the associated costs of compliance with the Licensing Conditions. All Selective licence fee income is ring fenced for the administrative and operational cost of operating the licensing scheme. (See appendix 4 for the proposed fee structure)

6.3 **Qualifying Conditions for Selective Licensing.**

6.3.1 Selective Licensing is an additional tool that local authorities can seek approval to use alongside their normal enforcement powers in order to target specific issues that are affecting the local authority and its community.

6.3.2 In order for selective licensing to be considered one or more of the following 6 statutory grounds have to be met:

- i. Is an area of low housing demand (or is likely to become such an area)

- ii. Is experiencing a significant and persistent problem caused by anti-social behaviour and that some or all of the private landlords letting premises in the area are failing to take appropriate action to combat that problem.
- iii. Is experiencing poor property conditions in the privately rented sector.
- iv. Is experiencing or has recently experienced an influx of migration and the migrants occupy a significant number of properties in the privately rented sector.
- v. Is suffering high levels of deprivation affecting those in the privately rented sector.
- vi. Is suffering high levels of crime affecting those in the privately rented sector.

6.3.3 A local housing authority may only make a designation if the area to be considered has a high proportion of property in the private rented sector. In England this is 19% of the total housing stock.

6.3.4 The Housing Act 2004 also requires the local authority to demonstrate the following outcomes as part of its process of delivering a selective licensing initiative. (see appendix 2 for further details):

- Ensure that the exercise of the power is consistent with their overall Housing Strategy.
- Adopt a coordinated approach in connection with dealing with homelessness, empty properties and anti-social behaviour affecting the private rented sector as regards combining licensing with other action taken by them or others.
- Consider whether there are any other courses of action available to them (of whatever nature) that might provide an effective method of achieving the objectives that the designation would be intended to achieve.
- Consider that the making of the designation when combined with other measures taken by the authority alone or with other persons will significantly assist them to resolve the problem identified (whether or not they take any other course of action as well).
- Take reasonable steps to consult persons who are likely to be affected by the designations and consider any representations made.

6.4 **Our proposal**

6.4.1 It is our proposal to introduce selective licensing under the following statutory grounds; -

Criterion 1 - A significant proportion of the stock is privately rented.

Criterion 2- Poor property conditions in the private rented sector.

Selective licensing can be used to tackle issues of poor property condition when it is identified that,

- a significant number of properties in the private rented sector are in poor condition and
- are adversely affecting the character of the area and/ or
- the health and safety of their occupants.

Criterion 3 – Anti-Social Behaviour

Areas within the borough that are experiencing a significant and persistent problem caused by anti-social behaviour and that some or all of the private landlords letting premises in the area are failing to take appropriate action to combat that problem.

Criterion 4 – High levels of deprivation.

Areas within the borough are suffering high levels of deprivation affecting those in the private rented sector.

6.4.2 The areas within the borough that are experiencing the significant impact of the above and that will therefore be subject to selective licensing will be covered by two designations.

- Designation 1 - will include 12 wards all to the east of the railway line (See Appendix 1)
- Designation 2 will include 2 wards in the west of the borough Hornsey and Stroud Green. (See Appendix 2)

6.4.3 As noted in paragraph 1.8 the reason for having two designations is to ensure that each designation area is considered on its own merits according to the evidence base for each designation. Consulting on both will allow us to ascertain if this is right for the borough and will provide supporting evidence for any Secretary of State decision.

6.4.4 These designations aim to compliment the borough-wide licensing scheme that is in place for HMOs, by ensuring that all privately rented accommodation within the designated areas are fit for purpose and well managed despite their property make up.

6.4.5 The type of property that will be subject to selective licensing will be any privately rented dwelling that contains a single household. A single household can be defined as the following: -

- a family, e.g. a couple (whether married or not and including same-sex couples) or
- persons related to one another
- an employer and certain specified domestic employees, a carer and the person receiving care a foster parent and foster child.

6.5 Methodology.

6.5.1 The council have worked with Metastreet Ltd who have developed a stock-modelling approach based on metadata and machine learning to provide insights about the prevalence and distribution of a range of housing factors.

6.5.2 The Tenure Intelligence (Ti) approach has been used by a number of councils to understand their housing stock and relationships with key social, environmental and economic stressors.

6.5.3 The housing models are developed using unique property reference numbers (UPRN) as keys, which provide detailed analysis at the property level. Data records used to form the foundation of this data include:

- Council tax
- Housing benefit
- Electoral register
- Private housing complaints and interventions records
- Other council interventions records
- ASB complaints and interventions records
- Experian Mosaic records & Energy Performance data

6.5.4 For each criteria metadata was used to evidence the quantity and significance of the issue.

Criterion 1

Designations must have a significant proportion of its housing stock as PRS. To be significant it must be equal to or above the national average of 19%.

Criterion 2- Poor property conditions in the private rented sector.

Selective licensing can be used to tackle issues of poor property condition when it is identified that,

- a significant number of properties in the private rented sector are in poor condition and
- are adversely affecting the character of the area and/ or
- the health and safety of their occupants.

If an area is experiencing the above, as part of a wider strategy to tackle housing conditions, the local housing authority may consider it appropriate to make a selective licensing scheme so that it can prioritise enforcement action, whilst ensuring through licence conditions that the properties are properly managed to prevent further deterioration.

Criterion 3 – Anti-Social Behaviour

Areas within the borough that are experiencing a significant and persistent problem caused by anti-social behaviour and that some or all of the private landlords letting premises in the area are failing to take appropriate action to combat that problem. In considering whether the area is suffering from anti-social behaviour which a landlord should address, regard must be had as to whether the behaviour is being conducted within the curtilage of the rented property or in its immediate vicinity and includes (but not limited to) acts of:

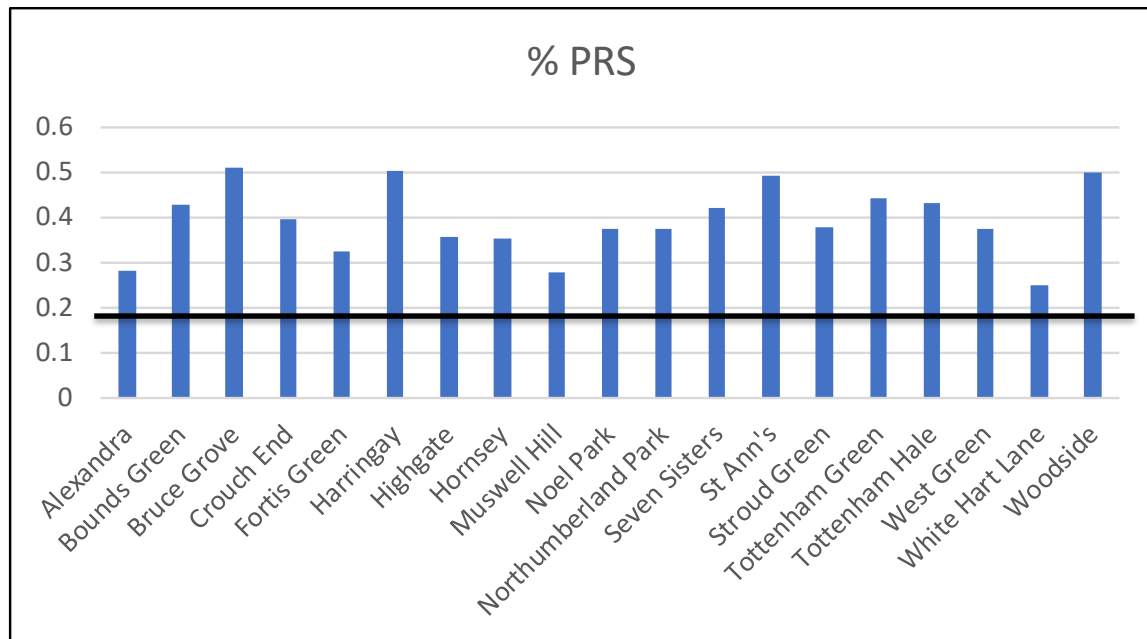
- intimidation and harassment of tenants or neighbours;
- noise, rowdy and nuisance behaviour affecting persons living in or visiting the vicinity;
- animal related problems;
- vehicle related nuisance;
- anti-social drinking or prostitution;
- illegal drug taking or dealing;
- graffiti and fly posting;
- and litter and waste within the curtilage of the property.

Criterion 4 – High levels of deprivation.

Areas within the borough are suffering high levels of deprivation affecting those in the private rented sector. The Indices of Multiple Deprivation 2019 (ID2019) are the Government's primary measure of deprivation for small areas (known as LSOAs) in England. The Index of Multiple Deprivation (IMD), combines measures across seven distinct aspects of deprivation. The measures once combined provide an area with a ranking from 1-8, with 1 being the most deprived.

6.6 The Evidence

- 6.6.1 Evidence of Criterion 1- A Significant Proportion of the stock is privately rented.
- 6.6.2 Stock Profile analysis carried out by Metastreet indicates that the borough overall has just under 109,000 dwellings.
- 6.6.3 Of these the private rented sector makes up 40%. This data suggests that the private rented sector in Haringey has grown by 36% since the last census in 2011 from 32,000 to 43,000.
- 6.6.4 This data provides the evidence that all wards within the borough exceeds the national average of 19% and can therefore be considered as having a significant level of privately rented accommodation within its overall housing stock.
- 6.6.5 This graph below shows the % of privately rented stock in each ward across the borough. The black line donates the national 19% threshold. For the purposes of this legal stipulation all wards within Haringey can be considered for the inclusion within a selective Licensing scheme in Haringey.



6.6.6 Criterion 2. Levels of poor housing condition

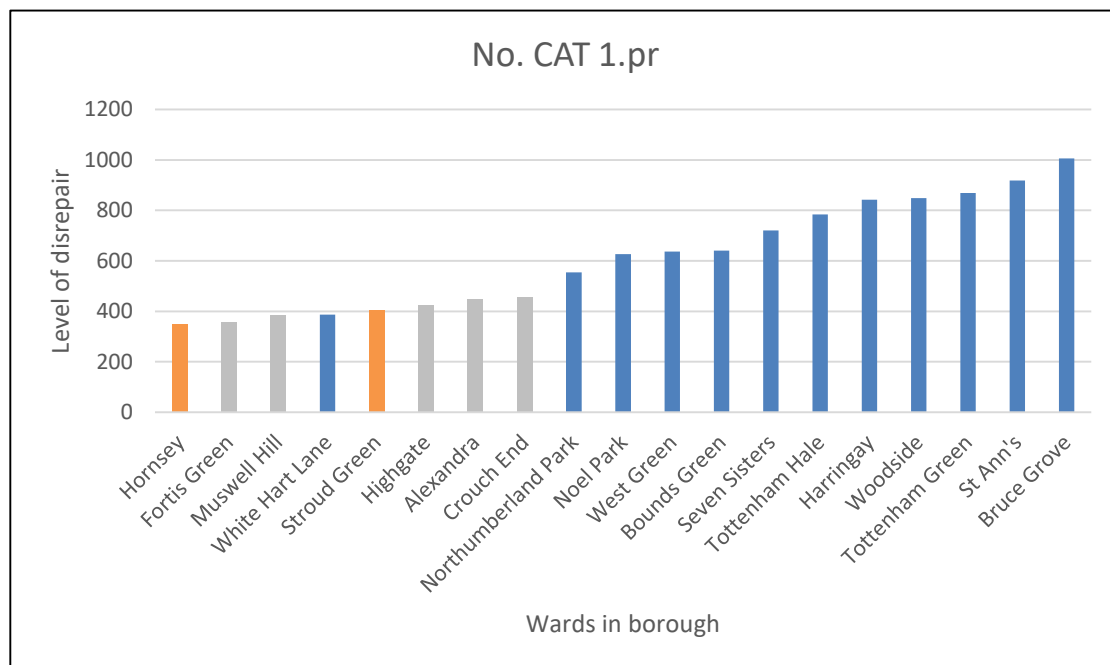
Predictive modelling has been used to identify property within the PRS that is likely to be in poor housing condition. The Housing Act 2004 uses a Housing Health and Safety Rating System (HHSRS) to categorise the types of hazards identified at a property that are likely to cause risk of harm. Property with category 1 hazards are serious enough to require enforcement action.

6.6.7 The graph below shows the number of privately rented dwellings that are predicted to be in poor property condition within each ward in Haringey. The graph shows the wards which are likely to be affected by the incidence and spread of serious category 1 housing hazards from the lowest number of incidence to the highest. The prevalence of category 1 hazards is significant in all wards with those in designation 1 being the most serious.

6.6.8 Hornsey and Stroud Green wards within designation 2 also have significant incidence of category 1 hazards, although not as prevalent as the other wards in conjunction with the prevalence of ASB and deprivation. Hornsey and Stroud Green remain areas of significant concern.

6.6.9 The bars within the graph are colour coded to identify those which would be within designation 1 and those within designation 2. Those bars that remain grey are not included within the selective licensing scheme.

- Designation 1 wards are depicted with a blue bar
- Designation 2 wards are depicted with an orange bar
- Those not included within selective Licensing scheme designations are coloured grey.



6.6.10 Criterion 3. ASB and Environmental Crime

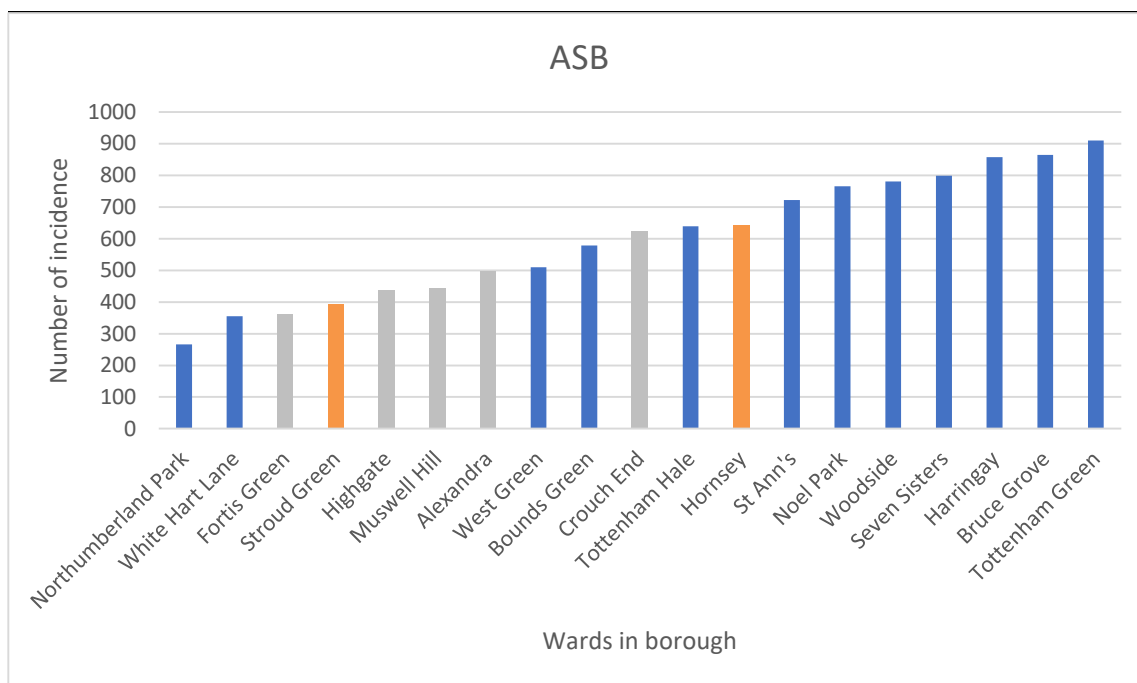
For the purposes of the data modelling environmental ASB was used to determine the number of ASB incidents that a ward had experienced. The graph shows there is a high level of ASB incidence across the wards

6.6.11 Designation 1 – Northumberland Park and White Hart Lane wards have the lowest incidence of all wards in the borough. This could be equated to the lack of reporting to the council about incidences of ASB as both wards have a high levels of social stock within these wards. It is likely that Homes for Haringey clear and deal with many of the incidence of ASB as part of their estate maintenance and cleansing routines.

6.6.12 Designation 2 – Stroud Green and Hornsey remain wards with a high incidence of ASB.

6.6.13 The bars within the graph are colour coded to identify those which would be within designation 1 and those within designation 2. Those bars that remain grey are not included within the selective licensing scheme.

- Designation 1 wards are depicted with a blue bar
- Designation 2 wards are depicted with an orange bar
- Those not included within selective Licensing scheme designations are coloured grey.



6.6.14 Criterion 4. Areas affected by deprivation

6.6.15 Selective licensing can also be made when areas within the borough are suffering high levels of deprivation affecting those in the private rented sector. The Indices of Multiple Deprivation 2019 (ID2019) are the Government's primary measure of deprivation for small areas (known as LSOAs) in England.

6.6.16 Haringey is a borough with high deprivation levels. It is the 4th most deprived borough in London, and 49th most deprived in England (of 317), when measured by Indices of Multiple Deprivation (IMD). This is particularly in the case in the east of the borough – over half of the Lower Super Output Areas (LSOAs) in the east are in the 20% most deprived in the country. By contrast, in Highgate, Fortis Green, Muswell Hill, Alexandra and Crouch End there are no LSOAs in this category.

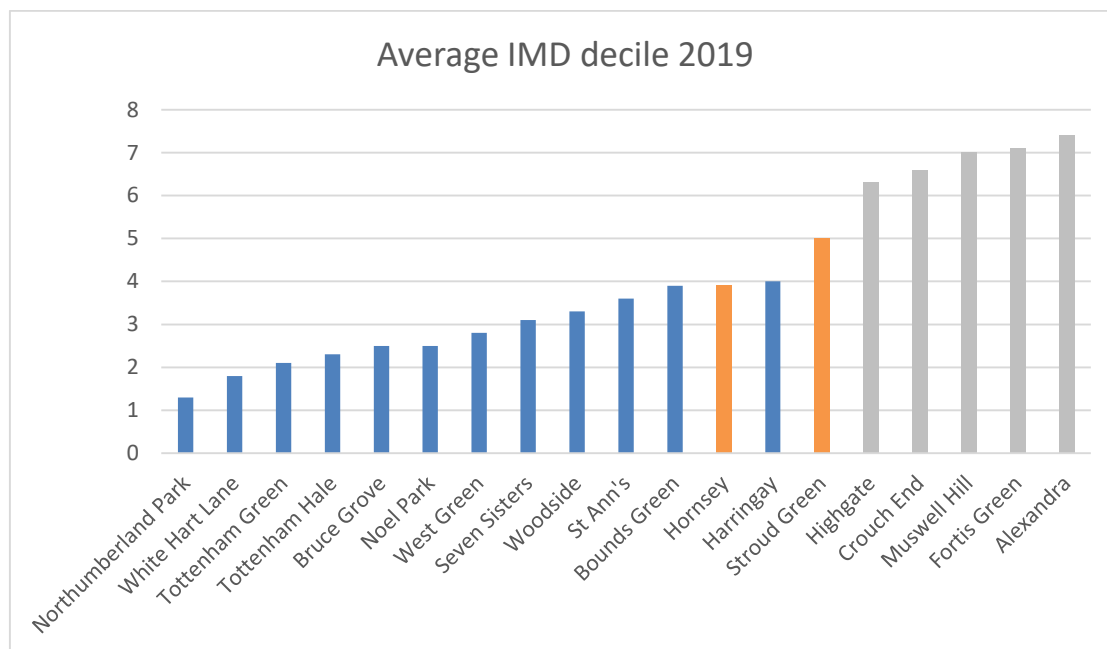
6.6.17 The Index of Multiple Deprivation (IMD), combines measures across seven distinct aspects of deprivation:- Income, Employment, Education, Health, Crime, Barriers to Housing and Living Environment.

6.6.18 These measures once combined provide an area with a ranking from 1-8, with 1 being the most deprived.

6.6.19 The chart of IMD shown below shows clearly that all wards other than Stroud Green, Highgate, Crouch End, Muswell Hill, Fortis Green and Alexandra are amongst the 40% most deprived in the UK. Stroud Green is ranked at 5.0 so just on the half way marker. Due to the other issues associated with Stroud Green in relation to Property Condition and ASB and with it being ranked at 5 it is being included for consideration along with Hornsey in designation 2.

6.6.20 The bars within the graph are colour coded to identify those which would be within designation 1 and those within designation 2. Those bars that remain grey are not included within the selective licensing scheme.

- Designation 1 wards are depicted with a blue bar
- Designation 2 wards are depicted with an orange bar
- Those not included within selective Licensing scheme designations are coloured grey.



6.6.21 Conclusion

6.6.22 The evidence base demonstrates that in relation to the percentage of PRS in our borough all wards meet this threshold and could be included within a designation. However, the analysis in relation to the other qualifying criteria of poor property condition, high incidence and prevalence of ASB linked with the levels of deprivation exclude Highgate, Crouch End, Muswell Hill, Fortis Green and Alexandra from being included. This can be identified clearly in the table below.

Ward	% PRS	Poor property Condition	Significant and persistent ASB	IMD ranking
Northumberland Park	37.5%	✓	✓	1.3
White Hart Lane	24.96%	✓	✓	1.8
Tottenham Green	44.14%	✓	✓	2.1
Tottenham Hale	43.21%	✓	✓	2.3
Bruce Grove	51.12%	✓	✓	2.5
Noel Park	37.37%	✓	✓	2.5

West Green	37.56%	✓	✓	2.8
Seven Sisters	42.13%	✓	✓	3.1
Woodside	49.81%	✓	✓	3.3
St Anns	49.34%	✓	✓	3.6
Bounds Green	42.8%	✓	✓	3.9
Hornsey	35.33%	✓	✓	3.9
Harringay	50.15%	✓	✓	4.0
Stroud Green	37.66%	✓	✓	5.0
Highgate	35.71%	✓	✓	6.3
Crouch End	39.76%	✓	✓	6.6
Muswell Hill	27.99%	✓	✓	7.0
Fortis Green	32.30%	✓	✓	7.1
Alexandra	28.02%	✓	✓	7.4

6.6.23 Summary:

- All 14 wards proposed contain a high proportion of privately rented homes compared with the national average of 19%¹.
- Housing conditions in the areas selected are poor and the Council proposes to inspect them in order to take any necessary enforcement action.
- All 14 of the wards are experiencing a significant and persistent problem caused by antisocial behaviour, which some private sector landlords are failing to address.
- The link between poor housing condition, health and deprivation is very well evidenced. With all the wards selected suffering from deprivation and in some instances severe deprivation, tackling poor housing conditions in these areas will have a positive impact on the other socio-economic and health factor that are aligned to this.

6.7 Strategic outcomes

- 6.7.1 The proposal to introduce a selective licensing scheme supports the Council's key strategic aims, as outlined in the Borough Plan 2019-2023 and its Housing Priority.
- 6.7.2 It specifically supports the Housing Priority Outcome 3: to 'work together to drive up the quality of housing for everyone' Objective C 'improve the quality of private rented housing and the experience of those living it, including by expanding landlord licensing and associated enforcement'.
- 6.7.3 The broader benefits on the health of residents living in these homes and the reduction in anti-social behaviour which are expected to follow on from the introduction of a selective licensing scheme support the People Priority, specifically Outcome 7: 'all adults are able to live healthy and fulfilling lives, with dignity, staying active and connected in their communities' and the Place Priority, specifically Outcome 12: 'a safer borough'.

¹ English Housing Survey, Headline Report 2017-18

6.8 Consultation

- 6.8.1 Section 80 (9) of the Housing Act 2004 states that when considering designating an area for selective licensing the local housing authority must:
- take reasonable steps to consult persons who are likely to be affected by the designation, and,
 - consider any representations made in accordance with the consultation.
- 6.8.2 Local housing authorities are required to conduct a full consultation. This should include consultation of local residents, including tenants, landlords and where appropriate their managing agents and other members of the community who live or operate businesses or provide services within the proposed designation. It should also include local residents and those who operate businesses or provide services in the surrounding area outside of the proposed designation that will be affected. Local housing authorities should ensure that the consultation is widely publicised using various channels of communication.
- 6.8.3 Schemes which require confirmation from the Secretary of State are advised to consult for at least 10 weeks unless there are special reasons for not doing so.
- 6.8.4 The consultation should be informative, clear and to the point, so the proposal is readily understood. It should inform local residents, landlords, letting agents and businesses about the proposed designation, giving the reasons for proposing it, why alternative remedies are insufficient, demonstrating how it will tackle specific problems together with other specified measures, and describing the proposed outcome of the designation. It should also set out the proposed fee structure and level of fees the authority is minded to charge (if any). Consultees should be invited to give their views, and these should all be considered and responded to.
- 6.8.5 The consultation will be carried out according to social distancing measures with a full range of options considered to allow a consultation engagement programme that is both effective and legally compliant.
- 6.8.6 Once the consultation has been completed the results should then be published and made available to the local community. This should be in the form of a summary of the responses received and should demonstrate how these have either been acted on or not, giving reasons.

6.9 Licensing in the wider context

Haringey is bordered by or is neighbours with boroughs that have large scale licensing already in place, or are planning to introduce a scheme in the near future. Enfield, Waltham Forest, Hackney, Islington and Camden are boroughs which share similar issues. Strategically there is a need for Haringey to have scheme in place to prevent rogue landlords and ensure good management by Landlords, who operate across other boroughs and boundaries transferring their operations in to the borough. It also shows consistency with local authorities having the same expectations of their landlords.

title

Neighbouring Borough	Large Scale Selective Licensing	Large Scale Additional Licensing
----------------------	---------------------------------	----------------------------------

Waltham Forest	YES	Yes
Enfield	YES	YES
Hackney	NO [selective licensing in 3 Wards]	YES
Islington	NO	YES
Camden	YES	YES
Other boroughs		
Barking and Dagenham	YES	YES
Havering	NO	YES
Newham	YES	YES
Redbridge	YES	YES

7. Statutory Officers comments (Chief Finance Officer, Head of Procurement), Assistant Director of Corporate Governance, Equalities)

7.1 Director of Finance comments

- 7.1.1 The private sector housing market is growing and already high in Haringey, therefore, it is imperative this is strictly governed, and this scheme will help to ensure that happens.
- 7.1.2 The scheme will assist the Council to regulate private letting of houses where there are concerns of anti-social behaviour high levels of crime, helping to safeguard our poorest and most vulnerable residents.
- 7.1.3 The cost of the consultation is expected to be in the region of £20k and will be funded from existing budgetary resources. This will be off set against license fee income once the scheme is successfully implemented.
- 7.1.4 The licence fee is set based on the cost of administration and operation of the scheme over the five-year period.

7.2 Assistant Director for Corporate Governance

- 7.2.1 The Assistant Director of Corporate Governance has been consulted in the drafting of this report
- 7.2.2 Legal comments appear in the body of this report.
- 7.2.3 The Assistant Director of Corporate Governance sees no legal reason why Cabinet should not take the decision recommended.

7.3 Head of Procurement

- 7.3.1 Strategic Procurement notes the contents of this report; however, there are no procurement implications associated with the recommendations made in this report.

7.4 Equalities

- 7.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- 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.

- 7.4.2 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

- 7.4.3 The proposed decision is to authorise the finalisation and commencement of the statutory consultation on the proposal to introduce a selective licensing scheme for two designations within the borough, approve the proposed fees and charges, and approve the proposed Licensing conditions.

- 7.4.4 The people most likely to be affected by this decision are tenants living in private rented accommodation. An Equalities Impact Assessment (EqIA) has been carried out, attached to this report as an appendix, that notes that private rented sector tenants are more likely to be children or young adults, people with disabilities, people from BAME communities, and/or lone parents. The EqIA details the impact that the proposals can be expected to have on people who share the protected characteristics and concludes that they will likely have a positive impact in terms of housing quality.

- 7.4.5 Appropriate measures will be taken to remove any barriers to participation in the consultation for people who need reasonable adjustments. This will include, but not be limited to, a range of ways in which the consultation can be accessed and provision of consultation materials in alternate forms and languages on request.

