

NOTICE OF MEETING

HOUSING AND REGENERATION SCRUTINY PANEL

Monday, 7th March, 2022, 6.30 pm - 40 Cumberland Road, Wood Green N22 7SG (watch the live meeting [Here](#), watch the recording [here](#))

Members: Councillors Matt White (Chair), Dawn Barnes, Bob Hare, Charles Adje, Kirsten Hearn, Emine Ibrahim and Noah Tucker

Quorum: 3

1. FILMING AT MEETINGS

Please note that this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on.

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

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

2. APOLOGIES FOR ABSENCE

3. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business (late items will be considered under the agenda item where they appear. New items will be dealt with as noted below).

4. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct.

5. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

To consider any requests received in accordance with Part 4, Section B, Paragraph 29 of the Council's Constitution.

6. MINUTES (PAGES 1 - 10)

To approve the minutes of the previous meeting on 9th December 2021.

7. UPDATE ON THE COUNCIL'S HOUSING DELIVERY PROGRAMME (PAGES 11 - 20)

8. INSOURCING HOMES FOR HARINGEY (PAGES 21 - 28)

9. PROGRESS ON THE BUILDING WORKS TO THE NOEL PARK PODS (PAGES 29 - 82)

10. HIGH ROAD WEST - UPDATE ON COUNCIL HOUSING ELEMENTS (PAGES 83 - 86)

11. WORK PROGRAMME UPDATE (PAGES 87 - 90)

12. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 3 above.

13. DATES OF FUTURE MEETINGS

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Fiona Alderman

Head of Legal & Governance (Monitoring Officer)

George Meehan House, 294 High Road, Wood Green, N22 8JZ

Friday, 25 February 2022

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MINUTES OF MEETING Housing and Regeneration Scrutiny Panel HELD ON Thursday, 9th December, 2021, 6.40 pm

PRESENT:

Councillors: Matt White (Chair), Dawn Barnes, Bob Hare, Charles Adje, Emine Ibrahim and Noah Tucker

25. FILMING AT MEETINGS

The Chair referred Members present to agenda Item 1 as shown on the agenda in respect of filming at this meeting, and Members noted the information contained therein'.

26. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Hearn.

27. URGENT BUSINESS

None.

28. DECLARATIONS OF INTEREST

None.

29. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

The Panel received two deputations.

The first deputation related to a community allotment space that was on the roof of a car garage. The land was managed by Homes for Haringey and refurbishment works had recently taken place which prevented the group from being able to access their allotment site. The deputation was submitted on behalf of the Helston Growers and the deputation party was made up of Matthew Walsham, Andrew Graves Shirley Russell and Lorna Topping. Matthew Walsham introduced the deputation, which is summarised below:

- The deputation party advised they were speaking to the panel to raise concerns around the recent decision of Homes for Haringey to carry out repairs to a garage, off Russell Road, without any adequate consultation. As a result of this the group were being excluded from their long-standing (20 years+) community allotment.
- The allotment was in the middle of the estate in a previously neglected space, above what was derelict car park, and was transformed through many years of

- collective hard work. Members of the group include people who use the allotment for their stroke rehabilitation, those who had no other access to outdoor space, and many with young children.
- Homes for Haringey recently began renting the space below the garden out to a Volvo car showroom and subsequently decided that repairs were needed as the roof was leaking.
 - The deputation party raised concerns that, having being told they would be consulted on the plans, they received very little information about the plans at any stage. The group also raised concerns that they had been advised that works would begin on 6th December but that works began on 1st December, and much of the allotment had already been bulldozed. I and other members Communications were only received only received about this on 4th December and were advised that all their equipment must be removed by 7am on Monday 6th December.
 - The group were especially concerned that there was no guarantee that they would be allowed back in once the work was finished, nor any commitments as to how they would repair the damage caused.
 - The space was a highly valued community asset that had been supported by the Council in the past. It occupied a space where there have been significant issues with anti-social behaviour.
 - It was also contended that demolishing a community allotment where members grew local food to allow for garage space to park cars was entirely the wrong kind of action needed in the middle of a climate crisis.
 - The Panel were asked to seek a firm commitment from HfH, on behalf of the group, of when they would be allowed back onto the site and how they would support them to fix the damage caused by the works.

The following arose as part of the discussion following the deputation:

- a. The Panel enquired about the management of the site and whether it was managed as a council allotment through the Parks service or whether there were any formal arrangements in place with HfH about the management of this site. In response, the deputation party advised that the allotment was a smaller space within a larger HfH managed site. However, the group was not formally constituted but the site had been in use as a community allotment site since the 1980s.
- b. The panel sought clarification about whether the group had received any communication at all from HfH. In response, the group advised that they had received a response from HfH the day before which advised that they would be allowed back to the site, subject to safety concerns. The group advised the panel that their trust in HfH had been damaged and that they did not have faith in HfH doing what they said they would.
- c. In response to a question, the group confirmed that the repairs were being carried out by HfH at the request of the car show room. A panel member queried why the interests of the commercial car show room came before a local community group.
- d. The panel members commented that they would like to see Homes for Haringey provide firm guidance to the group on when they could return to the site and how long works would take.

- e. The Chair advised the deputation party that he would provide a response to the deputation in writing as set out in the Council's constitution at Paragraph 30.7 of Part Four, Section B of the constitution.