8. Use of Appendices

- Appendix 1 Designation 1 Map
- Appendix 2 Designation 2 Map
- Appendix 3 Evidence Base
- Appendix 4 Selective Licensing Conditions
- Appendix 5 Fees and Charges
- Appendix 6 Equalities Impact Assessment

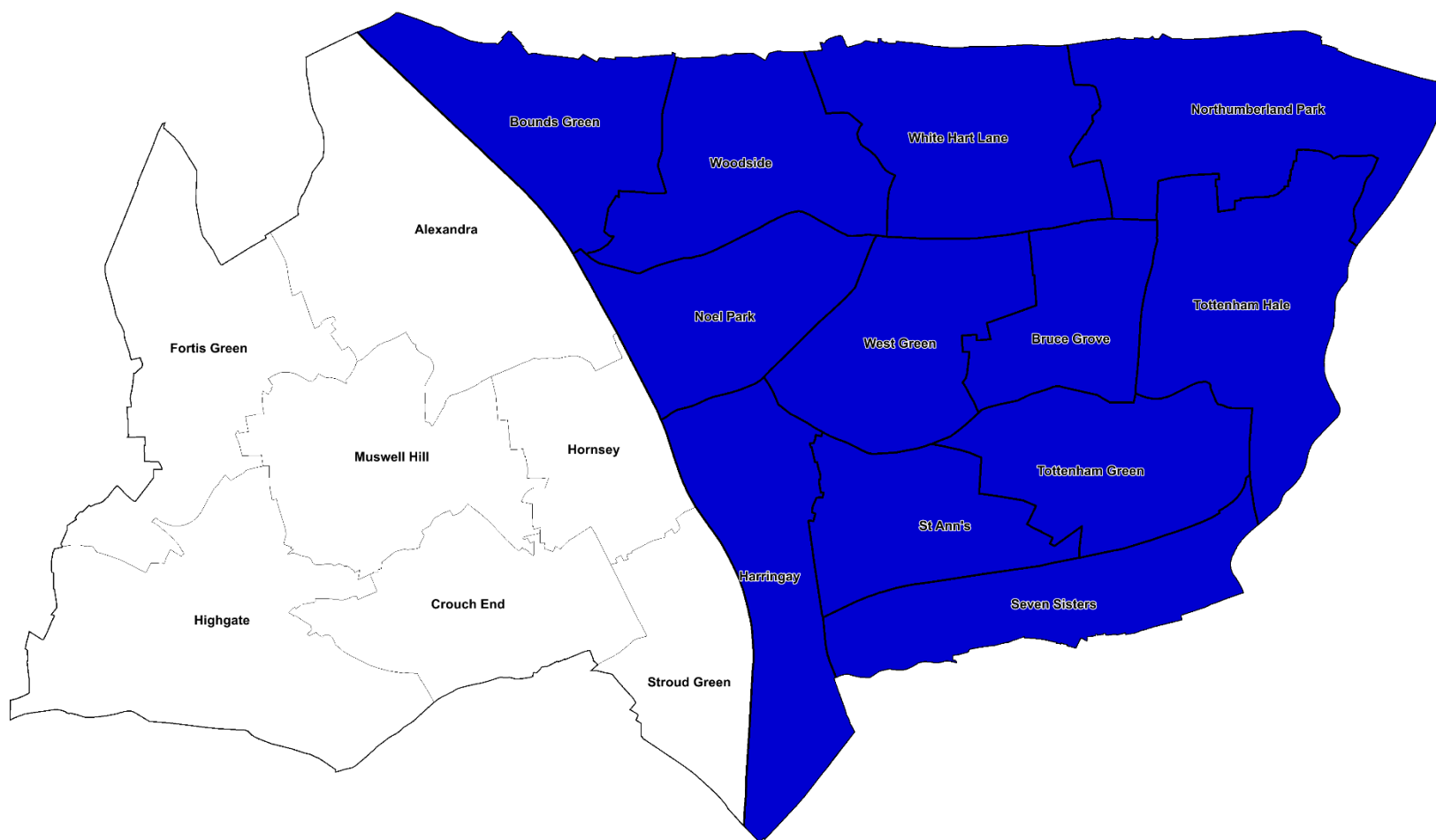
9. Local Government (Access to Information) Act 1985

- Housing Act 2004.
- http://england.shelter.org.uk/_data/assets/pdf_file/0008/57779/Selective_licensing_for_local_authorities.pdf
- The Selective Licensing of Houses (Additional Conditions) (England) Order 2015.
- https://www.legislation.gov.uk/ukdsi/2015/9780111131435/pdfs/ukdsi_9780111131435_en.pdf
- Department for Communities and Local Government - Selective licensing in the private rented sector - A Guide for local authorities.
- <https://www.gov.uk/government/publications/selective-licensing-in-the-private-rented-sector-a-guide-for-local-authorities>
- UK Migrants and the private sector (John Perry) – Joseph Rowntree Foundation 2012.
- <https://www.jrf.org.uk/report/uk-migrants-and-private-rented-sector>
- Shelter – Selective Licensing for Local Authorities – A good practice guide
- http://england.shelter.org.uk/_data/assets/pdf_file/0008/57779/Selective_licensing_for_local_authorities.pdf

This page is intentionally left blank

APPENDIX 1

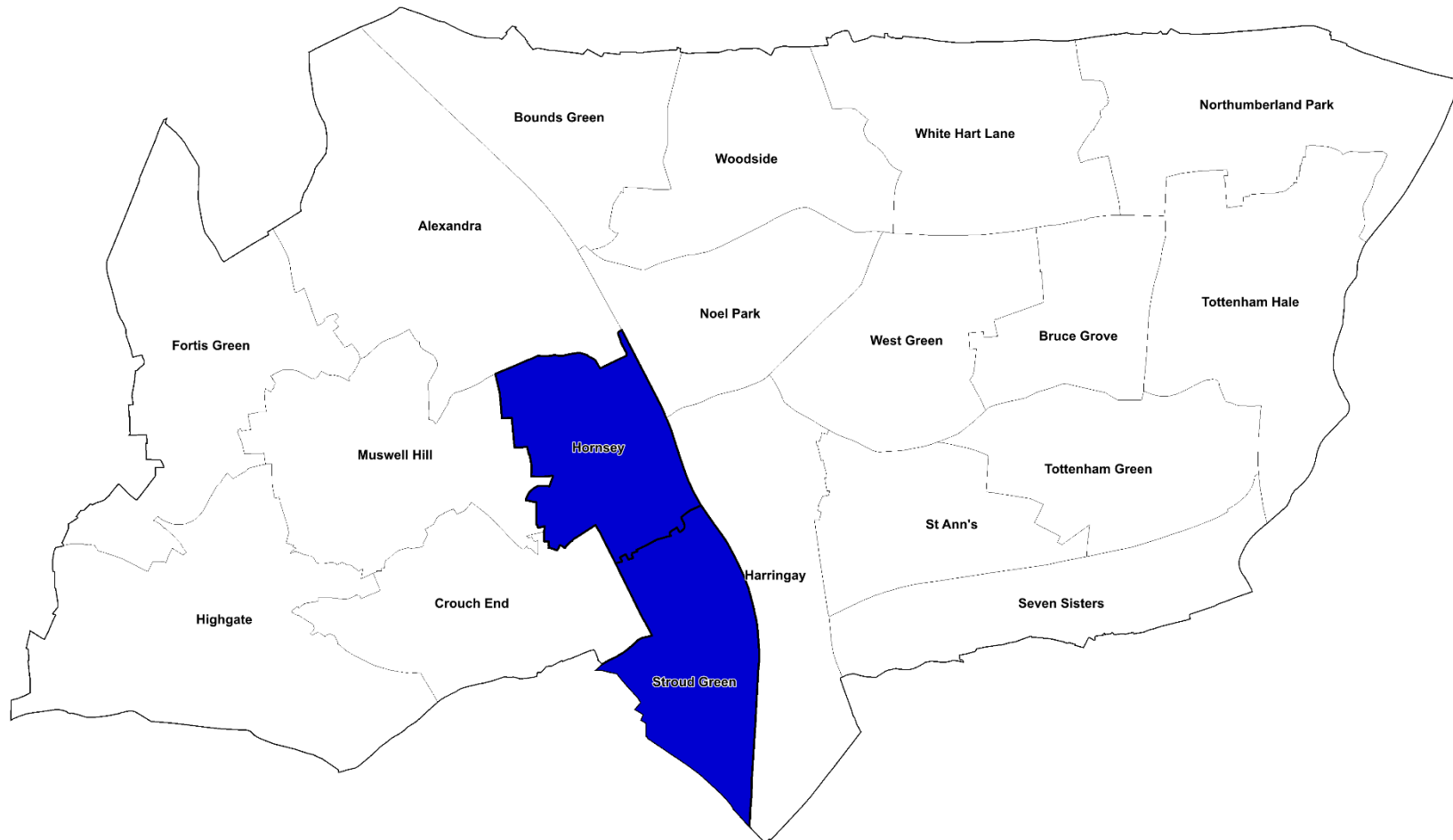
PROPOSED SELECTIVE LICENSING DESIGNATION 1.



This page is intentionally left blank

APPENDIX 2

Proposed Selective Licensing Designation 2



This page is intentionally left blank

APPENDIX 3

**L.B Haringey
Selective Property Licensing
Scheme
Draft Evidence Report for
Consultation**

Table of Contents

Content	Page Number
Executive Summary	3
Borough Profile	5
Private rented Sector in Haringey	7
What is property Licensing	8
Selective property Licensing	10
Our Proposal	12
What we want to achieve	22
Licensing and our wider council priorities	24
Alternative options considered	25

Executive Summary

Haringey Council is consulting on the proposal to designate two areas within the borough as subject to Selective Property Licensing, under part 3 of the Housing Act 2004.

Haringey has seen an increase in its private rented sector, it is estimated that the borough has just under 44,000 privately rented dwellings. It is clear that many households who would traditionally meet their housing needs in other sectors are now renting privately. This includes many households currently unable to afford their housing costs, which can be seen from the expansion of families receiving housing benefit in the sector. Haringey identifies the private rented sector as having an important and long-term role in meeting the housing needs of the borough.

Alongside this growth, Haringey like many other borough's has noted an increase in the prevalence of problems such as poor property conditions, poor landlord management, increased anti-social behaviour and deprivation in areas containing high concentrations of privately rented properties. We are therefore focused on improving the management and maintenance of this sector.

One of the key powers available to Council's to improve these practices is selective licensing, an option taken by an increasing number of authorities to address problems associated with a large proportion of privately rented properties, especially in areas of low income.

Selective licensing was introduced in Part 3 of the Housing Act 2004. Part 3 of the Act allows local authorities to designate an area of their district as subject to selective licensing for up to five years. Such a designation requires all private rented properties within the area (excluding properties falling within certain exemption criteria) to be registered with the authority for an associated fee.

In Haringey we are proposing to introduce two areas as subject to selective licensing.

Designation 1 – will include all wards within the east of the borough

Northumberland Park	White Hart lane	Bruce Grove	Seven Sisters
Tottenham Hale	Tottenham Green	West Green	St Anns
Bounds Green	Woodside	Noel Park	Harringay

Designation 2 – Includes the following wards in the west of the borough.

Hornsey
Stroud Green

These designations have been identified using intelligence which has provided the Council with the evidence it needs to justify the use of selective licensing, where the areas suffered from the following problems.

- Poor property conditions

- High levels of anti-social behaviour particularly where landlords were failing to intervene and where a designation along with other strategies could reduce the problem
- High level of deprivation

The Council is aware and appreciates that the majority of landlords who let their properties do so responsibly. However, this sector in Haringey is affected disproportionately by poor housing conditions and property related ASB in areas where there is high levels of deprivations and private renting.

Our data suggests that just under 12,000 privately rented dwellings are likely to have a serious housing hazard. The 2018/19 English Housing Survey found private rental sector housing to be of lower quality than owner occupied and social rented housing across various measures. 1 in 3 private rental sector homes were found to be non-decent in 2018.

Property related anti-social behaviour affects everyone including neighbouring residents and community stakeholders. Haringey spends more than £3million a year dealing with fly- tipping - money that could be spent on other vital services. Although it is difficult to attribute fly tipping to a specific property, we know from our waste partners that privately rented homes are responsible for poor waste management which leads to excess waste, which in turn encourages fly tipping. Fly-tipping blights communities and left unchecked can become a barrier to creating homes and communities where people choose to live.

Whilst our existing borough wide licensing scheme for Houses in Multiple Occupation (HMO) enables us to tackle these issues amongst HMO property in the borough, it does not allow us to address the same issues in our single family private rented dwellings. This scheme will complement the Council's work around HMO accommodation by forcing the same standards within our designations for all our privately rented accommodation regardless of its property status.

This consultation paper outlines our proposals, the reasons for these preferred options and seeks to obtain your views on what we are suggestion.

The proposal includes the areas to be included in the two designations, our proposed licence fee and associated discounts and charges and the conditions which a licence holder will need to adhere to, in order to remain complaint property owner.

Our proposal are still in the formative stages and we will as we have done previously listen carefully to the results of the consultation before making a decision about how to proceed.

We look forward to hearing from you.

Borough Profile

The Borough

Haringey is located to the north of inner London boroughs and to the south of more suburban outer-London boroughs. It is diverse borough, both in terms of its population, and also in terms of its landscape, geography and environmental features. Haringey is mostly residential, with

urban terrace and villa / townhouse residences being most common. In contrast, industrial and business properties are less common in the borough. The main commercial centre is around Wood Green High Road, while there are smaller town centres in Crouch End, Green Lanes, Muswell Hill and Tottenham Hale, among others.

Population

The Borough has a population of 282,904 residents, Haringey has a young ethnically diverse population. 63% of the population are from BAME or other white ethnic groups. Over 180 languages are spoken in the borough, and 30% of residents have a language other than English as their first language. 22% of the borough's population is aged 17 or under; 10% is 65 or over. In terms of the borough's households, 32% are one person households, 16% are couples with dependent children and 11% are lone parents with dependent children.

Education, Employment and Training

Haringey's residents have varying levels of education and training, and there are stark inequalities across the borough.

In terms of education, GCSE attainment is above the average for England, but below that of London. 8.6% of our residents have no qualifications, which is the 7th largest proportion of London boroughs.

Jobs density in Haringey is relatively low, although the unemployment rate has improved to be just above the London average. Haringey residents' wages are below-average, with the median hourly pay 20% lower than the London average and the average of the borough's statistical neighbours. A high proportion of residents earn a wage lower than the London Living Wage, and there are a larger number of residents who claim out of work benefits than the London average. 14% of Haringey pupils claim free school meals, which is in line with the London average. The number of children in Haringey who live in a household where all adults claim an out of work benefit is higher than the London average.

Deprivation

Haringey is a borough with high deprivation levels. It is the 4th most deprived borough in London, and 49th most deprived in England (of 317), when measured by Indices of Multiple Deprivation (IMD).

This is particularly in the case in the east of the borough – over half of the Lower Super Output Areas (LSOAs) in the east are in the 20% most deprived in the country. By contrast, in Highgate, Fortis Green, Muswell Hill, Alexandra and Crouch End there are no LSOAs in this category.

The levels of deprivation within Haringey haven't altered unlike some other London boroughs. According to the Indices of Multiple Deprivation (IMD) 2015, eight London Boroughs were ranked in the most deprived 30 per cent of local authorities when looking at the proportion of their neighbourhoods which were the most deprived nationally. According to the IMD 2019, only three of these London Boroughs remain ranked in the most deprived three deciles Haringey, Hackney & Kensington and Chelsea.

Approximately one third of Haringey residents are in receipt of Housing Benefit. 46% of the debt is owed by families where at least one person is in work, with a further 29% owed by either a lone parent, a carer or a disabled person. Analysis shows that 18% of the Haringey residents who claim housing benefit have outgoings greater than the amount of money that comes to them each month. When added up this shortfall comes to approximately £1.9 million per month.

Health

Life expectancy in the borough is in line with the London average, though there are stark differences among different groups, and between different parts of the borough. Healthy life expectancy is 15 years less in Northumberland Park, in the north-east of the borough, than it is in Highgate, in the west.

Crime, antisocial behaviour, and environment

15% of Haringey residents feel unsafe in their local area after dark. Residents living in North Tottenham, West Green and Bruce Grove are most likely to say they feel unsafe, residents living in Crouch End and Muswell Hill are the least likely to say this.

33% of residents dislike the amount of litter in their local area, and 15% of residents dislike that their area is dirty or run down.

Following consultation with Haringey residents and stakeholders, the Council's Borough Plan 2019 – 2023 sets clear priorities for our community. The challenges around housing were a top priority; there was widespread concern expressed about the safety of our young people; people said that tackling poverty and inequality is key, and that we need to do more to support local businesses and strengthen the local economy from the ground up.

Haringey is not unique in the challenges that face it, High crime, Anti-Social Behaviour, a growing private rented sector and high levels of deprivation are issues that the local authority is striving to tackle. As an authority we know we cannot achieve these outcomes in isolation and have the benefit of excellent partnering arrangements with the Police, Fire Services, Voluntary Sector Organisation such as Bridge Renewal Trust and an ambitious Planning and Regeneration Directorate.

The council is committed to ensuring that there are enough homes available in Haringey which people can afford, and which are all of a decent quality across all tenures. We want 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. We aim to reduce the number of households in temporary accommodation by a quarter to 2,250 by 2022.

We want Haringey to be a place that people want to live, we want a sustainable population and one that people can grow and thrive within. Inequality is the root cause of many of the problems in our Community and we wish to address this.

Private Rented Sector in Haringey

The private housing market is a growing sector which is reflected within Haringey, recent analysis of Haringey's housing stock has confirmed this. Since the 2011 census our local research has indicated that the private rented sector in Haringey has grown by 36%.

Our research has estimated that there are approximately 109,000 dwellings in Haringey.

- Owner Occupation accounts for 35,253 of these dwellings (32.4%),
- Social Housing equates to 29,887 dwellings (27.4%)
- Private Rented Sector estimated at 43,775 dwellings (40.2%).

The graph below shows the growth from the census of 2011 against or most current stock analysis in 2019.

A growing private rented sector offers a competitive market for landlords. The average monthly private rent in Haringey is £1,425 (12 month rolling period to Q4 2018/19), slightly lower than the London median (£1,495). The average private rent has however increased by 11.5% in the last 4 years, a higher rate than local authority rents (7.4%) but less than private rents in London on average (15%).

Haringey has the third highest rate of households in Temporary Accommodation in London, and the population outnumbers the availability of housing by approximately 12,000 people. Just more than 3,000 households in Haringey (25 per 1,000 households) are living in temporary accommodation (statutory homeless). This is the third highest rate in London, and despite decreasing, it is 80% higher than the London level (14 per 1,000).

Between 2011 and 2018 the number of households in Haringey grew at a slightly faster rate than the population (12.8% vs. 10.9%). The demand for private sector housing is currently outweighing the supply. Affordability due to the increase in demand is impacting on availability and choice, resulting in overcrowding, greater transience, ASB and exploitation.

The impact of increased private renting in Haringey has been significant. Anti-social behaviour, environmental crime, poor property condition and transient tenancies are outcomes which relate to a lack of property and tenant management. The result of this is a high demand on many services within the Council.

We believe that introducing a selective property licensing scheme within the borough would assist the local authority in combating the growing issues that are being experienced due to poorly regulated private rented sector.

Haringey has had successful property licensing schemes in the past aimed at Houses in Multiple Occupation (HMO). The Authority has had two small additional HMO Licensing schemes within the borough in previous years. We have used learning from these schemes to evidence the need for a borough wide additional HMO licensing scheme which became operational on 31st May 2019.

We know Licensing schemes can have an advantageous effect on an area, can drive up standards for tenants, make landlords and agents more accountable, improve the community cohesion and reduce the burden on council services.

What is Property Licensing?

Under the Housing Act 2004, there are three forms of licensing relating to private sector housing available to local authorities.

- Mandatory Licensing of certain HMOs.
- Additional Licensing – HMO's
- Selective Licensing – Any other private rented dwelling.

All licensing schemes are intended to address the impact of poor quality housing, rogue landlords and anti-social tenants. In an area subject to licensing, all private landlords must obtain a licence and if they fail to do so, or fail to achieve acceptable management standards, the authority can take enforcement action.

HMO Licensing

Under part 2 of Housing Act 2004 anyone who manages or has control of HMOs that fall within the prescribed statutory definition must obtain a licence from the local authority authorising the occupation of that dwelling. There are two types of licensing that govern HMO accommodation.:-

Mandatory HMO Licensing

This includes HMO accommodation which is occupied by five or persons, forming two or more households, who share amenities such as kitchens and bathrooms, property of this description fall within the scope of Mandatory HMO licensing.

Additional HMO Licensing

Local authorities can designate areas or the whole their district as subject to additional HMO licensing. An additional HMO licensing scheme can cover some or all of the HMOs within that designated area that are not already subject to mandatory licensing.

Selective Property Licensing

Under Part 3 of the Housing Act 2004, local authorities may also designate an area as subject to selective licensing. This requires those who manage or have control of other privately rented accommodation that does not have to be licensed under other licensing schemes (HMO Licensing) to obtain a licence to let that property.

Licensing Statutory Provisions

A licensing scheme designation lasts for five years from the date the designation becomes operational. A scheme may be renewed following the appropriate legal authorisations.

Property Licensing denotes through a prescribed process how a property should be controlled and managed. This is monitored through the property licence by Council Officers.

Subject to limited exemptions, a valid licence must be held by the appropriate responsible person, typically the landlord or managing agent in respect of all privately rented properties in such a designated area.

A licence holder must be fit and proper, the property must meet all legal standards, be in good condition and managed effectively.

All of these requirements are stipulated as 'conditions' of holding a property licence. It is an offence for a licence holder to fail to comply with any of the licence conditions throughout the licence period. Failure to licence or comply with licence conditions can result in Civil Penalty enforcement or prosecution. (See Appendix 4) for full details of the selective licensing conditions)

The legislation allows Local Authorities to set and charge an appropriate fee to Licence applicants. The fee must be reasonable and reflective of the scheme in operation. Following recent case law, the fee is now required to be paid in two parts. Part A, which covers the processing of the application and the remainder, Part B, which can support the associated costs of compliance with the Licencing Conditions. All Selective licence fee income is ring fenced for the administrative and operational cost of operating the licensing scheme.

A successful Property Licensing scheme requires the following: -

- Careful planning, in particular with respect to anticipated costs and also to mitigate the potential impact of underestimating the number of licensable properties;
- Well thought through and diligent approach to evidence gathering and consultation;
- A realistic approach to area definition with boundaries carefully drawn to focus on areas with demonstrable problems, although it was clear that problems could genuinely be district--wide in some authorities;
- Licensing forming part of a wider suite of community-based measures aimed at effecting change consistent with the aims and objectives of selective licensing, with a clear political will to support the scheme;
- Effective engagement with both landlords and tenants, but especially raising, through dialogue and training, landlord awareness of their responsibilities;
- An inspection regime that is robust, consistent and targeted – dealing with contraventions firmly but fairly, where possible dealing with the worst first;
- Regular and open publication of progress against targets and outcomes - this encourages trust and support from stakeholders;

Selective Property Licensing

Selective Licensing is an additional tool that local authorities can seek approval to use alongside their normal enforcement powers in order to target specific issues that are affecting the local authority and its community.

Selective licensing would allow the local authority to regulate landlords to manage this sector more effectively. There are a number of factors through which selective licensing helps to achieve effective change:

- It focuses resources on areas of concern whilst simultaneously generating revenue to contribute to the costs involved;
- It provides clearly defined offences (licensed/unlicensed) which simplifies enforcement - and where a landlord is intentionally operating without a licence it is highly likely the inspection process will uncover further offences;

- There is no 24-hour notice requirement for access before an inspection for licensing purposes. This is particularly important where criminal ('rogue') landlords are present;
- The proactive inspection approach frequently brings other problems to light;
- Licensing provides a clear driver for effective engagement between landlords and local authorities and drives up landlord awareness of their responsibilities;
- The pre-designation process focuses local authority minds on the development of clear, transparent and robust enforcement practices
- Selective licensing encourages the development of effective intelligence-gathering mechanisms to support compliance by identifying unlicensed properties and then targeting those problematic properties.
- Promotion of joint working within the authority and other agencies - fire and rescue service, police, border control/immigration, social services, HMRC etc;

Making a Designation

A local housing authority may only make a designation if the area to be considered has a high proportion of property in the private rented sector. In England this is 19% of the total housing stock.

In addition to the above for selective licensing to be considered, one or more of the following six statutory grounds has to be met:

- i. Is an area of low housing demand (or is likely to become such an area)
- ii. Is experiencing a significant and persistent problem caused by anti-social behaviour and that some or all of the private landlords letting premises in the area are failing to take appropriate action to combat that problem.
- iii. Is experiencing poor property conditions in the privately rented sector.
- iv. Is experiencing or has recently experienced an influx of migration and the migrants occupy a significant number of properties in the privately rented sector.
- v. Is suffering high levels of deprivation affecting those in the privately rented sector.
- vi. Is suffering high levels of crime affecting those in the privately rented sector.

The Housing Act 2004 also requires the local authority to demonstrate the following outcomes as part of its process of delivering a selective licensing initiative.

- Ensure that the exercise of the power is consistent with their overall Housing Strategy.

- Adopt a coordinated approach in connection with dealing with homelessness, empty properties and anti-social behaviour affecting the private rented sector as regards combining licensing with other action taken by them or others.
- Consider whether there are any other courses of action available to them (of whatever nature) that might provide an effective method of achieving the objectives that the designation would be intended to achieve.
- Consider that the making of the designation when combined with other measures taken by the authority alone or with other persons will significantly assist them to resolve the problem identified (whether or not they take any other course of action as well).
- Take reasonable steps to consult persons who are likely to be affected by the designations and consider any representations made.

Where the proposed designation covers either 20% of the total geographic area of the authority or 20% of the total privately rented stock (based on census figures), the designation requires approval by the Secretary of State.

Selective Licensing applications require local authorities to first demonstrate the evidence for their concerns as well as look at alternative approaches and consult widely.

Our Selective Licensing Proposal

To obtain our evidence base we undertook data analysis of our private rented sector using property intelligence held by the Council and other agencies.

Methodology

The council have used a stock-modelling approach based on metadata and machine learning to provide insights about the prevalence and distribution of a range of housing factors.

The Tenure Intelligence (Ti) approach has been used by a number of councils to understand their housing stock and relationships with key social, environmental and economic stressors.

The housing models are developed using unique property reference numbers (UPRN) as keys, which provide detailed analysis at the property level. Data records used to form the foundation of this data include:

- Council tax
- Housing benefit
- Electoral register
- Private housing complaints and interventions records

- Other council interventions records
- ASB complaints and interventions records
- Experian Mosaic records & Energy Performance data

This data was used to evidence those concerns and to enable us to demonstrate the level of prevalence and the impact of these issues. The data has also allowed us to consider the alternative options available and the outcome of using these within our current policy and procedures.

Our evidence supports our view that poor property conditions and anti-social behaviour are negatively affecting our borough. Linked with the Government's Indices of Multiple Deprivation (IMD) 2019 outcomes, we believe that selective licensing is the additional enforcement tool that will assist us significantly in achieving change in those area where the community already face inequalities.

The selective licensing tool will be used not only to improve poor quality accommodation but can also have a positive impact for people living within an area of high density privately rented accommodation. The delivery of positive outcomes against these targets will be the focus of this scheme.

Property to be included in our scheme

The type of property that will be subject to selective licensing will be any privately rented dwelling that contains a single household. A single household can be defined as the following:

- a family, e.g. a couple (whether married or not and including same-sex couples) or
- persons related to one another
- an employer and certain specified domestic employees, a carer and the person receiving care, a foster parent and foster child.

Proposed designation

It is our proposal to introduce selective licensing under the following statutory grounds; -

- **A significant proportion of the stock is privately rented and that this stock is in**
- **Poor property condition, causing**
- **Anti-social Behaviour all which is impacted by**
- **High Levels of Deprivation.**

Our evidence base demonstrates that 14 wards out of the 19 wards in Haringey consistently meet the criteria for selective licensing in that :-

- They contain a high proportion of privately rented homes compared to the national average of 19%.
- Housing conditions within those wards are poor and the scheme through property inspections will allow the Council to improve this.
- The areas are experiencing a significant and persistent problem caused by anti-social behaviour, which private sector landlords are failing to address.
- The areas within the designation have the added factor of experiencing significant deprivation amongst its population.

It is proposed that the Council introduces selective licensing within 14 Wards in total, however the wards will make up two designations based on the tables above both of which will be considered on their own merits.

Designation 1- Includes the following wards

Northumberland Park	White Hart lane	Bruce Grove	Seven Sisters
Tottenham Hale	Tottenham Green	West Green	St Anns
Bounds Green	Woodside	Noel Park	Harringay

Designation 2 – Includes the following wards

Hornsey
Stroud Green

All wards in Haringey have a high level of private renting (more than 19%). We have therefore considered all wards for the inclusion in the selective licensing scheme equally. However, our data analysis and evidence base shows that although Highgate, Muswell Hill, Fortis Green, Alexandra and Crouch End have a high levels of private renting they do not experience the same issues with property conditions and or significant levels of ASB and they fall outside the high level of deprivation. These wards therefore do not meet all of criteria for including them in a selective licensing designation. For this reason, we feel it is not proportionate or justifiable to make designation 2 any larger by including these wards.

The table below in Fig 1 identifies by ward the percentage of private rented stock, whether they had significant level of poor property condition, whether they suffered from a significant and persistent level of ASB and where they rank on the Indices of Multiple Deprivation.

Figure 1.

Ward	% PRS	Poor property Condition	Significant and persistent ASB	IMD ranking
Northumberland Park	37.5%	✓	✓	1.3
White Hart Lane	24.96%	✓	✓	1.8
Tottenham Green	44.14%	✓	✓	2.1
Tottenham Hale	43.21%	✓	✓	2.3
Bruce Grove	51.12%	✓	✓	2.5
Noel Park	37.37%	✓	✓	2.5
West Green	37.56%	✓	✓	2.8
Seven Sisters	42.13%	✓	✓	3.1
Woodside	49.81%	✓	✓	3.3
St Anns	49.34%	✓	✓	3.6
Bounds Green	42.8%	✓	✓	3.9
Hornsey	35.33%	✓	✓	3.9
Harringay	50.15%	✓	✓	4.0
Stroud Green	37.66%	✓	✓	5.0
Highgate	35.71%	✓	✓	6.3
Crouch End	39.76%	✓	✓	6.6
Muswell Hill	27.99%	✓	✓	7.0
Fortis Green	32.30%	✓	✓	7.1
Alexandra	28.02%	✓	✓	7.4

The wards highlighted in blue are those wards which meet some of the qualifying criteria but not all.

We have considered the impact that deprivation has on inequality and the ability to achieve change in areas where there are existing factors such as socio and economic influences contributing to a wider housing problem. This is why deprivation has been included as one of the selective licensing criteria for a designation within our borough.

Through this consideration we are of the opinion that the 5 wards which are above the 5.0 decile cannot be justifiably included and we have existing powers and other alternative options to deal with the issues of poor property improvement and environmental ASB within these wards.

Designation Criterion – Area experiencing poor property condition.

Improving property condition is one of the schemes principal objectives. We are committed to reducing the level of hazards within our PRS dwellings in order to improve property condition.

The rise in the private rented sector nationally has seen a change in the make-up of tenants and this has been accompanied by a change in the type of private sector landlord. The proportion of part time landlords – those who supplement their day job with rental income has reached its highest level. The National Landlords Association (NLA) estimate that part time landlords now make up more than 70% of the sector – the sector no longer consists of experienced landlords who are aware of and fully understand their obligations to their tenants. Failure to effectively manage private sector housing can adversely affect the health and safety of tenants and can have a wider impact on the local community. In addition to poor management, a number of landlords positively exploit their tenants and often the public purse through housing benefit, by renting substandard and dangerous accommodation.

Selective licensing can be used to tackle issues of poor property condition when it is identified that,

- a significant number of properties in the private rented sector are in poor condition and
- are adversely affecting the character of the area and/ or
- the health and safety of their occupants.

If an area is experiencing the above, as part of a wider strategy to tackle housing conditions, the local housing authority may consider it appropriate to make a selective licensing scheme so that it can prioritise enforcement action, whilst ensuring through licence conditions that the properties are properly managed to prevent further deterioration.

Overall, privately rented homes are more likely to have indicators of poorer housing quality, particularly when compared with the social rented sector. One of the main reasons for the relatively higher prevalence of poorer housing conditions among privately rented homes is the age of the stock; nationally over one third (35%) of homes were built before 1919. These older homes tend to have greater disrepair, are generally less energy efficient and are more likely to fail the statutory minimum standard for housing. The private rented sector also has the highest proportion of converted flats (11%). The stock profile of Haringey and the its PRS mirrors this national profiling.

A quarter (25%) of privately rented homes failed to meet the decent homes standard in 2018 and 14% of privately rented dwellings were estimated to have at least one serious Category 1 hazard as assessed using the Housing Health and Safety Rating system (HHSRS) under Part 1 of the Housing Act 2004.

The HHSRS is a risk-based assessment that identifies hazards in dwellings and evaluates their potential effects on the health and safety of occupants and their visitors, particularly vulnerable people. The most serious hazards are called Category 1 hazards and where these exist in a home, it fails to meet the statutory minimum standard for housing in England.

There are 29 Hazards used within the HHSRS assessment some of the more prevalent examples include:-

- damp and mould,
- excess cold due to no or poor heating and energy efficiency measures and
- electrical hazards

Generally, private rented homes have higher levels of disrepair in 2017, almost one fifth (19%) of private rented dwellings had serious disrepair (over £35m) compared with 14% of local authority, 11% of owner occupied and 8% of housing association homes¹.

1 English House Condition Survey 2018-19

Poor property condition has been measured for the purposes of this evidence base using data on complaints about disrepair where a property inspection was undertaken. These figures are not a true indication of the levels of disrepair across our PRS this is due to the following factors:-

1. Under Reporting - using the complaints data base relies on data informed by tenants proactively reporting their disrepair issues to the Council. For this reason, the levels of disrepair are likely to be much higher than depicted, as many tenants refrain from reporting disrepair for fear of retaliatory eviction or other reprisals from their landlord or other tenants.
2. Lack of data - These figure have not taken into account reports of disrepair that were resolved informally by the agents or landlord remedying those defects prior to any inspection being undertaken.

Fig 3. This table indicates the recorded levels of disrepair following an property inspection in line with the number of properties within the ward.

Ward	No. PRS.pr	HHSRS Complaints	% HHSRS COMPLAINTS
White Hart Lane	1236	130	10.50
Alexandra	1238	79	6.4
Muswell Hill	1243	53	4.3
Fortis Green	1649	48	3

Highgate	1850	82	4.4
Stroud Green	2000	83	4.2
Hornsey	2007	44	2.1
West Green	2022	148	7.3
Noel Park	2059	156	7.6
Northumberland Park	2287	250	11
Crouch End	2315	78	3.4
Seven Sisters	2486	133	5.3
Bounds Green	2544	172	6.8
Tottenham Hale	2566	219	8.5
St Ann's	2774	200	7.2
Woodside	2797	199	7.1
Tottenham Green	2849	171	6
Harringay	2870	183	6.4
Bruce Grove	3068	263	8.6
Total	43775	2561	6.30%

The figures indicate that there is widespread disrepair across the borough and that these figures vary from ward to ward. The highest incidents are in those wards included within designation 1.

The average levels of disrepair however indicate that just of 6% of privately rented homes recorded as needing an inspection on the council's database. As indicated we know this is an under representation.

The methodology used to analyse our private rented stock used intelligence from various council records that can indicate poor property condition. This modelling has enabled us to use forecasting to identify the number and distribution of properties that are likely to be suffering from at least one category 1 hazard.

Using this approach we have calculated that 11, 771 or 26.8 % of privately rented properties in the borough have serious hazards affecting their tenants. This is more likely to be a more realistic outcome of the disrepair across or PRS and is far more significant than the inspections recorded on our council data base indicates.

Fig 4. Show the predicted levels of Cat 1 hazards in each ward

Ward	No. PRS.pr	No. CAT 1.pr
White Hart Lane	1236	387
Alexandra	1238	447
Muswell Hill	1243	383
Fortis Green	1649	358
Highgate	1850	423
Stroud Green	2000	403
Hornsey	2007	350
West Green	2022	637
Noel Park	2059	626

Northumberland Park	2287	554
Crouch End	2315	456
Seven Sisters	2486	720
Bounds Green	2544	641
Tottenham Hale	2566	784
St Ann's	2774	918
Woodside	2797	849
Tottenham Green	2849	869
Harringay	2870	842
Bruce Grove	3068	1006
Grand Total	43,775	11,771

Designation Criterion – Area is experiencing a significant and persistent problem caused by anti-social behaviour.

This criterion applies to areas within the borough that are experiencing a significant and persistent problem caused by anti-social behaviour and that some or all of the private landlords letting premises in the area are failing to take appropriate action to combat that problem.

In considering whether the area is suffering from anti-social behaviour which a landlord should address, regard must be had as to whether the behaviour is being conducted within the curtilage of the rented property or in its' immediate vicinity and includes acts of (but not limited to):

- intimidation and harassment of tenants or neighbours;
- noise, rowdy and nuisance behaviour affecting persons living in or visiting the vicinity;
- animal related problems;
- vehicle related nuisance;
- anti-social drinking or prostitution;
- illegal drug taking or dealing;
- graffiti and fly posting;
- and litter and waste within the curtilage of the property.

It is important that we can demonstrate that by making a selective licensing designation will help to reduce or eliminate property related ASB in combination with other measures being used by the council and or partner organisations.

We want our tenants to feel safe, we also however want our neighbourhoods to not be affected by tenant behaviour whether that be noise, rowdy behaviour, drug related offences or litter and waste issues.

Haringey's vision is a place with strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green.

It is therefore one of our priorities to improve the cleanliness of our public spaces and reduce the levels of flytipping experienced in the borough. Property related anti-social behaviour affects everyone including neighbouring residents and community stakeholders.

Haringey spends more than £3million a year dealing with fly- tipping - money that could be spent on other vital services. Although it is difficult to attribute fly tipping to a specific property, we know from our waste partners that privately rented homes are responsible for poor waste management which leads to excess waste, which in turn encourages fly tipping. Fly-tipping blights communities and left unchecked can become a barrier to creating homes and communities where people choose to live.

The scale of both environmental and behavioural ASB in Haringey is significant and the current service provision for dealing with this is stretched.

We are committed to making landlords more accountable for their tenant's behaviour and for dealing with poor waste management through our selective licensing conditions and working with our waste and enforcement partners.

Licensing will assist our service partners in easily identifying responsible person for the property via the licence register and to hold them to account through our licence conditions especially for repeat offences.

Actual ASB records were matched to PRS properties were used to determine the number of ASB incidents that a ward had experienced.

The table below indicates the number of privately rented dwelling and the number of ASB incidents associated with Privately rented dwelling within that wards.

Ward	No. PRS.pr	ASB Incident Reported.	
White Hart Lane	1236	531	
Alexandra	1238	632	
Muswell Hill	1243	549	
Fortis Green	1649	456	
Highgate	1850	549	
Stroud Green	2000	495	
Hornsey	2007	783	
West Green	2022	752	
Noel Park	2059	1018	
Northumberland Park	2287	418	
Crouch End	2315	737	
Seven Sisters	2486	1039	
Bounds Green	2544	765	
Tottenham Hale	2566	900	
St Ann's	2774	1029	
Woodside	2797	1179	
Tottenham Green	2849	1132	
Harringay	2870	1083	

Bruce Grove	3068	1118	
Grand Total	43775	15,427	

These tables show significant levels of PRS and that these remain persistent indicating that landlords are failing to take action to combat the problem.

We know we can't tackle all levels of property related ASB in isolation and that designating a scheme will provide only one of a few measures that will be taken in partnership with other professionals to lead to a reduction in ASB and repeat offending.

Designation Criterion – An Area is suffering high levels of deprivation affecting those in the privately rented sector.

Selective licensing can also be made when areas within the borough are suffering high levels of deprivation affecting those in the private rented sector.

Deprivation is the consequence of a lack of income and other resources, which cumulatively can be seen as living in poverty.

Deprivation can be measured and evidenced in various ways:-

The Indices of Multiple Deprivation 2019 (ID2019) are the Government's primary measure of deprivation for small areas (known as LSOAs) in England. The Index of Multiple Deprivation (IMD), combines measures across seven distinct aspects of deprivation: -

- Income, Employment, Education, Health, Crime, Barriers to Housing and Living environment

These measures once combined provide an area with a ranking from 1-8, with 1 being the most deprived.

Haringey is a borough with high deprivation levels. It is the 4th most deprived borough in London, and 49th most deprived in England (of 317), when measured by Indices of Multiple Deprivation (IMD). This is particularly in the case in the east of the borough – over half of the Lower Super Output Areas (LSOAs) in the east are in the 20% most deprived in the country. By contrast, in Highgate, Fortis Green, Muswell Hill, Alexandra and Crouch End there are no LSOAs in this category.

The IMD is not the only way Local Authorities can identify the factors associated with deprivation. Grant Thornton's Vibrant Economy Index provides a different way of evaluating the local economy, by looking beyond traditional measures of economic success and incorporating measures on health, happiness, equality, environmental resilience, community and opportunity.

According to the Vibrant Economy Index Haringey is below the English average, ranking 205th out of 324 LAs. Nationally.

Haringey's position on this index has fell from 166th to 205th out of 324 local authorities between 2017 and 2018. Nationally Haringey in the lowest terciles for prosperity, inclusion & equality, and health, wellbeing & happiness.

The table below shows were Haringey sits against our neighbouring London Authorities The numbers show the borough's ranking out of 324 English local authorities; the lower the number the better the performance. See table below in fig 6

Fig 6 – Table of outcomes from Grant Thortons , Vibrant Economy Index .

Borough	prosperity	Dynamism & opportunity	Inclusion & Equality	Health, Wellbeing & Happiness	Resilience & Sustainability	Community Trust & Belonging	Overall Ranking
Camden	4	7	176	283	49	4	3
Barnet	86	57	153	141	7	23	39
Islington	3	11	253	261	170	13	15
Haringey	230	157	286	211	178	41	205
Waltham Forrest	257	232	270	158	51	74	179
Enfield	149	216	285	244	87	110	199
Hackney	45	54	317	264	91	285	232

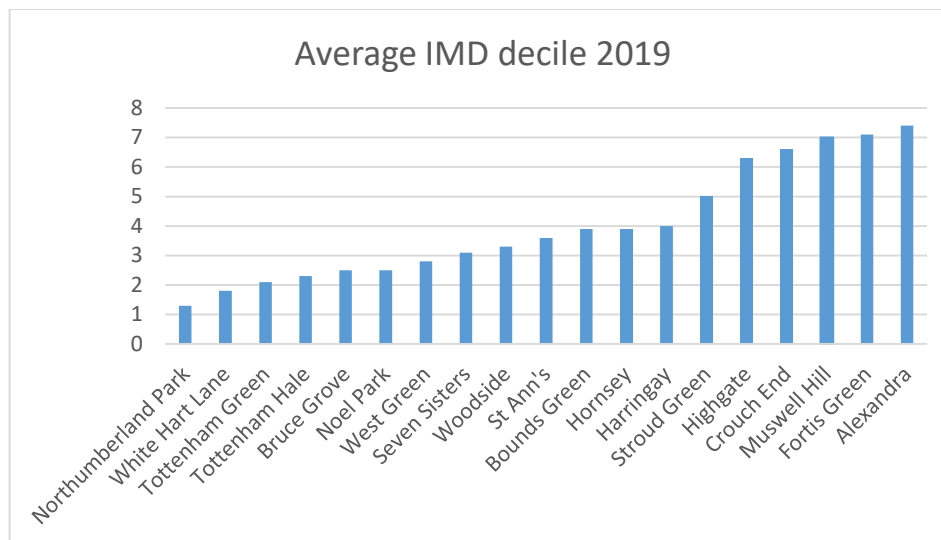
The IMD is a renowned and reliable source of data and one of the measures that we have used to evidence deprivation within this evidence base.

We must remember however; this description does not apply to every person living in these areas. Many non-deprived people live in deprived areas, and many deprived people live in non-deprived areas. The IMD aims to identify and measure specific aspects of deprivation, rather than a measures of affluence.

To produce ward level data, Lower Super Output Areas (LSOA) in Haringey have been matched to our wards using Government statistical data. This has then been used to provide an aggregate to deliver our data at ward level.

The graph below in Figure 4 shows the levels of deprivation for each ward in Haringey. 1.0 on the graph represents the most deprived 10% areas in the borough, 5.0 represents 50% most deprived areas in the borough and so on.

The IMD data shows that Highgate, Crouch end, Muswell Hill, Fortis green and Alexandra wards in the borough exceed the 50% decile.



The reality of deprivation is the barriers and inequalities experienced by those residents who face it. We know that those experiencing deprivation are likely to have or suffer from a range of other inequalities and due to this will fall into societies vulnerable categories or those in need. Accessing services for these residents is difficult and can lead to many fearing the consequences.

Using deprivation as a criterion within our selective licensing proposals allows us to focus our resources in areas where we know we have our greatest need and the IMD indicator has therefore been used to identify this. Highgate, Muswell Hill, Fortis Green and Alexandra wards as well as not having as significant or persistence levels of poor property condition and or ASB, all fall outside of the 'high level of' criterion for deprivation and have therefore been excluded from the scheme for these purposes.

What we want to Achieve.

Our Selective licensing schemes aims to compliment the wider work our borough wide HMO licensing Scheme, so that any privately rented property within the approved designation/s regardless of its status will need to be licensed with the Local Authority and comply with eth Councils Licensing condition's.

Ultimately Improving property conditions and making landlords more accountable for the behaviour of their tenants is the overall objectives of this Selective Property Licensing scheme.

The scheme is not in a position to alter the deprivation status of the wards identified within a designation but we do aim to improve the barriers for those residents living in the PRS facing inequality. Strategic partnerships and involving the Council's wider Connected Communities service will hopefully enable us to identify residents in need and assist them in access other council services that can help improves their lives.

Improving property conditions, management and driving up standards in our PRS will make a contribution towards building stronger, safer more sustainable communities in Haringey. Communities which can contribute positively to Haringey and the local community is something we are committed to achieving.

The objectives of our proposed schemes are summarised in the delivery plan below.

OBJECTIVE	OUTCOME	ACHIEVMENT
Improve Property Condition of all single family private rented accommodation.	Reduce the number of Housing hazards	How many properties will have improved conditions through our actions.
Improve the management standards of all single family private rented accommodation	Improve compliance through licensing of property standards.	<p>Ensure that all licensable properties are licensed to ensure they know the licensing conditions that apply to them.</p> <p>Undertake targeted compliance checks in respect of property licensed under the selective licensing scheme.</p>
Reduce the levels of ASB from privately rented single family dwellings	Reduce repeat ASB incidence in licensed premises by 10% over the lifetime of the scheme	<p>Collaborative working with frontline workers dealing with poor waste management to prevent missed collections and waste contamination and fly tipping.</p> <p>Document checks to ensure landlords are complying with ASB conditions.</p>
Assist private sector tenants living in areas of deprivation to access Council & Voluntary services.	<p>Ensure that</p> <p>Tenant engagement is a key part of the scheme.</p>	<p>Officers provide tenants with information and sign posting to support their housing and wider needs.</p> <p>Councils, services, connected communities and the Voluntary sector are aware of the scheme and</p>

		know how to sign post people.

Licensing and our wider borough strategies

Haringey adopted a new Borough Plan in 2019 to set the Council's priorities over the 4-year period to 2023. The Borough Plan is centred around five key priorities: Housing, People, Place, Economy and Your Council.

Licensing the Private Rented Sector clearly relates to Housing. The Housing Priority's overarching objective is for 'a safe, stable, and affordable home for everyone, whatever their circumstances'. The Borough Plan commits to 'working together to drive up the quality of housing for everyone' and specifically to 'Improve the quality of private rented housing and the experience of those living it, including by expanding landlord licensing and associated enforcement'. The Borough Plan commits to the Council introducing selective licensing for non-HMO homes in the borough.

But it is important to note that the benefits that the Council expects to stem from the introduction of selective licensing will also help meet other priorities expressed in the Borough Plan. By reducing anti-social behaviour and creating more attractive streetscapes, it will contribute to making Haringey a safer, cleaner, and more attractive borough – as expressed in the Place Priority. And ensuring that homes are safe, warm and in good condition will help Haringey's residents, young and old, live more fulfilled, happy and healthy lives – objectives of the People Priority.

The Borough Plan also commits to the principles of equality of opportunity, fairness, and quality of life for all. Ensuring that more private landlords are licensed helps promote fairness across housing tenures in the borough and narrows the gap in quality of life that may exist between, and within, different housing tenures.

Haringey's current Housing Strategy 2017-2022 also commits the Council to improving conditions in the private rented sector, stating that 'we will use our statutory powers to drive up quality in the private rented sector, whether selective, additional or mandatory licensing or other enforcement powers'. And a focus on, and commitments to, private renters will continue to be a focus in the new housing strategy currently under development.

At a regional level, the Mayor of London's Housing Strategy includes a strong focus on the private rented sector, and on councils' powers to improve the experience of private renters. Specifically, 'The Mayor wants councils to have the tools and resources they need so that private renters can expect consistently decent standards. He wants better regulation through property licensing and landlord registration... He will also support councils to run well-designed property licensing schemes'. Haringey's proposed selective licensing scheme and its place within a range of complementary enforcement powers has been developed through close engagement with the GLA and neighbouring boroughs on good practice in improving the private rented sector.

Alternative options considered

Both the Housing Act 2004 and guidance issued by the Department for Communities and Local Government requires the Council to consider whether any alternative means would be effective, instead of licensing, to address the problems the Council has identified.

The guidance - *Selective licensing in the private rented sector: A guide for local authorities* (March 2015) - states: *The local housing authority must show:*

- it has considered whether there are any other courses of action available to them that might provide an effective method of achieving the objectives that the designation is intended to achieve, and;
- how the making of the designation will significantly assist the local housing authority in achieving its' objectives (whether or not in conjunction with those other measures).

We have considered a number of other courses of action or alternatives to selective and additional licensing, but do not believe that, individually or collectively, they provide an effective, or as effective a, means of tackling ASB and poor housing conditions in the borough, or of delivering the scale of improvement that we believe is required in the PRS. This table shows the alternatives that we have considered and explains why they are not sufficient to meet our objectives.

1. Use of Part 1 Housing Act 2004 enforcement powers [HHSRS] and Public Health powers.

- Formal notices can be served that require improvements to be carried out. Councils can carry out work in default if a notice is not complied with. Landlords also risk being prosecuted if they do not comply with the notice
- Formal action is generally a slow process with appeal provisions against most types of notices served, which can significantly delay the time period for compliance. These powers do not place any obligation on landlords to be *proactive* in improving conditions. Work in default can be effective but is expensive and time consuming for the Council, with the risk that not all costs are recovered. Successful prosecutions do not themselves secure improvements in property conditions and the Council's prosecution costs are often not met in full. Further, the Council's powers under Part 1 do not enable it to regulate the management of the property.

2. Voluntary Accreditation schemes to facilitate improvement in property conditions and Management standards.

- For those landlords who take part, accreditation can improve the ability to effectively manage a property.
- This requires voluntary landlord engagement. Rogue landlords are unlikely to attend/engage in these initiatives. We have tried such schemes through

registration and training in the past and they have been resource intensive, take up has been poor and they are difficult to manage.

3. Depend on existing Enforcement Powers and Tools.

- This relies on reactive response's to complaints.
- Resource intensive, it doesn't provide any incentive to landlords to improve their property and the outcome can be lengthy and costly process.

4. Better use of ASB power and joining up with ASB enforcement officers.

- Formal notices can be used to address ASB identified by officers on an individual level. If complied with they can resolve an issue and are often issued as a financial penalty.
- Rely heavily on another council service proactively and or reactively identifying perpetrators and evidence gathering. Notices are often not targeted at a landlord but the tenant which doesn't put any responsibility on the landlord to manage their properties or prevent re-occurrence. It also resource intensive.

This page is intentionally left blank

APPENDIX 4

London Borough of Haringey Conditions of a Selective Licence

The conditions below are attached to every Selective Licence issued by the London Borough of Haringey.

It is the licence holder's responsibility to ensure that the licensed property complies with all the conditions set out below. Failure to do so may lead to prosecution or Civil Penalty for a breach of the licence conditions, a loss of the licence and imposed fines of up to £30,000

If the licence holder is not the manager of the property, it is their responsibility to ensure that the manager complies with all the conditions of the licence.

Tenancy Management

	Terms of Occupation
	<p>The licence holder shall supply to the occupiers of the house a written statement of the terms on which they occupy it. – commonly known as a tenancy or a license agreement.</p> <p>The licence holder must</p> <p>(i) keep copies of all such tenancy or/ and licence agreements for the duration of the licence (including any renewal). and</p> <p>(ii) <i>supply copies to the Council within 14 days of request.</i></p>
	Tenant Reference
	<p>The licence holder shall demand references from persons who wish to occupy the house.</p> <p>The reference should reasonably satisfy the licence holder that the prospective occupier is of good character and reasonably unlikely to be responsible for causing anti-social behaviour within the area should the licence holder permit them to occupy the house.</p> <p>If any such reference is unwritten the licence-holder must make a written record of the reference including the date obtained and the name, address and telephone number of the person providing the reference.</p> <p>No new occupier should be allowed to occupy the property until a satisfactory reference cannot be provided.</p> <p>The licence holder must:</p> <p>(i) keep copies and written records of all references for the duration of the licence (including any renewal).</p> <p>(ii) supply copies to the Council within 14 days of request <i>Copies must be supplied to the Council within 14 days or receiving a request.</i></p>
	<p>The licence holder shall give the tenant(s) a copy of the licence to which these conditions relate at the start of their tenancy together with an emergency contact number for the licence holder or manager of the property.</p>
	Rent Payments

	All occupiers should be given a rent book or similar receipt for payments made, such as a rent statement, at a minimum of quarterly (3 months) intervals. The licence holder must also ensure that they record all rent payments that they receive. The licence holder must produce that written record to the Council within 14 days of request.
	Rent Deposits
	The licence holder must protect any deposits taken from the occupiers, by placing them in a statutory tenancy deposit scheme. Information about the scheme being used must be given to the occupier at the time the deposit is taken. The licence holder must provide a copy of this information to the Council within 14 days of request.

Property Management

	Freedom from Disrepair
	<p>The licence holder must ensure that all occupants of the property at the beginning of each tenancy agreement are given details about how to report repair issues and how these will be dealt with.</p> <p>Any minor disrepair of defects identified to the landlord by either the tenant or the council must be investigated and adequately addressed within a reasonable time period.</p> <p>All repairs to the property or any installations, facilities or equipment within it are carried out by competent and reputable persons.</p> <p>Precautions must be taken when any work is carried out to ensure the safety to all persons occupying or visiting the premises.</p> <p>On completion of any works, the property is left in a clean and tidy condition.</p>
	In good working Order

	The licence holder must ensure that the property or units of accommodation and any furniture supplied are clean and in good repair at the commencement of a tenancy, and that any fixtures, fittings or appliances within the letting are clean and in good working order.
	Pest Control
	<p>The licence holder is responsible for ensuring that the property, including external areas such as gardens, are free from pest infestation e.g. rodents.</p> <p>Any pest infestations must be managed effectively and within a period of 7 days of being reported.</p>
	Communal Areas including outside structure
	<p>The exterior of the property is maintained in a reasonable decorative order and state of repair.</p> <p>Gardens, fencing and other external elements are kept in a clean, clear and/or sound condition.</p>

Anti-social Behaviour

	Noise, abusive language, threatening behaviours etc.
	<p>The licence holder will provide their tenant(s) with written information, including the following;</p> <ul style="list-style-type: none"> • Name of the licence holder and manager, • A contact address and daytime telephone number • A 24 hour emergency contact telephone, number which should include out of hours response arrangement. • Details for the disposal of rubbish and bulky waste.