The second deputation related to concerns raised about the proposed St Ann's development. The deputation party was made up of Cathy Graham and Jo Burrows. The deputation party represented a group of residents of Warwick Gardens, and they addressed the panel to outline their concerns over the development of the St Ann's site and an unsatisfactory level of engagement with Catalyst. The key concerns were summarised as:

- The scale and development of buildings. It was suggested the proposed development was out of keeping with the character of the local neighbourhood and that it would adversely affect the residential amenity of neighbouring properties including overlooking, shadows and loss of privacy.
- Proximity to neighbouring units on the site. It was suggested that there would be a loss of existing views from neighbouring properties.
- Environmental studies were requested from Catalyst but had not been provided.
- Planning process. There were concerns about multiple applications throughout the development and that this would lead to scale creep about the height and number of developments.
- The Group also raised concerns about the S106 Community Infrastructure Levy, around how and where this would be spent. It was suggested that some of this should be channelled into creating additional primary care capacity in the area to respond to the additional number of residents from this development.
- The group commented that overall, the engagement experience with Catalyst had been very poor, with information requested by local community not being provided.
- Key questions and concerns were not addressed/answered. Of particular concern was that the heights of buildings increasing without any engagement of information on this provided to residents.

The following arose in discussion of this deputation:

- a. The Panel sought clarification as to what the deputation party would like the Council to do in response to their concerns, given that the site was managed by the GLA and their partner Catalyst. The deputation party responded that they wanted the Council to hold Catalyst to account and that the group did not feel listened to. The deputation party commented that they did not feel that they had received any engagement around the proposals to develop nine story buildings on the site. The group would also like some clarification on the S106 CIL monies and how this would be spent in the area.
- b. In relation to the impact on Warwick Gardens and the extent of that impact in terms of loss of amenity, the group advised that it would affect both ends of Warwick Gardens and the surrounding wider area, as nine story buildings would fill the skyline and there would be a loss of light, shadowing and loss of privacy for surrounding properties. It was noted that at this time of year the loss of light would be particularly evident.
- c. The Chair advised the deputation party that he would provide a response to the deputation in writing as set out in the Council's constitution at Paragraph 30.7 of Part Four, Section B of the constitution.

30. MINUTES

RESOLVED

That the minutes of the previous meeting on 4th November were agreed as a correct record.

31. SCRUTINY OF THE 2022/23 DRAFT BUDGET / 5 YEAR MEDIUM TERM FINANCIAL STRATEGY (2022/23-2026/27)

The Panel considered and commented on the Council's 2022/23 Draft Budget / 5-year Medium Term Financial Strategy (MTFS) 2022/23 – 2026/27 proposals relating to the Economy priority of the Borough Plan. The papers were introduced by Kaycee Ikegwu – Head of Finance & Principal Accountant as set out in the agenda pack at pages 11-84 of the agenda pack. Along with a cover report the budget papers included the following appendices:

- Appendix A – Key lines of enquiry for budget setting
- Appendix B – 2022/23 Draft Budget & 2021/26 Medium Term Financial Strategy Report (presented to Cabinet 8th December 2020)
- Appendix C – 2022/23 New Revenue Budget Proposals
- Appendix D - 2022/23 New Capital Budget Proposals
- Appendix E – Proposed 2022/23-2026/27 Capital Programme
- Appendix F – Previously agreed MTFS savings.

The following arose as part of the discussion of the Draft Budget & 2021/26 Medium Term Financial Strategy:

- a. The Panel sought clarification around the relationship between Appendix D and Appendix E and whether the items in Appendix D were in Appendix E. In response, officers advised that Appendix D contained new proposals to add to the Capital Programme for 2022/23, whilst Appendix E contained the entire 5 year capital programme.
- b. The Chair sought clarification around the capital bid for the Civic Centre annex and how this scheme would be self-financing as set out in the papers, particularly given the impact of borrowing costs on the revenue budget from the scheme, which were estimated by the Chair to be around £1.5m per year. Officers advised that the revenue costs were broadly as the Chair outlined them. There was a report going to Cabinet in January on the Civic Centre that would validate the financial assumptions used in the MTFS. Officers advised that through the investment in the Civic Centre annex they were seeking to transform the existing office accommodation estate, which required significant financial investment. The proposal would be self-financing through a combination of removing existing buildings from the revenue budget and new buildings generating an income. The new build Civic Centre would also contribute to the Council's carbon reduction targets, whereas refurbishing existing stock would not.
- c. The Panel sought further clarification around the make-up of the Station Road estate and how long it would take to recoup the costs attributed to the Civic Centre. In response officers advised that the option to refurbish existing stock contained within the accommodation strategy, related to all of the buildings

along Station Road, including Alex House, 40 Cumberland Road and 40 Station Road but excluded River Park House. Officers also set out that when the Council borrowed money it did not do so for individual schemes, but rather for the whole of its external borrowing needs. Similarly, the debt repayment costs to the revenue budget were calculated as a combined cost that was calculated using the Minimum Revenue Position.

- d. In response to a question, officers advised that there were two lines within the capital budget relating to the Civic Centre. The first was the refurbishment of existing building which was required due to its listed status. The cost of this was £24m. The second line related to the building of a new Civic Centre annex, which was £30m. As part of its accommodation studies, the Council had looked at repurposing the Station Road estate and the building of an annex. The upshot of the analysis was that the Civic Centre annex was the preferred option and offered the Council a number of benefits it could not get from repurposing the existing estate.
- e. The Panel queried the respective amount of building space between the two options, suggesting that even with an annex there would presumably be a lot less office space compared to