- Any change in contact and/or telephone number details should be provided to tenants within 7 days of the changes being made.

The licence holder shall effectively address problems of anti-social behaviour resulting from the conduct on the part of occupiers of, or visitors to the premises by complying with the requirements of paragraphs (a) to (i) below:

- (a) The Licence holder must not ignore or fail to take action, if he has received complaints of anti-social behaviour (ASB) that concern the visitors to or occupiers of the premises.
- (b) Any letters, relating to anti-social behaviour, sent or received by the licence holder, or agent of the licence holder, must be kept for 3 years by the licence holder.
- (c) The licence holder must ensure that written notes are kept of any meetings or telephone conversations or investigations regarding anti-social behaviour for 3 years.
- (d) If a complaint is received, or anti-social behaviour is discovered, the licence holder must contact the tenant within 14 days. The tenant must be informed of the allegations of the anti-social behaviour in writing and of the consequences of its continuation.
- (e) The licence holder shall from the date of receipt of the complaint of anti-social behaviour, monitor any allegations of anti-social behaviour and whether it is continuing.
- (f) Where the anti-social behaviour is continuing after 28 days from receipt of the complaint, the licence holder, or his agent must within 7 days visit the premises and provide the tenant with a warning letter advising them of the possibility of eviction.
- (g) Where the licence holder or his agent has reason to believe that the anti-social behaviour involves criminal activity the licence holder shall ensure that the appropriate authorities are informed.

	<p>(h) If after 14 days of giving a warning letter the tenant has taken no steps to address the anti-social behaviour and it is continuing the licence holder shall take formal steps under the written statement of terms for occupation, e.g. the tenancy agreement or licence and which shall include promptly taking any legal proceedings to address the anti-social behaviour</p> <p>(i) Where the licence holder is specifically invited they shall attend any case conferences or multiagency meetings arranged by the Council or police.</p> <p>Any correspondence, letters and records referred to in (a) to (i) above must be provided to the Council within 14 days on demand.</p>
	Waste Management
	<p>Licence holders must:</p> <ul style="list-style-type: none"> • Provide a sufficient number of external rubbish bins for the occupiers to • dispose of waste • Provide a suitable space for your tenants to contain their waste and recycling until collection day. • Ensure that all your tenants know when their waste and recycling collections are and that they put their waste out for collection on the correct day. • Ensure that your tenants know how to place waste and recycling out for collection. • Ensure that your tenants use the correct type of waste and recycling containers as detailed in the service guide. <p>It is the licence holder's responsibility to ensure that, at the end of the tenancy, all bulky waste is disposed of properly and legally. Bulky Items such as mattresses, white goods and furniture should be disposed of either through the Bulky/Special Collections service or at your local Reuse and Recycling Centre.</p>

Fire Safety

	Gas Safety
	<p>If gas is supplied to the property, the licence holder must ensure that the gas installation and appliances are tested annually by an approved Gas Safe engineer.</p> <p>The Licence holder must provide an up to date gas safety certificate when applying for a licence and at any time thereafter if requested by a Council Officer. This documentation must be supplied by the licence holder within 7 days following such a request.</p> <p>If a licence holder is notified of any complaint related to a gas safety issue, a new gas safety certificate must be submitted to the Council within 14 days of notification.</p>
	Electrical Safety
	<p>The licence holder is responsible for the maintenance and safety of all the electrical installations supplied at the property.</p> <p>The Licence holder must ensure:-</p> <ul style="list-style-type: none"> • The property's electrical installation is inspected and tested at regular intervals no more than five years intervals • This must be undertaken by a competent/qualified electrician. • Electrical safety certificates must be provided to tenants at the beginning of their new tenancy <p>The Licence holder must provide a current electrical safety certificate for the house and any units within it when applying for a licence and at any time thereafter within 7 days of request by a Council Officer</p> <p>A licence holder who is notified of any complaint related to an electrical safety issue must submit a current satisfactory electrical installation condition report (EICR) for the property to the Council within 14 days of notification.</p> <p>Please see http://www.legislation.gov.uk/ukdsi/2020/9780111191934/pdfs/ukdsi_9780111191934_en.pdf</p>
	Furniture and Portable Appliance
	<p>The licence holder must ensure that all furniture and any portable electrical appliances provided, by the landlord are kept in a safe condition.</p>

	<p>The licence holder must ensure that any upholstered furniture provided, whether new or second-hand, complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988, as amended.</p> <p>If requested by the Council, the licence holder must supply a declaration as to the safety of electrical appliances and furniture.</p>
	<p>Fire and Smoke Detection</p>
	<p>The licence holder must ensure that smoke alarms are installed on each storey of the premises on which there is a room used wholly or partly as living accommodation.</p> <p>The licence holder must ensure checks are made to ensure that each prescribed alarm is in proper working order on the day the tenancy begins if it is a new tenancy and that regular checks are made thereafter. All alarms must be kept in proper working order at all times.</p> <p>The licence holder must provide a declaration as to the condition and positioning of all such alarms fitted on demand.</p> <p>Please see link below for further information on <i>The smoke and Carbon Monoxide Alarm (England) Regulations 2015</i> https://www.gov.uk/government/publications/smoke-and-carbon-monoxide-alarms-explanatory-booklet-for-landlords</p>

General

	<p>Notifications</p>
	<p>The licence holder must inform the Council of:</p> <p>Details of any unspent convictions not previously disclosed to the Local Authority involving fraud or dishonesty, violence or drugs, any offence listed in Schedule 3 to the Sexual Offences Act 2003, or any other conviction relevant to the licence holder and/or the property managers fit and proper person status.</p> <p>Details of any finding by a court or tribunal against the licence holder and/or the manager that they have practiced unlawful discrimination on the grounds of sex, colour, race, ethnic or national origin or disability.</p>

	<p>Details of any civil or criminal proceedings against the licence holder or manager, relating to housing, public health, environmental health or landlord and tenant law, resulting in a judgment or finding being made against them.</p> <p>Information about any property the licence holder or manager owns or manages or has owned or managed, that has been refused a licence by a local housing authority or has had a licence revoked due to breach of the licence conditions.</p> <p>Information about any property the licence holder or manager owns or manages or has owned or managed, that has been the subject of an interim or final management order under the Housing Act 2004.</p> <p>The property becoming empty for more than 3 months.</p> <p>Notification of repossession/foreclosure.</p> <p>Successful claims against the licence holder for default of tenancy deposits.</p> <p>A change in managing agent or the instruction of a managing agent.</p> <p>The undertaking of substantial works to the property, including conversions and modernisations or emergency problems relating to fire, flood or disaster.</p>
	Absence
	The licence holder is required to have in place suitable emergency management arrangements in the event of their absence.

This page is intentionally left blank

APPENDIX 5

Selective Property Licensing Fees

The Fee

Our proposal as with our existing licensing scheme is that the grant of a licence will be subject to the payment of a fee. The proposal is to set fees for licence applications taking into account all of the Council's costs in administering and carrying out its licensing functions

The Proposed licence fee has been set using assumptions about the level of income the fees will generate, based on the number of properties that we expect to be licensed during the life of the schemes and the proportion of those that will qualify for an early bird discount (a reduced fee for those landlords who apply early to reward their compliance).

Staffing and other resources necessary to administer, run and enforce the scheme been included to calculate the overall cost of licensing.

Discounts

Early Bird – A reduced fee for prompt or early licence applications. This is to encourage landlords to comply with their obligation to licence their rented homes at the earliest opportunity by making an application within a 3 month window which usually starts on the lead up to the scheme becoming operational.

Accreditation Discount -We have proposed a discount fee for landlords who are trained by an accredited association again to encourage landlords and agents to obtain this certification and become more professional.

Licence Duration

Licences will granted for the duration of the scheme (up to 5 years) unless we have concerns about the management, use and conditions or occupation of the property, in which case we may grant a licence for a shorter period.

The proposed schedule of fees and associated charges is set out below:

Selective Licensing	
Early Bird Selective Licensing Fee Selective Licensing fee for a 5- year licence - applicants applying before the licensing designation comes into force (50% discount)	£250
Full Selective Licensing Fee Selective Licensing fee for a 5-year licence – applicants applying after the designation comes into force.	£600

This page is intentionally left blank

APPENDIX 6

Proposed Selective Property Licensing

EQUALITY IMPACT ASSESSMENT

The **Equality Act 2010** places a '**General Duty**' on all public bodies to have '**due regard**' to the need to:

- Eliminating discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advancing equality of opportunity between those with a 'relevant protected characteristic' and those without one;
- Fostering good relations between those with a 'relevant protected characteristic' and those without one.

In addition the Council complies with the Marriage (same sex couples) Act 2013.

Stage 1 – Screening

Please complete the equalities screening form. If screening identifies that your proposal is likely to impact on protect characteristics, please proceed to stage 2 and complete a full Equality Impact Assessment (EqIA).

Stage 2 – Full Equality Impact Assessment

An EqIA provides evidence for meeting the Council's commitment to equality and the responsibilities under the Public Sector Equality Duty.

When an EqIA has been undertaken, it should be submitted as an attachment/appendix to the final decision making report. This is so the decision maker (e.g. Cabinet, Committee, senior leader) can use the EqIA to help inform their final decision. The EqIA once submitted will become a public document, published alongside the minutes and record of the decision.

Please read the Council's Equality Impact Assessment Guidance before beginning the EqIA process.

1. Responsibility for the Equality Impact Assessment	
Name of proposal	Selective Property Licensing
Service area	Community Safety and Enforcement
Officer completing assessment	Lynn Sellar
Equalities/ HR Advisor	Hugh Smith
Cabinet meeting date (if applicable)	15 th June 2020
Director/Assistant Director	Stephen McDonnell Director Eubert Malcom AD

2. Summary of the proposal

Please outline in no more than 3 paragraphs

- *The proposal which is being assessed*
- *The key stakeholders who may be affected by the policy or proposal*
- *The decision-making route being taken*

Selective licensing is a tool that local Authorities can use to tackle issues within the private housing sector which is affecting them locally. A designation may be made to combat problems in an area experiencing Low housing demand, High Anti-social behaviour, poor property conditions, population churn, a high level of deprivation or high levels of crime. The proposed scheme will make it a legal requirement for owners of privately rented homes to licence those premises with the Council. The aim of the scheme is to ensure the private rented market offers good quality, safe housing for our tenants and to also ensure that these properties are well managed so that it doesn't impact on tenants and the local community alike.

At present research has been undertaken to evidence our need for a licensing scheme using data and information available to us about Haringey Borough, its residents, the effect the private rented market is having on our residents and the impact that poorly managed property has on Council services. The Licensing of Houses in Multiple Occupation (HMO) accommodation already exist within the borough.

The scheme will involve those persons responsible for single household privately rented properties to licence with the Council. The aim of the scheme is to improve living conditions for tenants and ensure the property is effectively managed. Key stakeholders will be :-

- Tenants
- Landlords/letting agents
- Wider residents

The proposed scheme will require Consultation, Cabinet approval and approval from Secretary of State.

3. What data will you use to inform your assessment of the impact of the proposal on protected groups of service users and/or staff?

Identify the main sources of evidence, both quantitative and qualitative, that supports your analysis. Please include any gaps and how you will address these

This could include, for example, data on the Council's workforce, equalities profile of service users, recent surveys, research, results of relevant consultations, Haringey Borough Profile, Haringey Joint Strategic Needs Assessment and any other sources of

relevant information, local, regional or national. For restructures, please complete the restructure EqIA which is available on the HR pages.

Protected group	Service users	Staff
Sex	<i>Equalities Profile of Haringey – 2013 Mid Year estimates:</i> http://www.haringey.gov.uk/sites/haringeygovuk/files/equalities_profile_of_haringey.pdf	
Gender Reassignment	<i>Borough wide profile not available</i>	
Age	<i>Equalities Profile of Haringey – 2013 Mid Year estimates:</i> http://www.haringey.gov.uk/sites/haringeygovuk/files/equalities_profile_of_haringey.pdf	
Disability	<i>Equalities Profile of Haringey – 2013 Mid Year estimates:</i> http://www.haringey.gov.uk/sites/haringeygovuk/files/equalities_profile_of_haringey.pdf	
Race & Ethnicity	<i>Equalities Profile of Haringey – 2013 Mid Year estimates:</i> http://www.haringey.gov.uk/sites/haringeygovuk/files/equalities_profile_of_haringey.pdf	
Sexual Orientation	<i>Borough wide profile not available</i>	
Religion or Belief (or No Belief)	<i>Equalities Profile of Haringey – 2013 Mid Year estimates:</i> http://www.haringey.gov.uk/sites/haringeygovuk/files/equalities_profile_of_haringey.pdf	
Pregnancy & Maternity	<i>Borough wide profile not available</i>	
Marriage and Civil Partnership	<i>Equalities Profile of Haringey – 2013 Mid Year estimates:</i> http://www.haringey.gov.uk/sites/haringeygovuk/files/equalities_profile_of_haringey.pdf	

Outline the key findings of your data analysis. Which groups are disproportionately affected by the proposal? How does this compare with the impact on wider service users and/or the borough's demographic profile? Have any inequalities been identified?

Explain how you will overcome this within the proposal.

Further information on how to do data analysis can be found in the guidance.

Our research and data analysis has indicated that a Selective licensing scheme is required within predominantly the east of Haringey borough and is likely to cover at least 12 of the 19 wards in Haringey.

The scheme is legally only allowed to target privately rented homes and it is our proposal to include within this designation only those occupied by single households as other licensing scheme cover those privately rented homes which are multiply occupied.

Within the approved designation all groups who own, manage or live in privately rented accommodation are likely to be affected by the introduction of a property licensing scheme. People of ethnic minority origin, single parents and young children and certain vulnerable people are key tenant groups and are therefore likely to be affected as they are over-represented in the private rented sector and notably in properties which are in poorer condition.

Generally, the effect of property licensing is to formalise the lightly regulated private rented housing market by imposing an increased regulatory framework to force obligations on landlords / licence holders. It should lead to better quality accommodation and greater community stability for groups who are unable to access social housing or homeownership.

Property Licensing can therefore assist with community cohesion and tackle exclusion. Better managed private sector dwellings also improve the quality of life of many other Haringey residents, as they are often indirectly affected by low level neighbourhood anti-social behaviour such as fly tipping and noise.

Haringey is an exceptionally diverse and fast-changing borough.

Haringey has a population of 254,900 according to the 2011 National Census made up of 101,955 households. The number of households in Haringey has continued to increase since 2011.

The borough ranks as one of the most deprived in the country with pockets of severe deprivation in the east. Haringey is the 84th most deprived borough in England (based on those with the highest proportion of LSOAs that fall within the 10 per cent most deprived in England)

Home ownership in Haringey remains lower than London at 38.9% with the level of private renting amongst the highest in London. The level of over occupancy in Haringey is significantly above that for London.

The 2011 census recorded a reduction in full time workers and an increase in part time and self-employed workers. The 2011 census recorded that more people in Haringey identified as never having worked or in long-term unemployment than in London. Over a quarter of households (28%) living in Haringey have no adult in employment. This figure is similar to that of London as a whole.

Our key finding of our analysis in relation to key equalities characteristics are as follows:-

Age

Haringey has a relatively young population with a quarter of the population under the age of 20, and 91% of the population aged under 65 (89% London and 83% England). 38% of the borough's population is aged 25-39, which is higher than the London level. The Borough has a higher proportion of young adults and a smaller proportion of older people than in the rest of London. There are more children living in the East of our borough than in the west both in absolute terms and as a proportion of the population.

The private rented sector (PRS) is increasingly being used as an alternative to home ownership for young people who cannot afford to get onto the property ladder. We know that private renting is being used increasingly by families with young children. Haringey has a higher than average population of young adults and so it is likely that young adults are over-represented in the private rented sector.

Young children are over-represented in the private rented sector and notably in properties which are in poorer condition. Moreover, private renters are, on average, younger than social renters and owner occupiers, with a mean age of 40 years (compared with 52 years for social renters and 57 years for owner occupiers).

We do not have data on the age profile of landlords in Haringey. In the operation of this scheme we will take steps to monitor the extent to which affected landlords share the protected characteristics, including the extent to which older people are represented among landlords.

Disability

14% of residents have a long-term health problem that limits their day to day activity, lower than England but in line with London. 5.7% of residents report being in bad health, slightly higher than England and London.

In 2016-17, 23% of privately rented households in the UK reported a household member with a long-term illness or disability. It is therefore likely that a higher proportion of residents in the private rented sector have a long-term illness or disability than in the population of Haringey as a whole.

The English House Condition Survey 2015-16 identified that 23% of households in the private rented sector included at least one member who had a long-term illness or disability, lower than the proportion of such households in the social rented sector; where 49% of households included someone with a long-term illness or disability. Among owner-occupiers, 29% of households had at least one member with a disability or long-term illness. Although this is higher than in the private rented sector, this might be due to the fact that owners are in general older than renters and are therefore more likely to have age-related illness or disability.

We do not have data on landlords in Haringey. In the operation of this scheme we will take steps to monitor the extent to which affected landlords share the protected characteristics, including the extent to which individuals with disabilities are represented among landlords.

Gender reassignment

The council does not have local data regarding this protected characteristic. There is no reason to believe that there will be specific impacts for this protected group and we will

try to ensure that discrimination, harassment and victimisation is tackled based upon this and any other protected group.

Pregnancy and maternity

The number of children born to Haringey residents has been increasing year on year since 2002 in line with the London and England trend. The birth rate (births per 1000 of the population) in Haringey has been consistently higher than London in this period until 2008 and is now level with London. In 2012 there were 4,209 births in Haringey.

Lone parents, of whom the vast majority are women, are over-represented in the private rented sector and notably in properties which are in poorer condition relative to the population of Haringey as a whole.

Race and Ethnicity

Almost two-thirds of the borough's population, and over 70% of its young people, are from ethnic minority backgrounds. Haringey's population is the fifth most ethnically diverse in the country. Over 65% of residents come from non-White British communities, compared to 20% in England and 55% for London. 190 different languages are spoken in our schools. The proportion of non-White British communities varies from 35.2% in Muswell Hill in the west of the borough to 83.4% in Northumberland Park in the east of the borough.

Both at a national level and in Haringey, BAME individuals are over-represented in the private rented sector and notably in properties which are in poorer condition. It is notable that migrants are more likely than UK nationals to live in private-rented accommodation.

We do not have data on the racial profile of landlords in Haringey. In the operation of this scheme we will take steps to monitor the extent to which affected landlords share the protected characteristics, including the extent to which BAME groups are represented among landlords.

Religion and belief

Haringey is one of the most religiously diverse places in the UK. The most common religion was Christianity, accounting for 45% of residents, less than London (48.4%) and less than England (59.4%). The next most common religions were Islam (14.3%) – higher than London (12.3%) - and Judaism (3%). Haringey had a lower percentage of residents who were Hindu (1.8%) and Sikh (0.3%) than London (5.0% and 1.5%, respectively). A quarter of Haringey residents stated that they did not have a religion, higher than London (20.7%).

We do not have local data regarding the representation of this protected group in the private rented sector. However, we know that recent and second-generation migrants in the UK are likely to live in the private rented sector rather than social or privately-owned housing. It is likely that a significant proportion of these individuals will be members of minority faith groups and are therefore represented among private rented sector tenants.

We do not have data on the religious/faith profile of landlords in Haringey. In the operation of this scheme we will take steps to monitor the extent to which affected landlords share the protected characteristics, including the extent to which faith groups are represented among landlords.

Sex

There is a relatively equal gender split in Haringey, just over half of the population is female (50.5%), in line with England and London.

The English House Condition Survey 2015-16 identified that 61% of households in the PRS had a male Household Reference Person (HRP). Lone parents, of whom the vast majority are women, are over-represented in the private rented sector and notably in properties which are in poorer condition.

Sexual orientation

3.2% of London residents aged 16 or over identified themselves as lesbian, gay or bisexual in 2013 (ONS Integrated Household Survey). In Haringey this equates to 6,491 residents.

We do not have local data regarding the representation of this protected group in the private rented sector. There is no reason to believe that there will be specific impacts for this protected group and we will try to ensure that discrimination, harassment and victimisation is tackled based upon this and any other protected group.

Marriage and Civil partnership.

A third of the population of Haringey is made up of single households.

Lone parent households account for 10% of the borough's household make up.

Haringey has a higher proportion of couples in a registered same sex civil partnership than England and London. 0.6% (or 1,191 residents), compared to 0.2% for England and 0.4% for London.

We do not have local data regarding the representation of this protected group in the private rented sector. There is no reason to believe that there will be specific impacts for this protected group and we will try to ensure that discrimination, harassment and victimisation is tackled based upon this and any other protected group.

People in marriages and people in civil partnerships will be treated the same in all aspects of the proposed scheme.

4. a) How will consultation and/or engagement inform your assessment of the impact of the proposal on protected groups of residents, service users and/or staff?

Please outline which groups you may target and how you will have targeted them

Further information on consultation is contained within accompanying EqIA guidance

It is a statutory requirement for relevant stakeholders to be consulted as part of the Selective Licensing approval process.

The consultation period will be a minimum of 12 weeks, our approach will be to use an external company to undertake our consultation engagement and for the results to be independently evaluated by this third party to ensure compliance.

It is envisaged that a wide range of consultation techniques will be used to ensure that all sections of the community have an opportunity to take part. This includes:

- Email to landlords/Letting Agents operating in Haringey Council.
- Hand delivered letters to every household within the proposed designation area.
- Letters hand delivered to identified private sector properties in the borough.
- Leaflets, Posters and paper questionnaires distributed to Libraries.
- Information available on the Council's, web site.
- Officers attending the Borough Wide Neighbourhood Watch Meeting and local Neighbourhood Watch meetings.
- Details of the consultation emailed to all London Boroughs to share with their landlord' forums/letting agents.
- Press release by third parties, radio, local Journals and the press have been used in the past,
- Stakeholder engagement with organisations and groups such as :-
 - Bridge Renewal Trust
 - HFH Resident' Associations
 - Neighbourhood Watch representatives.
 - Landlords/agents
 - Met Police
 - London fire Authority

4. b) Outline the key findings of your consultation / engagement activities once completed, particularly in terms of how this relates to groups that share the protected characteristics

Explain how will the consultation's findings will shape and inform your proposal and the decision making process, and any modifications made?

None has yet been undertaken.

--

5. What is the likely impact of the proposal on groups of service users and/or staff that share the protected characteristics?

Please explain the likely differential impact on each of the 9 equality strands, whether positive or negative. Where it is anticipated there will be no impact from the proposal, please outline the evidence that supports this conclusion.

Further information on assessing impact on different groups is contained within accompanying EqlA guidance

- 1. Sex** *(Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)*

The outcome of licensing is to improve standards within the PRS, and so tenants of any sex are likely to be positively impacted. We can reasonably anticipate benefits for women, as the vast majority of lone parent households in Haringey are headed by women and these households are overrepresented in the private rented sector.

We have no data as to the sex of landlords in Haringey but the proposal will affect any landlord or letting agent equally regardless of their sex and we do not anticipate a disproportionate impact based on this protected characteristic.

Positive	X	Negative		Neutral impact		Unknown Impact	
----------	---	----------	--	----------------	--	----------------	--

- 2. Gender reassignment** *(Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)*

We do not have local data regarding the representation of individuals who identify as a gender different to the one they were assigned at birth in the private rented sector. Our consultation findings lead us to believe that there will not be specific impacts for this protected group, but we will ensure that this group will not be subjected to discrimination, harassment and victimisation due to their protected characteristic. If any inequity in treatment is identified we will take steps to rectify this.

Positive		Negative		Neutral impact		Unknown Impact	X
----------	--	----------	--	----------------	--	----------------	---

3. Age *(Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)*

The private rented sector (PRS) is increasingly being used as an alternative to home ownership for young people who cannot afford to get onto the property ladder. We also know that private renting is being used increasingly by families with young children. Additional licensing is targeted at houses in multiple occupation, including properties, which are likely to be shared houses as well as bedsit and studio accommodation, which tend to be a cheaper forms of renting and therefore more accessible to young adults who are more likely to be on low incomes. The impact of this proposal for young people in the private rented sector is going to be positive as it will help ensure that the quality of accommodation they are accessing is good and that the landlord they are renting from is fit and proper..

We have no data as to the age of landlords in Haringey but the proposal will affect any landlord or letting agent equally regardless of their age and we do not anticipate a disproportionate impact based on this protected characteristic

Positive	X	Negative		Neutral impact		Unknown Impact	
----------	---	----------	--	----------------	--	----------------	--

4. Disability *(Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)*

14% of Haringey residents have long term health problems that limits their day to day activity, which is lower than England but in line with London. 23% of households in the private rented sector included at least one member who had a long-term illness or disability. It is therefore likely that individuals with disabilities are over-represented among private-rented sector tenants and therefore those impacted by the proposal..

HMO licensing would not be able to take into consideration an individual tenant's disability or needs associated with their disability when applying standards. The effect of licensing overall however would be positive for these households in improving overall housing conditions.

We have no data as to how many landlords in Haringey have disabilities but the proposal will affect any landlord or letting agent equally and we do not anticipate a disproportionate impact based on this protected characteristic.

Positive	X	Negative		Neutral impact		Unknown Impact	
----------	---	----------	--	----------------	--	----------------	--

5. Race and ethnicity *(Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)*

We know from the 2011 census that Haringey is the 5th most diverse borough in the country. 65% of residents come from non-white British communities.

In summary 45% of the population was born outside of Britain. The main nationalities of non-UK-born residents are Polish, Turkish, Jamaican, Irish, Ghanaian and Somalian.

Individuals and groups from ethnic minority backgrounds are over-represented among private-rented sector tenants. The impact of this proposal, in improving conditions in the private-rented sector, will therefore be positive overall for this protected characteristic.

We have no data as to the ethnicity of landlords in Haringey but the proposal will affect any landlord or letting agent equally regardless of their ethnicity and we do not anticipate a disproportionate impact based on this protected characteristic

Positive	X	Negative		Neutral impact		Unknown Impact	
----------	---	----------	--	----------------	--	----------------	--

6. Sexual orientation *(Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)*

We do not have local data on the representation of LGBT individuals in private rented sector accommodation. Consultation findings relating to similar schemes lead us to believe that there will not be specific impacts for this protected group, but we will ensure that this group will not be subjected to discrimination, harassment and victimisation due to their protected characteristic. If any inequity in treatment is identified we will take steps to rectify this.

Positive		Negative		Neutral impact	X	Unknown Impact	
----------	--	----------	--	----------------	---	----------------	--

7. Religion or belief (or no belief) *(Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)*

Haringey is one of the most religiously diverse places in the UK. At the time of the 2011 census the most common religion in Haringey was Christianity, accounting for 45% of residents, this is less than London. The next most common faith is Islam (14.3%) and Judaism (3%). Hindu and Sikh faiths are under-represented in Haringey compared to London. As we know the PRS is the most likely tenure for new communities and will therefore provide housing for a large diverse population it is very likely that different faith groups will be represented. Licensing will improve the condition of private rented housing and will therefore have a positive impact for households from religious minorities.

We have no data as to the faith of landlords in Haringey but the proposal will affect any landlord or letting agent equally regardless of their faith and we do not anticipate a disproportionate impact based on this protected characteristic

Positive	X	Negative		Neutral impact		Unknown Impact	
----------	---	----------	--	----------------	--	----------------	--

- 8. Pregnancy and maternity** *(Please outline a summary of the impact the proposal will have on this protected characteristic and cross the box below on your assessment of the overall impact of this proposal on this protected characteristic)*

It is highly likely that due to the age demographics of those living in the PRS and the over-representation of lone parents that pregnancy and maternity is a characteristic that will be impacted on by licensing. The link between poor living accommodation and health is well evidenced, as is the impact of poor standards of accommodation on children's health and development. Licensing will affect positively on both maternity and pregnancy through improving these standards for residents.

Positive	X	Negative		Neutral impact		Unknown Impact	
----------	---	----------	--	----------------	--	----------------	--

- 9. Marriage and Civil Partnership** *(Consideration is only needed to ensure there is no discrimination between people in a marriage and people in a civil partnership)*

People who are in a civil partnership will be treated the same as people who are married.

Positive		Negative		Neutral impact	X	Unknown Impact	
----------	--	----------	--	----------------	---	----------------	--

10. Groups that cross two or more equality strands e.g. young black women

Groups that are likely to be over-represented among those affected by the proposal include:

- Young women
- Young people from BAME communities
- Young people with disabilities
- Ethnic minority individuals with disabilities
- Ethnic minority individuals from minority faith communities

These groups are all likely to be over-represented in the private rented sector and are therefore all likely to be positively impacted by the proposal's aim to improve conditions in the private rented sector.

Outline the overall impact of the policy for the Public Sector Equality Duty:

- Could the proposal result in any direct/indirect discrimination for any group that shares the relevant protected characteristics?
- Will the proposal help to advance equality of opportunity between groups who share a relevant protected characteristic and those who do not?

This includes:

- a) Remove or minimise disadvantage suffered by persons protected under the Equality Act

- b) Take steps to meet the needs of persons protected under the Equality Act that are different from the needs of other groups
- c) Encourage persons protected under the Equality Act to participate in public life or in any other activity in which participation by such persons is disproportionately low
- Will the proposal help to foster good relations between groups who share a relevant protected characteristic and those who do not?

This analysis has concluded that, overall, the extension of HMO licensing is likely to have a positive impact on all tenants and those with protected characteristics in particular. Licensing will have the greatest impact on those who are disadvantaged and who have little or no choice but having to rent in the private sector, including specific groups of tenants who share protected characteristics. .

A key purpose of the scheme is to improve housing conditions and reduce property related antisocial behaviour which will benefit residents across all protected characteristics and particularly more vulnerable groups. In particular, BAME groups, new migrants, families with young children, disabled residents and vulnerable adults will benefit from better enforcement of licence conditions and of the Housing Health and Safety Rating System standards. The proposal will therefore advance equality of opportunity to high quality housing for individuals and groups who share protected characteristics.

We do not anticipate any direct discrimination for any group that shares protected characteristics. The results of previous consultations has identified some potential adverse indirect impacts for lower income groups, particularly young people, migrants, single parents, if landlords decide to increase rents as a direct result of licensing. However, based on our existing licensing schemes in Haringey and that of other Councils who have introduced licensing, we believe that this is very unlikely to materialise and so the likelihood of this impact is very low.

The proposal will help to foster good relations between individuals and groups who share protected characteristics and those who do not by improving accommodation standards and fostering greater community stability for groups who are unable to access social housing or homeownership. Better managed private sector dwellings also improve the quality of life of many other Haringey residents, as they are often indirectly affected by low level neighbourhood anti-social behaviour such as fly tipping and noise

..

6. a) What changes if any do you plan to make to your proposal as a result of the Equality Impact Assessment?

Further information on responding to identified impacts is contained within accompanying EqlA guidance

Outcome	Y/N
No major change to the proposal: the EqlA demonstrates the proposal is robust and there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken. <u>If you have found any inequalities or negative impacts that you are unable to mitigate, please provide a compelling reason below why you are unable to mitigate them.</u>	Y
Adjust the proposal: the EqlA identifies potential problems or missed opportunities. Adjust the proposal to remove barriers or better promote equality. Clearly <u>set out below</u> the key adjustments you plan to make to the policy. If there are any adverse impacts you cannot mitigate, please provide a compelling reason below	N
Stop and remove the proposal: the proposal shows actual or potential avoidable adverse impacts on different protected characteristics. The decision maker must not make this decision.	N

6 b) Summarise the specific actions you plan to take to remove or mitigate any actual or potential negative impact and to further the aims of the Equality Duty

Impact and which relevant protected characteristics are impacted?	Action	Lead officer	Timescale
N/A			

Please outline any areas you have identified where negative impacts will happen as a result of the proposal but it is not possible to mitigate them. Please provide a complete and honest justification on why it is not possible to mitigate them.

N/A

6 c) Summarise the measures you intend to put in place to monitor the equalities impact of the proposal as it is implemented:

The following measures will help to monitor the equalities impact of the proposal:

- A full consultation with wide range of stakeholders
- Assessment of any impact and feedback
- Revising this EQIA based on consultation results
- Use of Haringey's equalities monitoring form in the operation of the scheme and analysis of completed forms

7. Authorisation

EqlA approved by
(Assistant Director/ Director)

Date
.....

8. Publication

Please ensure the completed EqlA is published in accordance with the Council's policy.

Please contact the Policy & Strategy Team for any feedback on the EqlA process.

This page is intentionally left blank

Report for: Cabinet – 16th June 2020

Title: Renewal of a Dynamic Purchasing System for Semi Independent, Supporting Living and Homecare Categories

Report authorised by: Stephen McDonnell - Director, Environment and Neighbourhoods

Lead Officer: Barry Phelps, Head of Procurement
Barry.phelps@haringey.gov.uk
020 8489 2744

Ward(s) affected: All

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

1. Describe the issue under consideration

- 1.1. To renew the Dynamic Purchasing System (DPS) procurement sourcing tools for the provision of the Council's Semi Independent, Supporting Living and Home Support requirements.
- 1.2. The original DPSs were awarded for a period of four years to support the Council's requirements at a total estimated combined value of £110m. These will expire on the following dates: Home Support 28th July 2020, Semi Independent and Supported Living both expire on 30th June 2020.
- 1.3. The proposal is to renew the DPSs, for Home Support, Supported Living and Semi-Independent categories for a period of two years, with the provision for extension for two years to 2024.
- 1.4. The Council will open the DPSs for other contracting authorities to access, to support the wider strategic approach to collaboration and obtaining parity in prices across these sectors. This will enhance the sustainability and resilience in these sectors.
- 1.5. The Council currently spends around £36m per year on these services, the intention will be to allow scope London Living Wage increases and for other authorities to access the DPS and increase the annual spend provision by 75% through the DPSs to £63m p.a.
- 1.6. The DPSs provides significant access to Council contracts for SMEs both locally and regionally, with around 40% of the spend going to Haringey located business and a further 46% p.a. going to other London based SMEs.

- 1.7. The renewal of these DPSs will support the policy position of the Council to implement measures to pay LLW across all suppliers, including social care.

2. Cabinet Member Introduction

- 2.1 The DPS is an essential tool for providing local businesses and SMEs easy access to Council contracts. Haringey is recognised as a leader in this field, having the largest portfolio of DPS categories in local government with over £100m p.a. of spend going through them.
- 2.2 In excess of 90% of DPS expenditure in the Home Support, Semi-independent and Supported living categories is with SMEs, which is broken down as follows:

Description	Percentage Expenditure p.a.
Haringey SMEs	40%
Other London SMEs	46%
Outside London SMEs	6%
Non-SME Spend	8%
Total Expenditure	100%

- 2.3 The DPS was a fundamental component of the Council being awarded the Federation of Small Business 'Best Small Business Friendly Procurement Department' in 2019.
- 2.4 Extending the DPS in these categories and allowing other authorities to access the DPS, will provide additional opportunities to our local companies to extend their services to other authorities and help support the Community Wealth Building agenda.
- 2.5 During these very challenging times and with these services at the forefront of the struggle against Covid 19, we need to maximise opportunities for local businesses in these sectors to continue to survive, with minimal disruption to the sector. Continuing to utilise a DPS as recommended in this report, will avoid the need for our suppliers to go through an elongated and protracted procurement process.
- 2.6 I therefore fully endorse the recommendations in this report to renew the DPS in these categories.

3. Recommendations

That Cabinet approves:

- 3.1. Pursuant to CSO 7.04 a) (Where the Council is considering leading on any joint procurement activities with other contracting authorities that is a Key Decision), CSO 9.04.1 (a Dynamic Purchasing System (DPS) may be used to carry out procurements in accordance with Regulation 34 of the Public Contract Regulations) and CSO 9.07.1 e) (The award of any contract valued £500,000 (five hundred thousand pounds) or more is a 'key decision') to renew the DPSs for Home Support, Semi Independent, and Supporting Living with access for other Local Authorities for an initial two (2) year period commencing on 1st July 2020 with an option to extend for a further two years to 30th June 2024.
- 3.2. That Cabinet awards a DPS for the following care provision with additional capacity of 75% for LLW and use by other local authorities in the values outlined below:

Care Category	2 – Year initial term £m	Full value over life of the DPS £m
Home Support	£46	£92
Semi Independent Living	£25	£50
Supported Living	£55	£110
Total	£126m	£252m

Note: The above values consider the provision for both the Council and other authorities accessing the DPS and does not represent the actual expenditure of the Council in these categories.

4. Reasons for decision

- 4.1. The Dynamic Purchasing System (DPS) is a supplier e-sourcing tool and a compliant route to market under the Public Contract Regulations, which enables suppliers to enrol, accredit and be approved to bid for Council contracts.
- 4.2. The Council's overall spend for home support, supported living and semi-independent over the past financial year was in the region of £13m, £16m and £7m, respectively. Renewing these DPSs will not incur any additional license fees, as the Council already holds an enterprise license.
- 4.3. The DPS provides a compliant route to market for care provision, which ensures transparency in the procurement process, equal treatment of suppliers and ensures that the requirements of both the Public Contract Regulations 2015 and the Council's Contract Standing Orders (CSO) can be met, particularly as much of care provision is purchased on an individual basis and the Regulations do not provide for hitherto 'spot contracts'.
- 4.4. Purchasing outside of a DPS would require either an extremely resource intensive approach, whereby each requirement would be commissioned separately and would require suppliers to go through the accreditation checks for each opportunity. This would likely prevent suppliers bidding for the services and place the provision of these services at risk; or we would need to establish a framework, which would likely exclude many local SMEs from meeting the criteria to qualify under a framework. In addition, a framework does not allow for suppliers to join at any time and prevents

new start-ups and entrants from accessing Council contracts during the term of the framework.

- 4.5. A DPS is beneficial in that; it enables supply chain expansion as suppliers can join at any time during its lifetime, unlike a traditional framework where only suppliers at inception remain within it until expiry. This means that the supply chain can be renewed and replenished throughout its term, which lends itself to more competition and therefore better value for the Council and its users.
- 4.6. The DPS is an efficient route to market for both the Council and the supply chain; importantly it enables access to Council opportunities for SMEs. A fact borne out by the figures; of the circa £36m of expenditure across these 3 categories, whereby, in the last year 92% was spent with SMEs, 40% of which was in borough. Once accredited, suppliers can apply for multiple contract opportunities and do not need to undertake separate tender processes for services accredited for. This is particularly important, as resource intensive tender processes may duplicate effort and are often barriers to entry for small and medium sized enterprises.
- 4.7. A DPS enables the Council, to undertake time efficient tender processes, which facilitates speed of award and service delivery. We currently undertake around 2,200 individual procurements each year in these categories. The DPS streamlines the Councils procurement/commissioning, contract management and finance processes, which can be undertaken under the one system.
- 4.8. Importantly, renewing the DPS will have minimal impact on the existing supply chain as suppliers will only need to confirm there is no change in their qualification status except for their financial standing, which will be reviewed again. This will provide Commissioners an opportunity to devise any additional questions and amend the category structure to further support emergent commissioning strategies over the next two to four years
- 4.9. Moreover, awarding these DPSs aligns with agreed procurement & commissioning strategies, including payment of LLW, establishing block contracts, locality- based home support in order to facilitate high quality care delivery, as well as contract and market management; market expansion – all care category markets have expanded since inception; Home Support, Semi Independent and Supported Living by 84%, 37% & 60% respectively. Further expansion is required to fine tune supply in more specialised areas.
- 4.10. Renewing for an initial 2 year period, will give Care Commissioning and Strategic Procurement time to review their commissioning and procurement strategies going forward, factoring in any potential categories that could be insourced, impacted by social distancing and updating category documentation to account for current circumstances, emergent need, or identified gaps in provision e.g. to meet specialisms like positive behaviour provision for high need learning, disabled residents or perhaps provision that may be better delivered through alternative procurement routes or longer-term measures like property acquisition or remodelling to meet need.
- 4.11. Strategic Procurement will support the replenishment of the care supply chain by stimulating the market conducting suitable market engagements to identify, enrol and accredit suitable economic operators or indeed deploying management market tools like: price caps for continued efficient and effective delivery of the Council Semi

Independent, Supported Living and Homecare requirements through the renewed process time for commencement on 1st July 2020.

- 4.12. Enabling other authorities to join the DPS in these categories will bring additional benefits:
- 4.12.1. Suppliers will only need to be accredited once to access all contract opportunities across the authorities, opening up opportunities to local suppliers to provide services outside of Haringey.
 - 4.12.2. This approach will assist in attaining parity of prices across the sectors.
 - 4.12.3. It will potentially provide access to additional suppliers in hard to source sectors.
 - 4.12.4. Market intelligence around costs, capability and capacity in the market will be significantly increased.
 - 4.12.5. May provide an opportunity for the Council to generate some income to offset the operating costs of the DPS.

5. Alternative options considered

- 5.1. Do Nothing - This option would require the Council to seek alternate procurement arrangements incurring significant additional costs and resource effort to facilitate procuring over 2,200 requirements per year, each needing the supplier to re-present accreditation requirements, that will then need to be evaluated.
- 5.2. Establish a framework for semi-independent, supporting living and home care – this option was discounted in preference to the use of a DPS for commissioning these services. This is primarily due to the restrictions applied to the duration of a framework and the limitation of suppliers only being able to be admitted at the point of establishment of the framework. In comparison to a framework, a DPS enables an unlimited number of suppliers to join at any time; provided they meet the accreditation and enrolment criteria. The call off process from a framework is much more administratively intensive than that of a DPS.

6. Background Information

- 6.1. Haringey operates the largest portfolio of DPS within local government with an estimated spend of circa £100m p.a. and has a dedicated DPS team that is well placed to support the Council, maximising the potential of a DPS.
- 6.2. The DPS has been designed to be “SME friendly” and promote local community wealth building. Suppliers can join the DPS at any time during its term, provided they meet the accreditation and enrolment criteria.
- 6.3. Each supplier must maintain their accreditation status throughout the duration of the DPS. This is monitored by the DPS team, where a supplier fails to maintain the accreditation (i.e. insurances, health, and safety certificates etc.) they are suspended until such time they have rectified the failures.

- 6.4. The day to day contract management of the suppliers and the services they provide are managed within the relevant service area.
- 6.5. Significant efficiencies are achieved through the use of the DPS each year (based on statistics supplied by adam, our DPS service provider), these are estimated to be:
- Procurement: 50%= saving of 286 hrs
 - Finance: 85% (presuming all functionality within SProc.net is used) = saving of 1455 hrs
 - Contract Management: 70% = saving of 330 hrs
 - Hours Per Annum Saved = 2071
- 6.6. The Council holds an enterprise license to cover most of its DPSs; therefore, there is no additional license costs for renewing these DPSs.
- 6.7. Strategic Procurement has developed a commercial offering for other LA's to access the Council's DPS should they wish to.
- 6.8. The renewal of these schemes will enable the approach approved by Cabinet in March 2020, but delayed due to the Covid-19 pandemic, of a phased introduction of London Living Wage (LLW) for home support and indeed for each category set out here. To ensure the Council's LLW policy for home support is implemented in the timeframe anticipated in the March Cabinet paper, the Council will introduce the requirement to pay LLW as a requirement within all new Contracts let through the DPS for home support at its implementation date of 1st August 2020. This will essentially introduce LLW for the following:
- 6.8.1. All new block home support contracts let at any time after 1st August 2020.
- 6.8.2. All new individual home support contracts (i.e. previously known as spot contracts) with effect from 1st August 2020 to adopt the new outcome-based requirements.
- 6.9. Block contracts for home support already agreed by Cabinet in March 2020 will come online within the mobilisation timeframes already agreed and are not directly affected by this decision. The Council intends to go out to tender to seek 6 further block contracts for home support in line with the model approved at Cabinet in March 2020 and informed by learning during the current pandemic. The introduction of requiring providers to pay LLW as a minimum to their staff, will be coupled with the improved model for home support with better outcomes for local residents, for care workers and for the local health and care system. However, it is worth noting that there are some risks to achieving the full set of benefits to residents from a service perspective, as anticipated in the March Cabinet paper, by adopting the route to implementing the LLW set out here. For example, some of the outcomes associated with a new model of home support may be harder to achieve where a large number of providers will be delivering the new model and the link to localities may for a period be weaker. In addition, affecting some of the system outcomes may also be more challenging in this context.
- 6.10. For the other categories, the time frames are as follows:

6.10.1. Supported living – all contracts from 1st July 2020.

6.10.2. Semi-independent living – all contracts from 1st July 2020.

6.11. The Council is not intending to retrospectively apply the requirement to pay LLW in existing contracts unless they migrate into new block contract or other new arrangements. This is due to the complexities around potentially breaching Public Contract Regulations when the original award was made.

7. Contribution to strategic outcomes

7.1. The introduction of the DPS will support a number of Corporate Priorities:

- Creating a suite of procurement tools to support development, growth, and regeneration in the borough.
- Alignment with the Council's Procurement Strategy.
- Promotion of Social Value Act through the suite of contracts contained within the procurements.
- Promotion of SME engagement across London.
- Promoting localism and community wealth building across the borough and London.
- Payment of London Living Wage, use of local labour and promotion of apprenticeships.
- Efficiency gains through the use of collaborative procurement with other local authorities and public sector organisations.

8. Statutory Officers Comments

Finance

- 8.1. This report seeks Cabinet approval for the award of a DPS contract for the procurement of Home Support, Semi-independent and Supported living services. This arrangement is in essence a framework agreement, which allows third-party SMEs to bid for social care packages through the DPS system.
- 8.2. The potential total value of the contract is £126m over a 2-year period with an option to extend for a further 2 years making a total contract value of £256m.
- 8.3. The previous contractual arrangement was for a 4-year period for a total value of £110m, where the Council spent £36m in 2019-20 on these services.
- 8.4. New homecare contracts awarded through the DPS system will require providers to pay LLW. As part of the MTFS the council has provided for homecare LLW increase, net of deliverable mitigations, of £2.4m in the budget for 2020/2 as shown in the table below.

- 8.5. Table shows the net budget increase of £2.413m for homecare LLW in 2020/21:

Net LLW 2020/21 budget uplift	£'000
MTFS Homecare LLW uplift	4,288
Less planned mitigations	(1,875)
Net budget uplift	£ 2,413

- 8.6. Revised budgetary requirements of £2.4m for implementing homecare LLW are outlined in the table below:

Table shows the revised budgetary requirement for implementing the LLW for Homecare from 1st August 2020:

Revised 2020/21 budget requirement	£'000
LLW budget required from 1st August 2020	2,859
Home care worker bonus April -June	635
NCL provider 5% uplift for 3 months	200
Revised LLW mitigation estimate	(1,300)
	£ 2,394

- 8.7. The above table lists the reduced budget requirement for implementing LLW for 8 months from 1st August 2020 of £2.859m. There have been additional costs of a £2/hour uplift for homecare hours worked between April and June of £635k; and a general uplift of rates agreed across North Central London (NCL) authorities of 5% for 3 months to June 2020 of £200k. Due to Covid-19 there have been changed practices and delays to implementing LLW mitigations and a revised estimated achievable mitigation figure of £1.3m has been included.
- 8.8. The tables in 8.5 and 8.6 above show that there is £2.4m available budget for homecare LLW and the expected full cost of implementation from 1st August 2020 is £2.4m. Therefore, the cost of awarding this contract is affordable from existing agreed budgets.
- 8.9. The implementation of LLW through the DPS system is a replacement of the current £2/hour uplift bonus payable to all homecare workers agreed to the end of June. The service will also be going out to tender by locality for delivering block and call off hours with improved service outcomes and service efficiencies. This is likely to come into effect in early 2021.
- 8.10. The service is reconsidering the timing and deliverability of the planned mitigations for the current and future years. The full future years deliverability of mitigations may prove more challenging and is subject to further assessment for the refreshed MTFS.
- 8.11. This proposed contract award allows for Haringey's existing rates of contract expenditure with head room for wage inflation and usage by other local authorities. The additional capacity will not incur any additional cost by Haringey. However, it will enable flexibility of service delivery for other councils including our NCL

neighbours. The cost of the license is covered under the existing ICT contract, with no additional cost to the service.

- 8.12. The current agreement expires early summer 2020; with a risk if this not agreed, the Council will not be able to fulfil its statutory duties.

Strategic Procurement

- 8.13. The services to be procured come under the remit of Schedule 3 of the Public Contract Regulations 2015. The DPS will be set up in accordance with Regulation 34 of the Public Contracts Regulation and an appropriate advert published in the Official Journal of the European Union.
- 8.14. The recommendation to renew the DPS is in accordance recommendation 3.1 is supported by Strategic Procurement, following the successful introduction of the DPS for these categories as a compliant route to market four years ago.
- 8.15. The DPS is a route to market and sourcing tool which enables compliance with Contract Standing Orders and the Public Contracts Regulations 2015 for procurements above and below thresholds and enables process, efficiencies and significant value for money for the Council and its service users by promoting active competition for all requirements. Moreover, management information on supply chain, care category spends, or market management tools are readily available to facilitate service planning.
- 8.16. The award of these DPS care categories will enable the Council to contribute to the delivery of several its priorities including the payment of London Living Wage (LLW) which is of particular significance in the low-paid care sector and the wider Council Procurement Strategy. Applying LLW retrospectively to previously let contracts under the old DPS, may create issues from a Public Contract Regulation perspective; in so far as, a bidder in the original procurement exercise, may have offered LLW as part of their submission, but may not have been successful due to the original costs being slightly higher. To apply a retrospective uplift now, may create some issues from a regulatory perspective relating to the original decision to award the contract.
- 8.17. Strategic Procurement is also in support in opening the DPS in these categories to other authorities. It is anticipated by doing this, it will drive further efficiencies across the supply chain, through less administration and efficient deployment of resources, provide additional opportunities to secure contracts they may not otherwise have had access to and move towards parity of prices across the region.

Legal

- 8.18. The Assistant Director of Corporate Governance has been consulted in the preparation of the report.

- 8.19. Strategic Procurement have confirmed the Dynamic Purchasing Systems which this report relates to will be set up in accordance with the Council's Contract Standing Orders (CSOs) and Regulation 34 of the Public Contracts Regulations 2015 (as amended). This will ensure compliance with the CSOs and the relevant legislation.
- 8.20. The Assistant Director of Corporate Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

Equality

- 8.21. Equalities comments as follows:

The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- 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.

The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

The proposed decision is to renew the Dynamic Purchasing Systems procurement sourcing tools for the provision of the Council's semi-independent, supported living, and home support requirements. An outcome of this decision will be to enhance the sustainability and resilience of these sectors. This is likely to have a positive effect on those residents accessing these services, a significant proportion of whom are likely to be older people and people with disabilities. The proposed decision is therefore a measure to meet the needs of people whose needs are different to those of others due to their sharing of a protected characteristic, and in this way, it advances equality of opportunity.

9. Use of Appendices

Not applicable

10. Local Government (Access to Information) Act 1985

No supporting documents required.

Report for: **Cabinet 16 June 2020**

Title: **Approval to execute our rights to progress housing delivery schemes for Mount View Court & Romney Close including award of contract and appropriation of land**

Report

Authorised by: **Mark Baigent, Interim Director of Housing, Regeneration and Planning**

Lead Officer: **Alan Benson, Interim Assistant Director for Housing**

Ward(s) affected: **Northumberland Park and Harringay**

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

1. Describe the issue under consideration

- 1.1 This report seeks approval to appoint the recommended contractor, NFC Homes Limited, to complete a new build development of seven Council rented homes: three at Romney Close N17 and four at Mount View Court N8, and to appropriate the land for planning purposes to facilitate the development process.
- 1.2 On approval, these developments will be the fourth and fifth schemes to move to a start on site, of the 58 schemes in the Council housing delivery programme that the Council intends to directly deliver itself. They will be the ninth and tenth schemes to move to a start on site in the overall programme.

2. Cabinet Member Introduction

- 2.1. I am proud to recommend that Cabinet approves the construction of seven new Council homes: three two-bedroom homes, including one that is accessible for wheelchair-users, in Northumberland Park, and four four-bedroom homes in Harringay. All these homes will be let on secure Council tenancies at Council rents.
- 2.2. Those four four-bedroom council homes demonstrate just why it is important that the Council is now building homes itself. No Housing Association in London is building four-bedroom homes at any scale. None would have looked at this site and decided that is what they would build, because they would have looked to maximise their return and grant income by building a larger number of smaller units. But we are about building the homes that our community needs and that is why I am particularly proud to recommend the building out of this site of high-quality large family homes.
- 2.3. Building a thousand Council homes - and then further thousands once we have achieved that - will be a marathon and not a sprint. But I am delighted that this report recommends Cabinet to approve what would be the fourth and fifth schemes to move to a start on site that the Council will be delivering itself directly.
- 2.4. And building homes is never just about the bricks and mortar. These homes will demonstrate our commitment to building Council homes that are sustainable and designed to the highest standards. They will improve the area for existing residents by replacing derelict or unused land that has attracted antisocial behaviour. We all need a safe, affordable, decent home – now more than ever. COVID-19 has exposed sharply how deeply unequal our housing system is, and how much inadequate housing affects people's lives. Most importantly, Cabinet's decision today will provide two households in housing need with a new home of the quality that we would like to see all our tenants living in.

3. Recommendation

- 3.1. It is recommended that Cabinet:

- 3.1.1. Approves the appointment of NFC Homes Limited to undertake the new build works to provide a total of seven Council rented homes at Romney Close and Mountview Court for a total contract sum of £2,144,016 and to approve the client contingency sum set out in the exempt part of the report.
- 3.1.2 Approves the appropriation of the land at the sites of Romney Close and Mount View Court (edged red in the plans attached at Appendix 1) from housing purposes to planning purposes under Section 122 of the Local Government Act 1972 as they are no longer required for the purpose which they are currently held, and for the purpose of carrying out development as set out in paragraphs 6.1 to 6.25 of this report.
- 3.1.3 Approves the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other rights of neighbouring properties infringed upon by the Romney Close development, under planning permission Ref: HGY/2020/0183 and by the Mount View development, under planning permission Ref: HGY/2020/0181.
- 3.1.4 Delegates to the Director of Housing, Regeneration and Planning, after consultation with the Director of Finance and the Cabinet Member for Housing and Estate Renewal, authority to make payments of compensation as a result of any infringement arising from the development and the recommendation 3.1.3, within the existing scheme of delegation.
- 3.1.5 Approves the appropriation of the land at the sites of Romney Close and Mount View Court (edged red in the plans attached at Appendix 1) from planning purposes back to housing purposes under Section 19 of the Housing Act 1985, after practical completion of the development on 31 December 2021.

4. Reasons for decisions

- 4.1. The two sites, Romney Close and Mountview Court, were approved by Cabinet on 9 July 2019 to be included in the Council housing delivery programme. These schemes have subsequently been granted planning consent and are ready to progress to construction. This report therefore marks the third, and final, Member led decision to develop these two sites.
- 4.2. Following a formal tender process, a contractor has been identified to undertake these works.
- 4.3. The appropriation of the two sites for planning purposes is required as it will allow the Council to use the powers contained in section 203 to override easements and other rights of neighbouring properties and will prevent injunctions that could delay or prevent the Council's proposed developments. Section 203 converts the right to seek an injunction into a right to compensation. Both sites will need to be appropriated back from planning purposes to housing purposes on completion of the development to enable the Council to use the land for housing and let seven new Council homes at Council rent.
- 4.4. The new development at Romney Close will also allow the Council to secure the boundary of the site and improve security for new and existing residents, alleviating the anti-social behaviour currently attracted to the site.
- 4.5. This decision is also necessary at this time to support the Council's COVID-19 response, in as much as it will be part of a portfolio of oven-ready schemes that are ready to go onsite as soon as the lockdown rules allow – supporting the recovery of the local and wider economy.

5. Alternative options considered

- 5.1. It would be possible not to develop these sites for housing purposes. However, this option was rejected as it does not support the Council's commitment to deliver a new generation of Council homes.
- 5.2. This opportunity was procured via a direct appointment from the London Construction Programme (LCP) Major Works 2019 Framework Agreement, the recommended route for a contract of this value. An alternative option would have been to run a competitive tender from the LCP, but this option was rejected due to limited interest from the framework contractors.
- 5.3. The Council could continue with the schemes without appropriating the site for planning purposes, but this would risk the proposed developments being delayed or stopped by potential third party claims. By utilising the powers under Section 203 of the Housing and Planning Act 2016 (HPA 2016), those who benefit from third party rights will not be able to seek an injunction since those rights or easements that are overridden are converted into a claim for compensation only. The Council recognises the potential rights of third parties and will pay compensation where a legal basis for such payments is established. The housing delivery team actively engaged with local residents about the development of these sites as they proceeded through the feasibility and design stages and any comments or objections raised were taken into consideration by Planning Committee in reaching its decision. For these reasons, this option was rejected.
- 5.4. The Council could decide not to appropriate the land at both sites for housing purposes upon practical completion of the building works. This option was rejected because it could prevent the Council from being able to offer up these homes for occupation as social housing thereby not supporting the delivery of much needed affordable homes.

6. Background information

Romney Close and Mountview Court development sites

- 6.1. As shown in the plan of the site in Appendix 1, the Romney Close site is located to the north of Lansdowne Road in Northumberland Park ward. The entrance to the site is through Romney Close, a passageway between two houses on Chalgrove Road. Romney Close is currently a vacant and poorly maintained parcel of land in front of a three-storey block of flats, 1-6 Romney Close. The back gardens of terraced houses back onto the site. The site currently consists of a row of garages, which are in a moderate to poor condition and used for general storage, being too narrow for a modern vehicle; in addition to four designated car parking bays, a strip of parking big enough for five cars; and a patch of overgrown ground that is prone to misuse and fly tipping.
- 6.2. As shown in the plan of the site in Appendix 1, the Mount View Court site is located to the East of Green Lanes in Harringay ward. The entrance to the site is through St Margaret's Avenue. The development site sits on the corner of this road and is surrounded by housing on three out of four sides. Mountview Court is currently an underused and poorly maintained parcel of land which is positioned to the rear of properties on the Mount View Court estate. The land can be accessed by residents in this block through a gate to the south west of the site. The site currently consists of garages that are in a moderate to poor condition which are either vacant or used for general storage, being too narrow for a modern vehicle. As the site is secluded, in recent years it has attracted antisocial behaviour particularly at night.
- 6.3. Both sites are Council-owned land held in the HRA.
- 6.4. On 7 July 2019, Cabinet approved the inclusion of Romney Close and Mountview Court

into the Council's housing delivery programme in order to determine their feasibility and capacity for the delivery of new homes and then, if appropriate, their progression through to planning consent.

- 6.5. Designs have been developed that will deliver three two-bedroom Council homes for Council rent, including one that is accessible for wheelchair-users, on Romney Close and four four-bedroom Council homes for Council rent on Mountview Court.
- 6.6. A resident engagement event was held for both schemes on 8 October at the Civic Centre. The proposals were positively received by Members and local residents and no major concerns were raised. Neighbouring residents at Romney Close were then written to on 29 November 2019 to seek their views on the landscaping plans, which included securing the site boundary appropriately. No responses were received. The schemes were submitted to planning in January 2020 and residents were formally consulted as part of this process.
- 6.7. Planning approval of the scheme at Romney Close was granted on 10 March 2020. Planning approval of the scheme at Mountview Court was granted on 13 March 2020.

The Build Contract

- 6.8. This report is seeking final approval of the construction contract to enable the new build works to commence.
- 6.9. The housing schemes at Romney Close and Mount View Court have both been designed up to stage 3 of the Royal Institute of British Architects (RIBA) Plan of Works 2019. Since planning approval has been granted, a contractor is now needed to undertake the new build works; it is currently anticipated that the contract period will be 12 months.
- 6.10. The project tender process involved conducting two expression of interest exercises via the LCP MW 2019 framework, the first in December 2019 and the second in February 2020. Due to limited interest in a competitive tender it was decided that a direct appointment with one of the interested parties on the framework was the most appropriate route.
- 6.11. The selected contractor, NFC Homes Limited, which is based locally, was asked to respond to a 60% quality and 40% price assessment. They responded with their proposal on 24 April 2020. Full tender sum analysis has been provided in Appendix 3, which is exempt due to the commercially sensitive nature of this information.
- 6.12. The quality assessment was conducted via a pre-agreed list of questions that were included as part of the Qualitative Delivery Proposals. Each question was offered a score between 0 (question not answered) and 5 (excellent) together with a weighted score. The quality assessment was reviewed by the Procurement Team to ensure that a high level of quality was demonstrated, i.e. total scores of at least 80% (16 out of 20).
- 6.13. Cost was evaluated independently by the Project Team's Cost Consultant to ensure value for money in line with current market trends.
- 6.14. NFC Homes Limited total contract sum is £2,144,016.00. Considering the size, scope, complexity, and abnormalities specific to this project, the Project Cost Consultant has concluded that the tender submitted by NFC Homes Limited offers reasonable value for money in the current market.
- 6.15. The outcome of the quality and cost proposal is shown below.

Quality Proposal	Cost Proposal
Question 1 Understanding of the Contract Documents and Programme = 4/5	£2,144,016.00
Question 2 Relevant Experience = 5/5	
Question 3 Key Personnel & overall team structure = 5/5	
Question 4 Sustainability and site-specific matters = 4/5	
Total qualitative score = 54%	

- 6.16. The recommendation is therefore to award the contract to NFC Homes Limited. Their proposal demonstrated good quality across the four questions. It is also considered good value for money and the Cost Consultant for this project is satisfied with the pricing offered by NFC Homes Limited.
- 6.17. The contract is to be awarded on a fixed price basis. It includes new build works, site establishments, site enabling works, management costs and includes overheads and profits and there is a defects and liability period of 12 months.
- 6.18. The tender assumes signing of the contract and site possession by 24 July 2020, as the tender offer remains open for 13 weeks from the return date.

- 6.19. During this period of uncertainty due to COVID-19 it should be noted that there is a risk that the contractor may be reluctant to enter into a contract if they do not believe they can deliver on all the conditions of the contract such as start on site date or if they cannot obtain the material required for the works. Therefore, during this period, the project team is keeping this under review to ensure that both Council and Contractor are protected.
- 6.20. The Council was seeking to start construction works for the schemes in July 2020 with completion expected in October 2021. However, this programme will be dependent on COVID-19 developments which are likely to push the programme back. It is estimated that these schemes may now start on site in September 2020 instead, with completion in December 2021.

Appropriation of land

- 6.21. This report seeks approval to appropriate the Romney Close and Mount View Court sites (outlined in the plans attached at Appendix 1) for planning purposes pursuant to Section 122 of the Local Government Act 1972 as they are no longer required for the purposes for which they are currently held. Both sites are no longer required to be used as garages; the majority are sitting vacant and have fallen into a poor condition.
- 6.22. The boundary to the site at Romney Close has been poorly maintained and members of the public can freely walk onto Council land, often using it as a cut-through, as illustrated in Appendix 2. This has attracted anti-social behaviour and caused security risks to existing residents, which the Council would like to alleviate. The appropriation of the land and the subsequent development will enable the Council to secure the estate boundary. In addition, as part of the development, the landscaping of the surrounding estate will be revitalised to help promote the increased use of the outside space, helping to improve the health and well-being of the estate's residents and biodiversity of species in the local vicinity.
- 6.23. The Mountview Court site is secluded and has attracted anti-social behaviour. This has also caused security risks to surrounding residents, which the Council would like to alleviate. The appropriation of the land and the subsequent development will enable the Council to implement security measure such as path lighting to the estate to help reduce crime levels.
- 6.24. This report also seeks Cabinet approval to use the Council's powers under Section 203 of the HPA 2016 to override easements and other rights of neighbouring properties infringed upon by the Romney Close and Mountview Court developments. The types of rights that can be overridden by Section 203 of the HPA 2016 are any easements, liberty, privilege, right or advantage annexed to land and adversely affecting other land. An easement is a right of light, or right of way or interest in land which entitles a neighbouring landowner to enjoy such rights over the adjoining site. Any development which interferes with that right may entitle the owner of that right to seek an injunction preventing the development going ahead or damages for the effect on value of the right lost because of the interference. The Council recognises the potential rights of third parties and will pay compensation where a legal basis for such payments is established.
- 6.25. The report on title for the Romney Close site reveals there is a right of way through the site registered against the title to the site. The site also forms part of a housing estate which is subject to estate pathways and rights of access for use by estate residents. The Council has, however, reserved rights in its tenancy agreements and leases to redevelop the estate or any part of it, providing access to the neighbouring properties is maintained.
- 6.26. It is not believed that the potential infringement of the third-party rights outlined here over the Romney Close and Mount View Court sites are a breach of human rights, being rights to private and family life. The right of way and estate accessways which apply to the site,

will be maintained for all neighbouring properties that may use the Romney Close and Mount View Court sites as a right to access for their properties. The engagement event on 8 October 2019, the resident letter (for Romney Close) sent on 29 November 2019 and the formal planning consultation process that took place, did not raise any concerns that there were possible infringements of third party rights, including rights of light. Furthermore, if an injunction is sought by a third party for breach of a right, then if successfully claimed, the right will be converted into a right of compensation for loss of that right.

- 6.27. Based on the feedback following the public consultation event, there have not been any claims that any third-party rights would be infringed by the development. However, should any claim be made for any infringement of right to light, potential costs are set out in the exempt Appendix 3.
- 6.28. Regarding the value of potential compensation for the loss of third-party rights of access and or enjoyment, having undertaken the necessary checks against neighbouring properties, none have easements in relation to the two sites. Furthermore, no neighbouring properties have come forward asserting any rights of access or enjoyment. Based on these circumstances, it is unlikely that there will be any claims, but the level of compensation is unquantifiable until such a claim is made although it is not likely to be so significant as to impact on the scheme's viability.

7. Contribution of Strategic Outcomes

- 7.1. The recommendations in this report will support the delivery of the Housing Priority in the new Borough Plan, which sets out in its first outcome that *"We will work together to deliver the new homes Haringey needs, especially new affordable homes"*. Within this outcome, 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"*.
- 7.2. In particular, the recommendations in this report are explicitly about delivering the aim *"to deliver 1,000 new council homes at council rents by 2022"*. The proposals in this report contribute directly to the strategic outcomes on new housing supply that are at the core of the aims of the Council as expressed in the Borough Plan.

8. Statutory Officers comments

Legal

Appropriation under Section 122 of the Local Government Act 1972

- 8.1. The Council 'holds' the two sites for housing purposes. In order to override any third-party rights affecting the two sites, the Council will need to appropriate each of the two sites for planning purposes. The Council may appropriate land from housing purposes to planning purposes under Section 122 of the Local Government Act 1972 and in order to engage Section 203 HPA 2016. Section 122 LGA 1972 provides that:

"The council may appropriate for any purpose for which the council is authorised by statute to acquire land by agreement any land which belongs to it and is no longer required for the purpose for which it is held immediately before the appropriation."
- 8.2. The key procedural points are as follows:
 - a) The land must already belong to the council
 - b) The land must no longer be required for the purpose for which it is currently appropriated; and
 - c) The purpose for which the council is appropriating must be authorised by statute
- 8.3. Section 122 LGA 1972 provides that the Council may not appropriate land constituting or forming part of an 'open space' or land forming part of a common (unless it is common or fuel or field garden allotment of less than 250 square yards unless they first advertise their

intention to do so under the section.

8.4. In applying the requirements (a) – (c) of Section 122 LGA 1972 set out above:

- a) the site is Council owned land;
- b) the site is no longer required for housing purposes; and
- c) the Council is seeking to appropriate the land for the statutory purpose of planning.

8.5. The site does not contain open space.

Section 203 of the Housing and Planning Act 2016

8.6. By appropriating the land for planning purposes under Section 122 of the LGA 1972, the Council is therefore able to engage the powers contained in Section 203 of the HPA 2016.

8.7. Section 203 states a person may carry out building or maintenance work even it involves (a) Interfering with a relevant right or interest (b) breaching a restriction as to use of land. This applies to building work where: -

- a) there is planning consent,
- b) the work is on land for the purpose for which the land was vested, acquired or appropriated for planning purposes under section s.246(1) of the Town and Country Act 1990;
- c) the authority could acquire the land compulsorily for the purpose of the building work.

8.8. Looking at the requirements of Section 203 above,

- a) it is understood that outline planning permission has been granted for the Development on 10 March 2020;
- b) it is recommended in 2.1 (i) of this report that the land be appropriated for planning purposes under the Section 122 of the LGA 1972;
- c) this requires that the Council acquire the land compulsorily for the purposes of the building work. Section 226(1) of the Town and Country Planning Act 1990 contains the compulsory purchase powers of the Council which '*the authority think that the acquisition will facilitate the carrying out the development, re-development on or in relation to the land*' or '*required for a purpose which is necessary to achieve the proper planning of an area in which the land is situated*'. This requirement is satisfied as the Council considers that the development will lead to an improvement in the economic, social or environmental wellbeing of the areas as outlined in this report.

8.9. With regards to recommendations (3.1.2) and (3.1.4) the Council will be seeking to appropriate both the Romney Close site and Mount View site following practical completion of the developments back for housing purposes into the HRA. Recommendations (3.1.5) may take place under Section 19 (1) of the Housing Act 1985 which states a local housing authority may appropriate for housing purposes any land for the time being vested in them and at their disposal. This appropriation is necessary as the new build units will be used for social housing by the Council and therefore must be held in the HRA.

8.10. The contract which this report relates to has been procured by direct call-off under the LCP Major Works Framework 2019 ("the Framework").

8.11. The Framework was procured in accordance with the Public Contracts Regulations 2015 (as amended).

8.12. The rules of the Framework permit a direct award of contracts up to £2.5 million.

8.13. The Assistant Director of Corporate Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

Procurement

8.14. Strategic Procurement notes the update on the Housing Delivery Programme and recommendations within section 3.1 (3.1.2-3.1.5) of this report; however, comments are not applicable for property and land transactions as they sit outside of the Procurement

Contract Regulations.

- 8.15. Strategic Procurement support the award of this contract in accordance with clause 9.07.2 of the Contract Standing Orders as the contract has been awarded by way of a call off from the LCP Framework estimated value of £25,000 or more.

Finance

- 8.16. The Romney close and Mountview court sites will deliver 7 units of social rented homes on completion at a total construction contract value £2.14m.
- 8.17. The preferred contractor was selected following an assessment of the submitted tender and based on a 60:40 quality/cost assessment.
- 8.18. There is adequate provision within the HRA new build budget for the reported cost.
- 8.19. Further finance comments are contained in the exempt report.

Equality

- 8.20. The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - 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.
- 8.21. The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 8.22. The proposed decision relates to new build works to provide seven new Council rented homes at Romney Close and Mountview Court. The decision will increase the supply of homes which are genuinely affordable to local residents. This is likely to have a positive impact on individuals in temporary accommodation as well as those who are vulnerable to homelessness. Data held by the council suggests that women, young people, and BAME communities are over-represented among those living in temporary accommodation. Furthermore, individuals with these protected characteristics, as well as those who identify as LGBT+ and individuals with disabilities are known to be vulnerable to homelessness, as detailed in the Equalities Impact Assessment of the council's Draft Homelessness Strategy. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics.
- 8.23. As an organisation carrying out a public function on behalf of a public body, the contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

9. Use of appendices

Appendix 1 – Red line boundaries Romney Close & Mount View Court.

Appendix 2 – Romney Close survey of the existing and proposed boundary fencing

Appendix 3 - Exempt – financial information

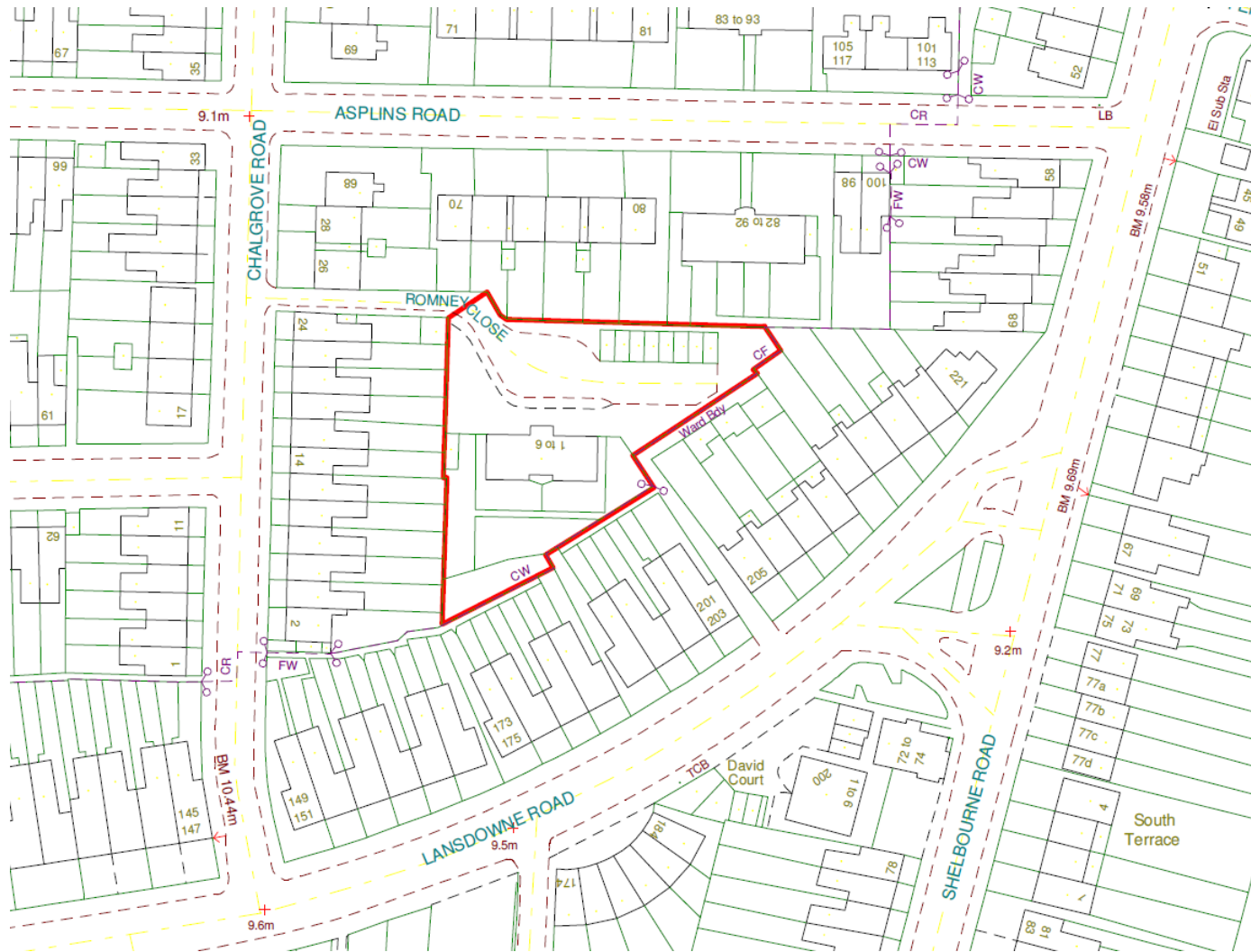
10. Local Government (Access to Information) Act 1985

- 10.1. Appendix 3 is NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 in that they contain information relating to the financial or

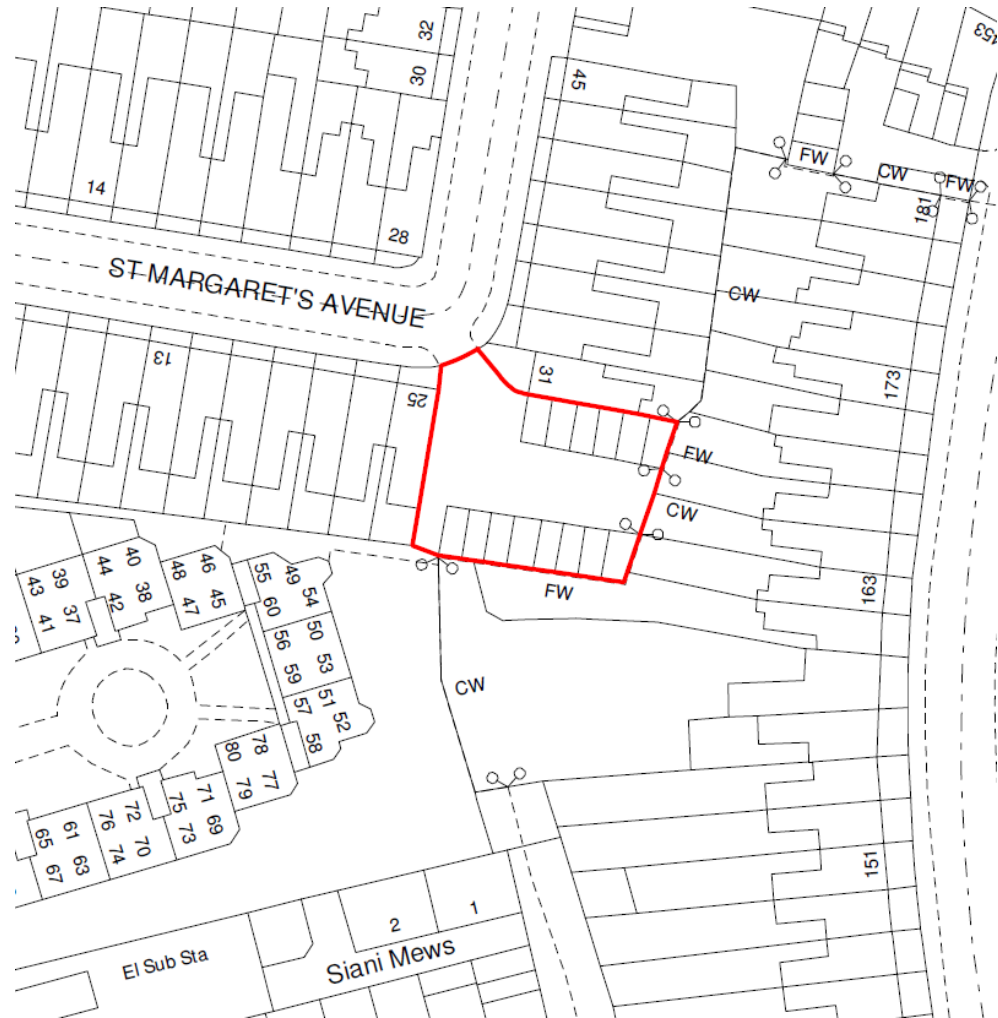
business affairs of any particular person (including the authority holding that information).

Appendix 1

Site Red Line Boundary – Romney Close



Site Red line boundary – Mount View Court



Appendix 2

Romney Close survey of the existing and proposed boundary fencing

9.0 Existing Survey and Proposed Strategy for Boundary Fencing:

Visual Survey of Fence Types + Condition

The proposed strategy is to fully re-secure the boundary fencing by repairing and restoring all fencing types, and replacing or installing new panels locally where necessary or stated. The timber fencing (1-2) should also be power washed and re-stained. The restored fencing will be further reinforced by the hedgerow, as a living wall.



This page is intentionally left blank

Report for: Cabinet 16 June 2020

Title: Approval to execute our rights to progress housing delivery schemes for Harvey House and Finsbury Road including award of contract and appropriation of land.

Report authorised by: Mark Baigent, Interim Director of Housing, Regeneration and Planning

Lead Officer: Alan Benson, Interim Assistant Director for Housing

Ward(s) affected: Bounds Green and Hornsey

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

1. Describe the issue under consideration

- 1.1. This report seeks approval to appoint Cuttle Construction to undertake refurbishment works and convert vacant Council-owned shops into two Council rented homes, one at 43 Finsbury Road N22 and one at 27 Harvey House N8.
- 1.2. It also seeks approval to appropriate the land at 27 Harvey House from its current commercial use within the General Fund to the Housing Revenue Account (HRA) so that it can be used for housing purposes, that is to deliver Council homes at Council rents.
- 1.3. On approval, these developments will be the second and third schemes to move to a start on site, of the 58 schemes in the Council housing delivery programme that the Council intends to directly deliver itself. They will be the seventh and eighth schemes to move to a start on site in the overall programme.

2. Cabinet Member Introduction

- 2.1. I am delighted to recommend that Cabinet approves the conversion of two disused Council-owned shops into two new Council homes: a three-bedroom home in Bounds Green and a one-bedroom home in Hornsey. Both will be let on secure Council tenancies at Council rents.
- 2.2. Building a thousand Council homes - and then further thousands once we have achieved that - will be a marathon and not a sprint. These will be the second and third schemes to move to a start on site that the Council will be delivering itself directly. Many more sites will be coming to Cabinet over the coming months.
- 2.3. Building homes is never just about the bricks and mortar. These homes will demonstrate our commitment to building Council homes that are sustainable and designed to the highest standards. We all need a safe, affordable, decent home – now more than ever. COVID-19 has exposed sharply how deeply unequal our housing system is, and how much inadequate housing affects people's lives. Most importantly, Cabinet's decision today will provide two households in housing need with a new home of the quality that we would like to see all our tenants living in.

Recommendation

- 3.1. It is recommended that Cabinet:

- 3.1.1. Approves the appointment of Cuttle Construction to undertake refurbishment works to provide two Council rented homes at 27 Harvey House and 43 Finsbury Road for a total sum of £390,398.
- 3.1.2. Approves the property known as 27 Harvey House being appropriated from the General Fund to the Housing Revenue Account to enable the conversion into affordable housing to proceed.

4. Reasons for decision

- 4.1. The two shop conversion sites, 43 Finsbury Road and 27 Harvey House, were approved by Cabinet to be part of the Council housing delivery programme on 7 July 2019. These schemes have subsequently been granted planning consent and are ready to progress to construction. This report therefore marks the third, and final, Member-led decision to develop these two sites.
- 4.2. Following a competitive tender process, a contractor has been identified to undertake these works, which will help the Council make progress in delivering a new generation of Council homes at Council rents.
- 4.3. The property at 27 Harvey House, which is an entirely commercial space, currently sits within the General Fund, following the July 2017 Cabinet decision to appropriate it for General Fund purposes. The scheme has been granted planning consent to convert it into housing and is ready to progress to construction. This property needs to be appropriated back to the HRA as works to convert the premises to housing will be funded through the HRA and on completion the new home will be let at Council rent levels.
- 4.4. This decision is necessary at this time to support the Council's COVID-19 response, in as much as it will be part of a portfolio of schemes that are ready to go onsite as soon as the lockdown rules allow – supporting the recovery of the local and wider economy.

5. Alternative options considered

- 5.1. **Not to convert these properties for housing purposes.** This option was rejected as it would not support the Council's commitment to deliver a new generation of Council homes and these premises have no current use for commercial purposes.
- 5.2. **To use alternative procurement routes.** This option was rejected because there is no viable alternative procurement route for this opportunity: the value is too large to run a competitive tender via the Council HPCS portal, and too small to procure the works via the London Construction programme (LCP) Major Works 2019 Framework Agreement. This therefore leaves the Council's Dynamic Purchasing Scheme (DPS) as the only route to market.
- 5.3. **To retain the land at 27 Harvey House within the General Fund.** This option was rejected for two reasons. Firstly, because while a budget for this scheme has been made available within the HRA there is no appropriate budgets available in the General Fund to convert the premise. Secondly, Council homes let at Council rents cannot be held in the General Fund.

6. Background information

43 Finsbury Road & 27 Harvey House development sites

- 6.1. As shown on the plan of the site in Appendix 1, the site at 43 Finsbury Road is located in a residential street, within a conservation area in Bounds Green ward. It is a two-storey end of terrace, Victorian house that backs onto a public park and was historically used as a commercial retail outlet.
- 6.2. As shown on the plan of the site in Appendix 1, the site at 27 Harvey House is located on the Campsbourne Estate in Hornsey ward. It is a one-storey, purely commercial retail outlet on the ground floor of the residential block 1-27 Harvey House.

- 6.3. Both sites are Council owned with 43 Finsbury Road currently held in the HRA and 27 Harvey House in the General Fund.
- 6.4. On 9 July 2019, Cabinet approved the inclusion of 43 Finsbury Road and 27 Harvey House into the Council housing delivery programme in order to determine their feasibility and capacity for the delivery of new Council homes and then, if appropriate, their progression through to planning consent.
- 6.5. Designs have been developed that will deliver one three-bedroom and one one-bedroom Council home for Council rent over the two sites.
- 6.6. A Members' briefing was held for both schemes on 14 August 2019. The proposals were positively received by Members as the premises in their current vacant condition have been subject to anti-social behaviour. Since these are small-scale conversion schemes, local residents have been kept up to date with progress via newsletters to notify them about survey work, development of the scheme design prior to submission, and strip out works. The schemes were submitted to planning in December 2019 and as part of this process there was formal consultation with residents.
- 6.7. Planning approval of the scheme at 43 Finsbury Road was granted on 11 February 2020. Planning approval of the scheme at 27 Harvey House N8 was granted on 19 February 2020.

The Build Contract

- 6.8. This report seeks final approval of the construction contract to enable the fit-out works to commence. The housing schemes have been designed up to stage 4 of the Royal Institute of British Architects (RIBA) Plan of Works 2019. Since planning approval has been granted, a contractor is now needed to undertake the fit out works, which it is expected will be for a contract period of six months.
- 6.9. The project tender was a selective tendering process, offering a JCT 2016 Intermediate form of Contract, via the Council's Dynamic Purchasing System (DPS). Eight companies accepted the tender via the minor works lot in the DPS and four tender returns were submitted and evaluated. During the evaluation process, requests for post-tender clarification were sought, and the Council responded to these.
- 6.10. The tender was evaluated on 60% quality and 40% price. Full overall tender evaluation scores have been provided in Appendix 2 which is exempt from publication under the Local Government Act 1972 due to the commercially sensitive nature of this information.
- 6.11. The quality assessment was conducted by an evaluation panel. A pre-agreed list of questions was included in the tender as part of the Qualitative Delivery Proposals (QDP). Each question was offered a score between 0 (question not answered) and 5 (excellent) together with a weighted score. Following independent evaluation, a moderation meeting was mediated by a member of the Strategic Procurement team to agree final qualitative scores.
- 6.12. Cost was evaluated independently by the Project Team Employer's Agent. As the Preferred Bidder were the most competitive from a pricing perspective, with a fee of £390,398, they received a price score of 40%.
- 6.13. The outcome of the quality and price scores for the four bidders is shown below:

	Quality (60%)	Price (40%)	Total
Cuttle Construction	48.00%	40.00%	88.00%
Tender 2	56.00%	31.90%	87.90%
Tender 3	42.00%	33.47%	75.47%
Tender 4	24.00%	35.01%	59.01%

- 6.14. The recommendation is therefore to award the contract to Cuttle Construction. Their bid was the most economically advantageous, compliant tender, it scored the highest combined marks for price and quality, and it is within the scheme budget. The recommended tender submission is considered to offer good value for money and the Employer's Agent for this project is satisfied with the pricing offered by the Preferred Bidder.
- 6.15. The contract is to be awarded on a fixed price basis. Tenders include fit out, site establishments, management costs, overheads and profits, and there is a defects and liability period of twelve months.
- 6.16. During this period of uncertainty due to COVID-19 it should be noted that there is a risk that the winning contractor may be reluctant to enter into a contract if they do not believe that they can deliver on all the conditions of the contract such as start on site date, or if they cannot obtain the material required for the works. Therefore, during this period, the project team is keeping this under review to ensure that both the Council and the Contractor are protected.
- 6.17. The Council was seeking to start construction works for the scheme in June 2020 with completion expected in November 2020. However, this programme will be dependent on COVID-19 developments, which are likely to push the programme back. It is estimated that these schemes may now start on site in August 2020 instead, with completion in February 2021.

Appropriation of 27 Harvey House to the HRA

- 6.18. This report seeks approval to appropriate 27 Harvey House from the General Fund back into the HRA.
- 6.19. As part of a series of actions to facilitate the establishment of the Haringey Development Vehicle (HDV), Cabinet approved the following recommendation on 3 July 2017:
"to declare that the Commercial Properties listed in Appendix 6c are no longer required for housing purposes, and to appropriate these properties for general fund purposes (subject to obtaining any necessary Secretary of State consent)"
- 6.20. The property 27 Harvey House was contained within Appendix 6c of that Cabinet report and was therefore moved into the General Fund.
- 6.21. The site at 27 Harvey House is due to be taken forward for conversion to housing following Cabinet's approval of the latest housing delivery programme on the 9 July 2019. To enable the scheme development works to continue, this report therefore seeks Cabinet approval to move this property back into the HRA prior to start on site.
- 6.22. In appropriating this property, an adjustment will need to be made between the HRA and the General Fund accounts, the HRA will re-reimburse the General Fund for the value, as set out in the financial comments below.

7. Contribution to strategic outcomes

- 7.1. The recommendations in this report will support the delivery of the Housing Priority in the Borough Plan 2019-2023, which sets out in its first outcome that *"We will work together to deliver the new homes Haringey needs, especially new affordable homes"*.
- 7.2. In particular, the recommendations in this report will contribute to the aim *"to deliver 1,000 new council homes at council rents by 2022"*. The proposals in this report contribute directly to the strategic outcomes on new housing supply that are at the core of the aims of the Council, as expressed in the Borough Plan.

8. Statutory comments

Legal

- 8.1. As stated in this report the Cabinet agreed on 3 July 2017 to appropriate 27 Harvey House to the General Fund. However, it needs to be appropriated and held for housing purposes as it will be converted for residential use and used as social housing by the Council.
- 8.2. 27 Harvey House can be appropriated from General Fund purposes to Housing purposes under section 19(1) of the Housing Act 1985. This section allows the Council as a local housing authority to appropriate for the purposes of providing housing accommodation any land for the time being vested in it or at its disposal. As stated in the report there will have to be an adjustment in the accounts to compensate the General Fund for the transfer of the asset.
- 8.3. The building contract referred to in the report has been procured in accordance with the Council's Contract Standing Orders.
- 8.4. The Assistant Director of Corporate Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

Finance

- 8.5. 27 Harvey House was one of the shops transferred to the General fund in 2017 at market value of £50k. This report seeks to appropriate it back to the HRA to enable the delivery of Council homes for tenants.
- 8.6. The two sites, 27 Harvey House and 43 Finsbury Road are included in HRA business/Financial plan and there is a budget provision in the HRA for the development of these sites.
- 8.7. Both units are currently vacant. 27 Harvey House market valuation is £38,000 with an estimated rental return of £4,400 per annum.
- 8.8. The proposed appropriation will transfer the risks and returns (non as the unit is vacant) related to this shop from the GF to the HRA. Future cost of maintaining it and income after development will be accounted for in the HRA.
- 8.9. This will not alter the Council's total asset value as the asset remain in the ownership of the Council; it is purely the accounting treatment that is amended to maintain the ring-fencing of the HRA.
- 8.10. The General Fund Capital Financing Requirement (CFR) will be reduced by the amount of the valuation of this unit and the HRA CFR will be increased by the equivalent value.
- 8.11. This will result in an increase in the borrowing headroom of the GF should there be a requirement for additional borrowing in the GF in the future.
- 8.12. The total fit out cost for both units of £390,298 is within the provision made in the HRA new build budget.
- 8.13. The tender process was fair and in line with the policy. The preferred bidder was chosen following an evaluation based on quality and price 60/40.

Strategic Procurement

- 8.14. Strategic Procurement (SP) note that the London Construction Programme (LCP), Dynamic Purchasing System for Minor Works was used to tender for 43 Finsbury Road and 27 Harvey House. SP note that four bidders submitted compliant tenders for this Project.
- 8.15. SP also note that all four bids were evaluated independently by a panel on the quality element and separately for the pricing evaluations. The Preferred Bidder have scored the highest score with a combined total of 88.00%. This tender was evaluated against 60% quality and 40% price. SP note that this project will be funded through the HRA and offer VFM.

- 8.16. SP acknowledge that the total costs for contract to be awarded to the Preferred Bidder is £390,298 for both units. SP have no objections under Contract Standing Order (CSO) 9.01 and 9.04 to approve the recommendations within this report.

Equalities

- 8.17. The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - 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.
- 8.18. The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 8.19. This report seeks approval for the Council to appoint a contractor to commence work to deliver new Council rented homes. The groups that the decision is most likely to directly affect are Haringey residents living in temporary accommodation and Haringey residents who are at risk of homelessness. The decision will increase the supply of Council housing in Haringey and help to ensure that households living in temporary accommodation or at risk of homelessness can secure suitable accommodation. Data held by the Council suggests that women, young people, and BAME communities are over-represented among those living in temporary accommodation. It is notable that these groups are also among those most at risk of homelessness, alongside LGBTQ+ people. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics.

9. Use of Appendices

Appendix 1: Red line boundaries Harvey House and Finsbury Road

Appendix 2: Exempt data: Full Tender Information

Cabinet paper 3 July 2017, Item 10: Haringey Development Vehicle – Financial Close and Establishment

<https://www.minutes.haringey.gov.uk/mgChooseDocPack.aspx?ID=8288>

<https://www.minutes.haringey.gov.uk/documents/g8288/Public%20reports%20pack%2003rd-Jul-2017%2018.30%20Cabinet.pdf?T=10>

Cabinet paper 9 July 2019, Item 15: Update on the Council housing delivery programme

<https://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=9151&Ver=4>

<https://www.minutes.haringey.gov.uk/documents/g9151/Public%20reports%20pack%2009th-Jul-2019%2018.30%20Cabinet.pdf?T=10>

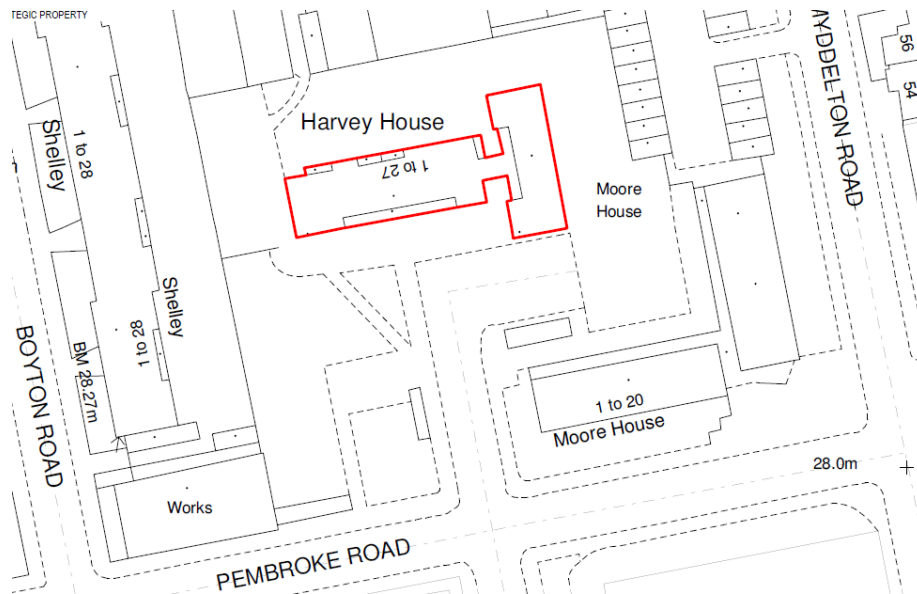
10. Local Government (Access to Information) Act 1985

- 10.1 This report contains exempt and non-exempt information. Exempt information is under the following category (identified in amended schedule 12A of the Local Government Act 1972) paragraph 3 information relating to financial or business affairs of any person (including the authority) holding that information.

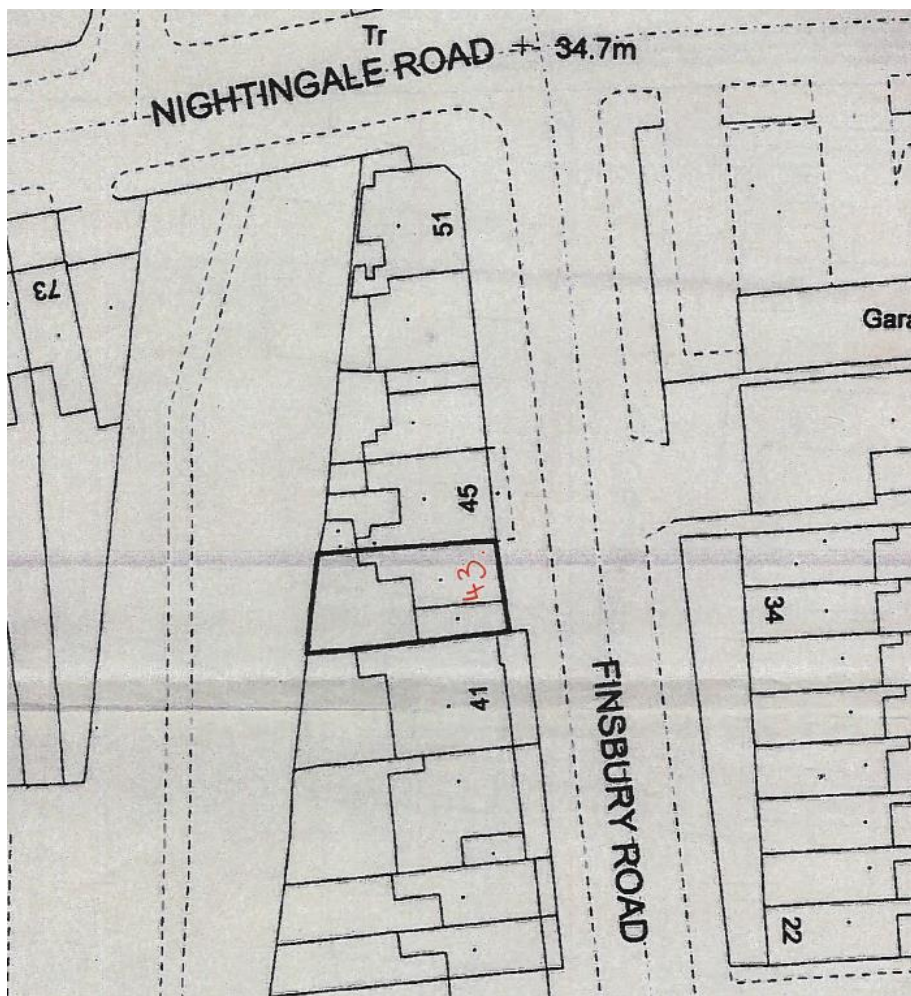
Appendix 1 – Red Line Boundaries

27 Harvey House

Only flat 27 within 1-27 Harvey House



43 Finsbury Road



This page is intentionally left blank

MINUTES OF MEETING CABINET MEMBER SIGNING HELD ON FRIDAY, 20TH MARCH, 2020, 11.00 – 11.10AM

PRESENT: Councillor Joseph Ejiofor

1. FILMING AT MEETINGS

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

2. APOLOGIES FOR ABSENCE

There were no apologies for absence.

3. URGENT BUSINESS

There were no items of urgent business.

4. DECLARATIONS OF INTEREST

No declarations of interest were made.

5. DEPUTATIONS / PETITIONS / QUESTIONS

There were no deputations, petitions or questions.

6. NEIGHBOURHOOD COMMUNITY INFRASTRUCTURE LEVY (NCIL) - DISTRIBUTION AND ROUND 1 SPEND

The Leader introduced this report which set out four options for the allocation of NCIL across Haringey, the advantages and disadvantages of each option and the option that is recommended the Council pursue. The recommended option allocated NCIL in a much fairer basis between areas with a tilt towards redistributing NCIL in favour of areas that experienced more development and Tottenham which had the greatest investment need.

Round 1 Consultation (2018) spend

The report also set out a number of NCIL projects within each of the 9 areas which approval was sought to spend NCIL to progress. These projects were identified by the community through a Round 1 Consultation on NCIL spend in late 2018 and have been selected for delivery in accordance with the CIL Regulations 2010 (as amended) (the —RegulationsII), the criteria in the Council's CIL Governance document for prioritising infrastructure projects to be funded by CIL, and the Borough Plan priorities.

Round 2 Consultation (2020)

Lastly, the report set out, for information, an overview of the Round 2 Consultation on NCIL spending which will take place later in 2020.

RESOLVED

That the Leader of the Council:

1. Approves the changes to the CIL Governance document set out in Section 8.2 of this report.
2. Approves the allocation of all NCIL collected to date across the borough as set out in Option D in Table 4 in section 9 of this report.
3. Approves spending NCIL on Round 1 Consultation (2018) projects as set out in Table 5 in section 10 of this report.

Reasons for decision

The collection and spending of CIL including NCIL is governed by the Planning Act 2008 and the Regulations. The Government provides further guidance on CIL and NCIL in the form of Planning Practice Guidance (PPG).

Regulation 59F of the Regulations enables the Council to set aside 15% of CIL receipts (25% in areas with an adopted Neighbourhood Plan Neighbourhood Plan) to support the development of the relevant area by funding— (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or (b) anything else that is concerned with addressing the demands that development places on an area. This portion of CIL is known as NCIL.

The total amount of NCIL funding collected amounts to over £2m. None of this has currently been spent. The Council's current adopted approach for the spending of NCIL set out in the existing CIL Governance document is that NCIL should be spent on neighbourhood projects within the neighbourhood of contributing development. If collected monies are allocated to NCIL areas based on where the CIL was collected there will be large discrepancies across neighbourhoods as to the amount available to spend. The amounts vary not just due to differing amounts of development, but also due to differing CIL rates (the residential CIL rate for the Western Charging Zone is over 17 times that of the Eastern Charging Zone per square metre and the residential CIL rate for the Central Charging Zone is 11 times that of the Eastern Charging Zone per square metre). Consequently, the allocation of NCIL purely on the basis of where it is collected does not support the Council's aims of fairness and equality, particularly when considering the results of the Round 1 consultation on spend.

In these circumstances, and having regard to responses collected to a consultation on changing the CIL Governance document to allow the Council the option of allocating NCIL more fairly across the borough and the comments of Regulatory Committee on the same consultation, it is considered reasonable to amend the Council's adopted approach to allow a fairer approach and subsequently to allocate accrued NCIL across the NCIL areas. There are many ways this could be done but the fairest way is considered to be Option D.

The Council undertook a consultation in 2018 to identify the NCIL spending priorities of neighbourhoods in the borough. Consultation feedback and suggested projects have been reviewed and a proposed package of locally supported projects are proposed for delivery, subject to spending approval. These are compatible with the Regulations and the existing CIL Governance document criteria, align with the Borough Plan priorities and have been agreed with relevant service delivery areas within the Council. The Governance process for identifying projects to be delivered in Neighbourhood Forum Areas is slightly different. Projects within the Highgate Neighbourhood Forum Area have been prioritised by the Highgate Neighbourhood Forum in consultation with the Council, having regard to the policies and proposals within the Highgate Neighbourhood Plan and the other considerations listed above.

Alternative options considered

The alternative options considered are:

- Option 1 - The option of not allocating any NCIL income for NCIL projects has been dismissed. The Council's adopted CIL Governance document sets out governance arrangements for the spending of CIL and is clear that the Council will spend NCIL on local projects as is intended within the Regulations.
- Option 2 - The option of allocating NCIL based purely on the areas in which it has been collected has been dismissed. There is no statutory requirement to do so but this approach would be in accordance with the existing adopted CIL Governance document. However, discrepancies in the amount collected in each area reflect differing levels of development, and the differing CIL rates which are charged across the borough because of varying development viability. This would not be an equitable or fair way to allocate NCIL funds and would be contrary to the Borough Plan objectives. A more detailed consideration of Options A to D for allocation are considered later in the report. Option D is recommended as it combines a fair and equitable approach across each area with a focus on ensuring there is proportionally more NCIL in areas with more development and on Tottenham where there is the greatest need for infrastructure.
- Option 3 – The option of not spending NCIL on projects identified through the 2018 consultation. This option has been dismissed. The Council is required to identify NCIL spending priorities in consultation with local Communities. The Round 1 Consultation (2018) yielded over 500 responses and provided a range of appropriate project types and specific projects for potential NCIL spend. These provide a sound basis for the spending of NCIL accrued to date.

7. NEW ITEMS OF URGENT BUSINESS

N/A.

CHAIR: Councillor Joseph Ejiofor

Signed by Chair

Date

This page is intentionally left blank

MINUTES OF MEETING URGENT DECISIONS HELD ON MONDAY, 6TH APRIL, 2020, 4PM

PRESENT:

Councillor: Joseph Ejiofor – Leader of the Council

ALSO ATTENDING: Jon Warlow, Ayshe Simsek

23. APOLOGIES FOR ABSENCE

There were no apologies for absence.

24. DECLARATION OF INTEREST

There were no declaration of interests.

25. COVID-19 FINANCIAL INTERVENTION AND MEASURES

The Leader considered the attached report which set out the Council's proposed financial interventions and measures identified at this date in order to respond to the Covid-19 crisis in the most expedient way.

In considering the report, the Leader noted the potential for government to change its position on the funding of free schools during the Easter period . However, until a firm position was reached, it was prudent to be cautious and continue to include this support which the report set out.

A small anomaly at table 2, in relation to the incorrect referencing of the borough, concerning small business grant, was noticed and agreed that this be rectified. This did not change the information contained in the report nor the recommendations.

Having considered the report and appendices, the Leader:

RESOLVED

1. To note the interim reporting here on the financial implications to date of the Covid-19 crisis.
2. To note the receipt of £8.094m Covid-19 Government emergency response grant.

3. To approve that this grant funding be used to establish an Emergency Response Contingency in the Council's General Fund budget, and that authorisation process for its application be as proposed in para 6.3.2.
4. To note that the financial impact of the crisis on the Council's net expenditure, as described in para 6.3.4, is expected to be considerably higher than this initial Government emergency grant funding.
5. To note, in light of the emergency situation, and the statement of assurance from Rt. Honourable Robert Jenrick (Secretary of State for Housing, Communities and Local Government), that the Council has, and will continue to, incur the additional emergency related essential expenditures required to fulfil its role.
6. To note that the additional emergency response costs will be reported to, monitored by and reported on by the Director of Finance and Lead Member for Finance and Strategic Regeneration.
7. To note that, notwithstanding the additional grant and the Secretary of State's statement regarding further government grant, Covid-19 must be expected to have a significant net financial impact on the Council in the short, medium and long term and that the Council will need to address these implications.
8. To approve the approach to both in year income collection and debt management as set out in sections 6.5 – 6.9 which balances the requirement for amounts due to be paid with an appropriate approach to collection during the period severely impacted by the Covid-19 virus.
9. To approve the proposed changes to the existing Policy for the Award of Discretionary Reductions in Council Tax Liability under Section 13A(1)(c) Local Government Finance Act 1992, as described in paras 6.9.15 – 6.9.23 and in Appendix 1.
10. To approve the establishment of a new Covid-19 response Capital Contingency (General Fund) budget via:
 11. a virement of £1m from the approved capital programme contingency
 12. £4m from various existing capital budgets under existing delegated powers (paras 6.11.3 – 6.22.4)
13. To note the risk that some or any use of the Covid-19 Capital Contingency budget may not be recoverable via government grants.
14. To approve that the Council provides an estimated £260k of additional financial support to Haringey schools to meet the costs of their providing free school vouchers, over and above that met by the specific government grant funding, for the period from their closure to the end of the Easter holidays as set out in para 6.13.14.

15. To approve that any costs associated with recommendation 2.12, not reimbursed, to be met from the Emergency Response Contingency funding or, if not available, from other General Fund Council resources.
16. To approve the expenditure of £681k, as outlined in paras 6.13.16 – 6.13.25, in relation to the provision of additional capacity for Mortality Planning and that the Council's share of the cost of the Coronial district's additional capacity be met from the Emergency Response Contingency.
17. To approve an allocation of £100k from the Emergency Response Contingency for provision of community support and food aid as outlined in para 6.13.26.
18. To approve the proposed temporary changes to the Council's procurement and supplier remuneration/support arrangements, which are considered to be in accordance with government Covid-19 related Procurement Policy Notes (PPN) 01 and 02 as set out in section 6.4.
19. To approve a Rent Holiday, estimated as less than £100k, for those Voluntary and Community sector organisations for which the Council is the landlord, as recommended in para 6.13.32.
20. To approve the delay to the implementation of the new model of home care support that had been agreed at the March 2020 Cabinet as set out in para 6.13.26.
21. To approve the offer of an honorarium type direct bonus payment to every frontline home support worker, as set out in para 6.13.27, for the period of 1 April 2020 to 30 June 2020.
22. To approve the award of a contract for the hire and operation of a temporary body storage facility to Number 8 Events Ltd for an initial period of 3 months with a value of £680,000 (including Council managed contingency), with an option to extend up to 12 months in accordance with Contract Standing Orders 9.07.1 d) and 9.01.2 g) and Procurement Policy Note (PPN) 01_20 allowing the use of Public Contract Regulation 32 in respect of Covid-19 related matters.

Reason for Decision

The coronavirus (COVID-19) is having a significant adverse effect on the economy and public finances, reducing demand and supply in the short and medium term, presenting individuals, businesses and organisations with unprecedented challenges. The medium to long-term impact is unknown and will be dependent on factors including the extent of lasting damage to the economy's supply capacity.

COVID-19 affects everything local authorities do – as community leaders, public health authorities, education authorities, employers, partners and service deliverers. The Leader, Cabinet and its officers are on a daily basis responding to the crisis. The Council has in place a number of key officer groups that meet frequently (some daily) to evaluate and respond to the latest COVID-19 developments. The proposals within this report address their implications.

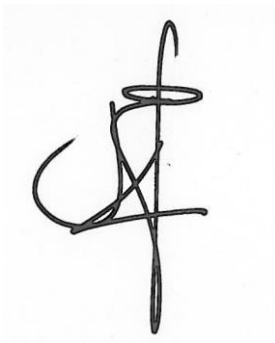
Alternative Options Considered

This is a National Emergency and the Council must ensure that it is in the best possible place to continue to provide services, particularly in relation to support to the vulnerable, address public health issues, and act as an agent for the Government to ensure that funding and support gets to individuals and businesses in the most expedient fashion.

The proposals contained in this report are considered to be those most expedient to achieve this based on the information we have currently.

All proposals will be kept under review and updated as and when required.

CHAIR: Cllr Joseph Ejiofor - Leader of the Council

A handwritten signature in black ink, appearing to be 'J. Ejiofor', written over a faint, light blue grid background.

Date6 April 2020.....

MINUTES OF MEETING URGENT DECISIONS HELD ON TUESDAY, 7TH APRIL, 2020, 11AM

PRESENT:

Councillor: Joseph Ejiofor – Leader of the Council

ALSO ATTENDING: Vince Huntley, Ayshe Simsek

26. APOLOGIES FOR ABSENCE

There were no apologies for absence.

27. DECLARATION OF INTEREST

There were no declarations of interest.

28. TRANSFER OF 'HARD' FACILITIES MANAGEMENT (FM) SERVICES TO HOMES FOR HARINGEY (HFH)

The Leader of the Council considered the attached report which outlined that the provision of 'hard' FM services by HfH on behalf of the Council is required to be commissioned outside of the formal Management Agreement which the Council has entered into with HfH for a period of up to 12 months to 31st March 2021 through a Letter of Appointment for Interim Services as a temporary measure.

It was noted that a full-service specification and delivery plan would be produced by the Council's Corporate Landlord Team. The agreed specification and delivery plan will be led by HfH and overseen by the Corporate Landlord team.

The Leader noted that the development of a full 'hard' services specification was not possible pre-transfer of services for a number of reasons relating to the inaccuracy of estate and asset data received from the previous provider, and the knock-on resource impact of Coronavirus. Both the Council and HfH intend to enter into this Interim Agreement in good faith and with awareness of the shared risks and opportunities arising from the FM insource.

Further to considering the attached report,

RESOLVED

1. To approve the Interim Agreement for the provision of 'hard' FM services for a period of up to 12 months to 31st March 2021, whilst the longer term detailed contractual agreement can be put in place.

2. To approve delegated and insofar as is necessary retrospective authority to the Director of Housing, Regeneration and Planning to commission 'hard' FM services from Homes for Haringey within the forecast 2020-21 budget envelope of £1,650,000 as agreed by Cabinet in the FM Commissioning Strategy 2019.

Reasons for decision

Following the Cabinet decision on 9th July 2019, joint mobilisation planning for the FM insource was undertaken between the Council and HfH to prepare for the transfer of all FM functions coming back in-house.

HfH has mobilised to take-on Hard FM Services and temporary management arrangements are required to manage transferring staff while the confirmation of an Interim FM Manager is finalised.

The Interim Agreement provides the authority for HfH to deliver 'hard' FM services from 1st April 2020 while the detailed FM specification and delivery plan are developed jointly between both organisations.

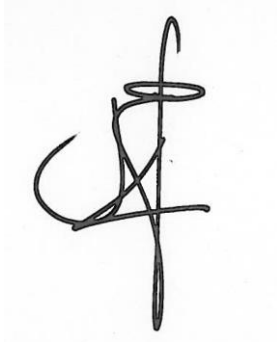
There is currently a lack of detail relating to the condition of the Council's estate to enable the Council to draft a service specification and delivery plan that would enable HfH to understand the cost implications. The Covid-19 crisis has impacted on the ability of the project team to develop the service specification and delivery plan and it is unknown how long this crisis will prevail. Therefore, adopting an interim agreement whilst the Council and HfH manages the Covid -19 crisis and understand the condition of the Council's assets in more detail would enable sufficient time to develop the specification, delivery plan and cost model acceptable to both HfH and the Council.

The above approach underpins the principles of an open and collaborative / trusted relationship between the Council and HfH with the aim of services being provided on a cost neutral basis.

Alternative options considered

Enter an agreement with an unclear specification, delivery plan and unknown associated costs. This would establish an unsustainable partnership between HfH and the Council that would likely result in constant disputes throughout the term of the agreement.

Signed Cllr Joseph Ejiofor
Leader of the Council
7th April 2020



This page is intentionally left blank

MINUTES OF MEETING URGENT DECISIONS HELD ON TUESDAY, 7TH APRIL, 2020, 11:00

PRESENT:

Councillor: Emine Ibrahim, Cabinet Member for Housing & Estate Renewal

ALSO ATTENDING: Interim Housing Strategy & Commissioning Manager

26. APOLOGIES FOR ABSENCE

There were no apologies for absence.

27. DECLARATIONS OF INTEREST

There were no declaration of interests.

28. THE TEMPORARY SUSPENSION OF CHOICE BASED LETTINGS

The Cabinet Member considered a report which, in light of government advice in relation to Covid-19, sought approval to temporarily suspend the Choice Based Lettings (CBL) system for all housing allocations and replace it with direct lets to specific households until it was safe and practical to resume CBL.

The Cabinet Member sought assurances about the fact that applicants would be eligible to receive only one offer and, if refused without good reason, would face sanctions as set out in the Allocations Policy. The Cabinet Member requested that during any subsequent appeal process that occurred, the Council took into account the fact that allocation was made as a direct let and not part of the Choice Based Letting scheme and therefore the resident had not bid for the property in question. In response, the Interim Housing Strategy & Commissioning Manager advised that this request would be fed back to the Housing Demand service and agreed that in the instance of a housing allocation being rejected by a prospective tenant, the fact that this was done under a direct letting system would be noted and factored into the appeals process where possible.

RESOLVED

Having considered the report and appendices the Lead Member for Housing and Estate Renewal:

- I. Noted the contents of the Equalities Impact Assessment attached at Appendix B of the report.
- II. Agreed to suspend the Choice Based Lettings scheme for lettings of Council housing on secure or introductory terms for a temporary period.

- III. Delegated authority to the Director of Housing, Regeneration and Planning in consultation with the Lead Member for Housing and Estate Renewal to lift the suspension of the Choice Based Lettings scheme when in their view the Government advice on social distancing permits multiple viewings to take place, following which date the Policy will be applied with the temporary changes set out in this report removed.
- IV. Agreed that during the period of suspension all allocations of lettings of Council housing on secure or introductory term tenancies be by direct let as set out in the Housing Allocations Policy as varied as set out in paragraphs 6.3-6.4 below and paragraphs set out in Appendix A of the report.

Reasons for decision

Recommendations II & III are intended to protect the safety of applicants and staff while minimising the disruption to applicants, allow allocations of accommodation to continue in the current circumstances and release staff to address other Covid-19 work.

These proposals will also minimise the cost to the Council of delaying these moves due to potential rent loss when properties are vacant, as well as the cost of continuing to provide alternative accommodation.

Alternative options considered

To continue with Choice Based Lettings for all Council lets

This option was rejected because this represents a significant risk to both applicants and staff if continued in the same format. CBL is also a complex and time heavy process and ceasing to do this will relieve pressure on staff managing allocations and release staff to manage the Covid-19 crisis.

To suspend CBL for Housing Association ("PRP") lets as well

This option was rejected at this time because of the requirement to consult with Private

Registered Providers over changes to the Housing Allocations Policy and to give them sufficient time to respond. While a minimal period of consultation would be reasonable, where this has no effect on their nominations, a longer period would be required to suspend the use of CBL for nominations to PRPs.

To suspend all new lets

This option was rejected because this would prevent households from moving from accommodation that is unsuitable for their needs for example where households have specific medical requirements or are fleeing violence.

CHAIR:

Signed by Chair

Date

This page is intentionally left blank

MINUTES OF MEETING URGENT DECISIONS HELD ON THURSDAY, 30TH APRIL, 2020, 9.00AM

Present: Councillor Joseph Ejiofor – Leader of the Council

Also Attending: Emma Williamson, Ayshe Simsek

29. APOLOGIES FOR ABSENCE

There were no apologies for absence.

30. DECLARATION OF INTEREST

There were no declarations of interest.

31. AGREEMENT TO ENTER INTO A CONTRACT TO RENT 104 ROOMS AT FINSBURY PARK TRAVELODGE FROM MAY 15TH (OR AS SOON AS IS PRACTICABLE AFTER THIS DECISION IS MADE) UNTIL 30 JUNE 2020 AND GENERAL UPDATE ON PROVISION TO HOUSE SINGLE HOMELESS DURING THE COVID-19 CRISIS

The Leader noted that at the beginning of the Covid-19 crisis the Government asked Councils to take an expansive view of housing the homeless.

It was noted that due to Covid-19 officers have been using the Council's discretion to accommodate people who would otherwise be expected to make their own arrangements. This included rough sleepers, and people at risk of rough sleeping regardless of local connection, immigration status, eligibility or priority need.

It was further noted that officers have provided for 216 individuals with hotel provision so far, with 58 spaces coming on-line in Red House and Cranwood in the coming weeks, and the Council expected the need to continue up to at least a further 160 individuals.

This urgent decision was required to secure these 104 rooms until June 30 2020 to ensure the Council was still able to meet this commitment.

The Leader considered the report and exempt information and:

RESOLVED

1. To waive the Contract Standing Orders 9.01 to 9.07 of the Constitution.
2. To agree to the Council entering into a contract to rent 104 rooms at Finsbury Park Travelodge until end June 2020 at a total cost set out in Part B of the report for the purposes set out in paragraph 1.4 of the report.

3. To note the amount already spent or committed to in the provision of 240 units and the likely forecast in order to meet this need going forward.
4. To approve the virement of £2m from the Emergency Response Contingency in the General Fund, in order to meet the cost of the additional Covid-19 related housing pressures up to the end of June, including the initiative proposed in this report.

Reasons for decision

Due to Covid-19 officers were using the Council's discretion to accommodate people who would otherwise be expected to make their own arrangements. This included rough sleepers, and people at risk of rough sleeping regardless of local connection, immigration status, eligibility or priority need. This was in line with the Government's request to councils at the beginning of this crisis.

Officers have provided 216 individuals with hotel provision so far and expected the need to continue up to at least a further 160 individuals. This contract with Travelodge was needed in order to continue to meet need until the Covid-19 situation improves.

Alternative options considered

One alternative option would be to rent rooms in a number of additional smaller hotels. However, this was not desirable because the supply is drying up and it is more expensive and difficult to provide support in a number of additional locations.

Another alternative option would be to convert an existing building to a hostel. However, the lead in time for this would be too long to meet existing need.

Another alternative option would be to not house the single homeless at this time. However, this was not considered to be acceptable.

32. EXEMPT APPENDICES

As per item 31 and the exempt minutes.

CHAIR:

Signed by Chair

Date

MINUTES OF MEETING CABINET MEMBER SIGNING HELD ON THURSDAY, 7TH MAY, 2020, 11.45AM

PRESENT - Councillor Joseph Ejiofor

ALSO ATTENDING: Ayshe Simsek, Joe McBride

8. APOLOGIES FOR ABSENCE

There were no apologies for absence.

9. DECLARATIONS OF INTEREST

There were no declarations of interest.

10. PROCUREMENT OF CONTINGENCY PPE

It was noted that boroughs across London have been working closely together to respond to the current crisis. Through these existing relationships, it was prudent to take advantage of shared buying power to procure a significant volume of contingency PPE directly from suppliers to ensure frontline staff were protected in the short-to-medium term.

The Leader noted that the London Borough of Ealing (LBE) had established a framework for PPE supplies that can be accessed by all London Boroughs, including Haringey Council, through signing a Memorandum of Agreement (MoA). The Council's Contract Standing Orders (CSO) 7.01 b) made provision for the Council to procure goods, works or services via a framework.

The LBE framework required PPE orders to be processed via a sub-regional 'hub' borough. The hub borough in North Central London (NCL) would be the London Borough of Camden (LBC) for Haringey related orders. LBC would process payments on behalf of the Haringey, which the Council would reimburse back to LBC.

Keeping in mind the high demand globally for PPE, and the need to seek additional procurement methods, the Leader:

RESOLVED

1. To agree for the Council to enter into the pan-London MoA (a draft of which is attached as Appendix 1) with the London Borough of Ealing and other London Boroughs to access and procure contingency supplies of PPE through a supply framework.

2. To agree that delegated authority be granted to the Director of Adults and Health to implement the arrangement for the pan-London MoA including approving any further amendments and entering into and signing off the MoA and any other agreement between the Council and the participating London Boroughs.
3. To agree the allocation of £350,000 from the General Fund Emergency Response Contingency to cover the estimated costs of procuring contingency PPE for the period to end of June 2020.

Reasons for decision

The Council have a responsibility to ensure that staff who need PPE have access to the right equipment to enable them to do their jobs safely. It is imperative that the Council continue to prioritise those who are most in need of PPE supply, particularly our partners across the community care system and Council staff who require PPE to carry out their critical activities.

The Council existing supply lines, however strained, were supported by emergency deliveries of PPE from central government, and have thus far been sufficient to cope with the levels of demand. The emergency stock is limited and intended for use by all London Resilience Forum (LRF) partners including local authorities, social care and primary care providers. The list of organisations able to access the emergency continues to grow.

The following steps are set out for ordering of PPE based on the latest guidance the Council have received from government:

- Please continue to try and secure PPE supplies through your usual supply routes. We know stocks are being delivered through everyday orders and this should continue in the first instance.
- Make contact with other Borough or partner colleagues and support each other through mutual aid if this is possible
- Only order through the emergency supply route If you determine that your need is urgent (less than 3-days PPE supply remaining) and having exhausted all other options.
- If there is no emergency supply available then each of the five Sustainability and Transformation Partnerships (STP) across London have an escalation process for emergency supplies of PPE and have been distributing stock to local authorities and care providers over the past few weeks. There is a sub-regional local authority representative working in partnership with each STP; please make contact with them if you have not already done so.

The pan-London approach offers the Council an additional route to secure the vital PPE needed and for our social care providers.

The role of boroughs has changed during this crisis and the Council find themselves sourcing, distributing, and using its own stock of PPE to support care providers. It is essential to continue to source PPE as resourcefully as possible until the national supply of PPE is able to meet demand.

By ordering together with other London Boroughs, the Council stand to benefit from significant economies of scale by purchasing stock in bulk. This stock is intended to act as a contingency for local authorities and providers who cannot access stock through business as usual supply chains.

The need to progress this alternative route of pan-London PPE stock is clear and growing daily. The first order of stock is due for submission to the supplier on 29th April 2020 and is intended to provide sufficient resilience for a six-week period. The procurement route would remain open to boroughs for future orders should there be an ongoing shortfall and emergency need.

West London Alliance (WLA) has previously been successful in utilising this model on a sub-regional basis and have taken delivery of quality and cost-effective PPE from the supplier. The Council's intention now is to scale this existing model up to a regional level.

The MoA has been drafted by Haringey and its legal advisers and circulated to all London boroughs. It provides confidence to LBE, who will be acting as the commissioning organisation, that they bear no financial risk or liability for orders placed by other London boroughs. The agreement also confirms that all orders and payment will be coordinated on a sub-regional basis using existing partnerships with one borough, or 'hub', allocated as a PPE lead for that area.

There is a clear need to take an evidence-based approach to the responsible procurement of PPE at this time of critical need. The Council are tracking daily PPE usage and to provide sufficient contingency of equipment, and reassurance to providers, that the Council have scaled this usage to a six-week level.

Current daily stock usage is listed below with numbers scaled up for future emergency provision over six weeks (42 days):

Service Type	Client Numbers	Estimated Number of PPE item per day per clients	Usage per day	10%	20%	35%
Residential care	503	8	4024	402.4	804.8	1408.4
Nursing home	188	8	1504	150.4	300.8	526.4
Extra care	122	3	366	36.6	73.2	128.1
Home care	1021	3	3063	306.3	612.6	1072.05
Supported living	485	1	485	48.5	97	169.75
DP	587	1	587	58.7	117.4	205.45

Total numbers	2906		10029	1002.9	2005.8	3510.15
42 days				42121.8	84243.6	147426.3
Surgical masks						147426.3
FFP3 masks						6000
Aprons						147426.3
Gloves						147426.3
Goggles						6000
Full gowns						691
Hand sanitiser (small)						6000
Waste sacks						6000

Funding of £350k will be sufficient to meet the immediate six-week contingency need for PPE and will allow the Council to draw down on any future pan-London orders should there be disruption to our existing supply routes.

The PPE is for is for high need organisations outside of the NHS supply chain who have the highest need clinically, including:

- Those who currently have close, unavoidable contact with confirmed or suspected Covid-19 cases, including highly vulnerable groups. For example, adult social care (including care homes and home care), hospices and local authority adult social care services for Covid-19 vulnerable groups.
- Other services that would have a high priority need for PPE include General Practitioners, children's homes, secure children's homes, children's social care services in local authorities, prison officers, police and funeral directors.

Boroughs across London will be required to support their social care providers in the current climate of unprecedented demand for PPE. By securing this pan-London contingency stock the Council are making a clear commitment to its social care staff and residents of commitment to ensuring the safest provision of care to all its providers during this period of uncertainty.

Alternative options considered

Not to take part in the pan-London procurement scheme. This was not considered, as our current supply lines are under increasing strain and a contingency baseline is needed to provide ongoing support to partners.

Continue with business as usual supply chains. With the global demand for PPE resulting in acute shortages of equipment it was considered prudent to take part in the pan-London scheme via LBE and their existing supply chain who have a more robust and cost-effective route to market.

11. NON KEY - ATTENDANCE AT MEETINGS OF AN AUTHORITY BY A MEMBER

The report sought approval to extend Councillor Hinchcliffe's required attendance at a council meeting for a period of 3 months until 8th of September 2020. Cllr Hinchcliffe had been unable to attend a meeting for ill health as a reason. He would automatically cease to be a Member, after the 9th June 2020, if this decision was not taken forward.

On 19th March 2020, in accordance with the Council's Constitution, Full Council approved the reason. However, although it was the long-established practice of most local authorities to treat this as a non-executive function, it now appeared that it was a decision for the executive. Therefore, a 'belts and braces' approach was considered necessary to avoid any difficulties on this issue and so the approval of the Leader was also being sought.

The Leader considered the report and:

RESOLVED

1. To note that Councillor Justin Hinchcliffe has been unable to attend Council meetings due to ill health, and the last meeting he attended was 10th December 2019.
2. To approve Councillor Hinchcliffe's continued ill health as a reason for not attending Council meetings, such that:
 - a. He will continue to be a Member of this Council until 8th September 2020 even if he does not attend a meeting of the authority (as defined in section 85(2) Local Government Act 1972) due to ill health; and
 - b. If he does not attend a meeting of the authority (as defined in section 85(2) Local Government Act 1972 by 8th September 2020, he will cease to be a member after that date.

Reasons for decision

To approve the above recommendations would allow Councillor Hinchcliffe the opportunity to recover from a period of ill health and retain his membership on the Council.

If the reason for Councillor Hinchcliffe's failure to attend meetings is not approved before the expiry of 6 months from his last attendance (i.e. by 9th June 2020), he will automatically cease to be a member of the Council, as a result of section 85(1) Local Government Act 1972.

The extension of 3 months is thought to be appropriate given Councillor Hinchcliffe's ill health.

Due to the COVID-19 pandemic, there are currently no scheduled meetings for Councillor Hinchcliffe to attend in person. However, there are arrangements being made for virtual meetings. If his condition improves, he may be able to attend a virtual

meeting where his attendance will be recorded and meet the attendance requirements.

Alternative options considered

The Leader could do nothing. However, Councillor Hinchcliffe continues to be unable to attend meetings and, if his extension is not approved, he will automatically cease to be a member of the Council after 6 months.

CHAIR:

Signed by Chair

Date

Report for: **Cabinet 16 June 2020**

Title: Delegated Decisions and Significant Actions

Report

authorised by : Zina Etheridge, Chief Executive

Bernie Ryan AD Corporate Governance

Lead Officer: **Ayshe Simsek**

Ward(s) affected: **Non applicable**

Report for Key/

Non Key Decision: Information

1. Describe the issue under consideration

To inform the Cabinet of delegated decisions and significant actions taken by Directors.

The report details by number and type decisions taken by Directors under delegated powers. Significant actions (decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

2. Cabinet Member Introduction

Not applicable

3. Recommendations

That the report be noted.

4. Reasons for decision

Part Three, Section E of the Constitution – Responsibility for Functions, Scheme of Delegations to Officers - contains an obligation on officers to keep Members properly informed of activity arising within the scope of these delegations, and to ensure a proper record of such activity is kept and available to Members and the public in accordance with legislation. Therefore, each Director must ensure that there is a system in place within his/her business unit which records any decisions made under delegated powers.

Paragraph 3.03 of the scheme requires that Regular reports (monthly or as near as possible) shall be presented to the Cabinet Meeting, in the case of executive functions, and to the responsible Member body, in the case of non executive functions, recording the number and type of all decisions taken under officers' delegated powers. Decisions of particular significance shall be reported individually.

Paragraph 3.04 of the scheme goes on to state that a decision of "particular significance", to be reported individually by officers, shall mean a matter not

within the scope of a decision previously agreed at Member level which falls within one or both of the following:

- (a) It is a spending or saving of £100,000 or more, or
- (b) It is significant or sensitive for any other reason and the Director and Cabinet Member have agreed to report it.

5. Alternative options considered

Not applicable

6. Background information

To inform the Cabinet of delegated decisions and significant actions taken by Directors.

The report details by number and type decisions taken by Directors under delegated powers. Significant actions) decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

Officer Delegated decisions are published on the following web page <http://www.minutes.haringey.gov.uk/mgDelegatedDecisions.aspx?bcr=1>

7. Contribution to strategic outcomes

Apart from being a constitutional requirement, the recording and publishing of executive and non executive officer delegated decisions is in line with the Council's transparency agenda.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Where appropriate these are contained in the individual delegations.

9. Use of Appendices

The appendices to the report set out by number and type decisions taken by Directors under delegated powers. Significant actions (Decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

10. Local Government (Access to Information) Act 1985

Background Papers

The following background papers were used in the preparation of this report;

Delegated Decisions and Significant Action Forms

Those marked with ♦ contain exempt information and are not available for public inspection.

The background papers are located at River Park House, 225 High Road, Wood Green, London N22 8HQ.

To inspect them or to discuss this report further, please contact Ayshe Simsek on 020 8489 2929.

This page is intentionally left blank

DIRECTOR OF Adults & Health

Significant decisions - Delegated Action - For Reporting to Cabinet on 16th June 2020

♦ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	09/03/2020 ♦	Award of Contract for Assistive Technology ♦	To award the contract for the new Call Monitoring Platform to Legrand Electric Ltd for 3 year + 1 at a value of £488k for 4 year term. ♦
2.	28/04/2020 ♦	Implementation of CSO and award of contract for Household Wares and Furnishings for Covid-19 response intermediate care service at Osborne Grove Nursing Home ♦	To implement Contract Standing Order (CSO) 10.01 and award contract to Blue Leaf for the provision of essential items for nursing home for mobilisation during Covid-19 period from 25 March at a maximum value of £48k ♦
3.	01/05/2020 ♦	Implementation of CSO for equipment purchases, repairs and servicing at Osborne Grove Nursing Home ♦	To implement Contract Standing Order (CSO) 10.02.2 directly to Inspire Community Trust for equipment purchases, repairs and servicing for nursing home for a period of 1 st May 2020 to 30 th April 2021 at a value of £20k ♦
4.	05/06/2020 ♦	Award of contract for construction works for Covid-19 response intermediate care service at Osborne Grove Nursing Home ♦	To approve waiver of CSO 8.03 under 10.01.2 d and award of contract to Kirkman Jourdain for the provision of essential construction works at nursing home for mobilisation during Covid-19 period from 25 March at a maximum value of £55k. ♦

Delegated Action

Type	Number

Director/Assistant Director Signature *B. F. Tasha* Date.....8th June 2020.....

DIRECTOR OF (Environment and Neighbourhoods)

Significant decisions - Delegated Action - For Reporting to Cabinet on 16th June 2020

♦ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	28/05/2020	Award of a Contract for the supply and maintenance of mobile computers for parking services	That approval be granted: 1) under Contract Standing Order (CSO) 10.01.2(d)(ii), for the waiver of the requirement (under CSO 9.01.1) to tender for the procurement of 90 no. mobile computers and accessories (including 5-year care cover to address maintenance) for Civil Enforcement Officers (CEOs); and, 2) under CSO 9.07.1c), for a direct award to the new Parking Management Information System (PMIS) provider, WSP (UK) Ltd, of a contract for those supplies for the fixed amount of £176,499.
2.	06/05/2020	Approval for issuance of supplemental letter of intent under Contract Standing Order (CSO) 9.07.3 in respect of the Parking Management IT System (PMIS) contract.	Approval, in accordance with Contract Standing Order 9.07.3, for the issue of a supplemental letter of intent, pending execution of a formal contract, to allow WSP UK Ltd, to start up provision of initial operational services under the Parking Management IT System project (ANPR scan car and Barbour Logic PCN challenge & correspondence solution), pending execution of a formal contract, up to a value of £144,075, which is less than the maximum of 10% of the total (15 year) contract value permitted by CSO 9.07.3.

Delegated Action

Type	Number

Director/Assistant Director Signature Date.....

Housing, Regeneration and Planning

Significant decisions - Delegated Action - For Reporting to Cabinet on 16th June 2020

♦ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	12-03-2020 ♦	Acquisition of Housing Portfolio, N11 & HA8 ♦	Approve the exchange of contract and freehold transfer of Housing Portfolio in N11 & HA8. ♦
2.	13-03-2020 ♦	Approval of guarantee under the Development Agreement dated 21 March 2017 with TH Ltd. ♦	Approval of guarantee to be entered into with The Related Companies, LP under the Development Agreement dated 21 March 2017 with TH Ltd. ♦
3.	16-03-2020 ♦	Additional cost for lift modernisation works (Various sites) ♦	Approval of costs for lift modernisation works (Various sites) ♦
4.	20-03-2020	Approval of costs associated with delivering affordable homes and NHS Health facility at Welbourne Site	Approval to pay Argent Related the sum of £283,306.40, subject to both the NHS agreeing funding and the grant of the licence.
5.	23-03-2020 ♦	The acquisition of properties under the Council's Right to Buy acquisition programme for lease to the Haringey CBS, N17 ♦	Acquisition of Property as part of Council's Right to Buy acquisition programme at N17 ♦
6.	26-03-2020 ♦	The acquisition of freehold and properties, N17 ♦	Acquisition of Freehold at N17 ♦
7.	27-03-2020 ♦	Amendment to London Councils Transport and Environment Committee Agreement, Electric coordination function ♦	Approval of the amendment to London Councils Transport and Environment Committee Agreement ♦
8.	31-03-2020 ♦	To approve the guarantee to enter into a deed variation of a Right to Buy funding Agreement for the delivery of Affordable Rented Housing ♦	Deed variation agreed with Newlon Housing Trust ♦

Housing, Regeneration and Planning

Significant decisions - Delegated Action - For Reporting to Cabinet on 16th June 2020

♦ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
9.	27-04-2020 ♦	The acquisition of properties under the Council's Right to Buy acquisition programme for lease to the Haringey CBS, N22 ♦	Acquisition of Property as part of Council's Right to Buy acquisition programme at N22 ♦
10.	27-04-2020 ♦	The acquisition of properties under the Council's Right to Buy acquisition programme for lease to the Haringey CBS, N17 ♦	Acquisition of Property as part of Council's Right to Buy acquisition programme at N17 ♦
11.	06-05-2020 ♦	Approval of contract variations for the development of the Welbourne Centre ♦	Approval of contract variations for the development of the Welbourne Centre ♦
12.	27-05-2020 ♦	Award of contract for lift refurbishment works, N17 ♦	Award contract to Jackson Lift Services Ltd for lift refurbishment works, N17 ♦
13.			
14.			
15.			

Delegated Action

Type	Number

Director Signature



Date.....08th June 2020.....

This page is intentionally left blank

DIRECTOR OF Children's Services

Significant decisions - Delegated Action - For Reporting to Cabinet on 16th June 2020

♦ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.			

Delegated Action

Type			Number
7.01	Award of contract for provision of recruitment services	£100,000	1
10.01.	Provision of meat consumables to Woodside Children's Centre	£10,000	1
	Award of contract for permanent recruitment	£30,000	1
	Award of contract for campaign to recruit international social workers	£50,000	1
10.02	Award of contract for lift maintenance to Park Lane Children's Centre	£40,000	1
10.02	Extension of contract for recruitment services	£26,290	1
10.02	Extension of contract for lift maintenance to the Triangle	£39,936	1
10.02	extension of contract for provision of dried foods to The Triangle	£40,000	1
10.02	extension of contract for provision of vegetables to Woodside Children's centre	£38,816	1

Director/Assistant Director Signature



Date: 8 June 2020

This page is intentionally left blank

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank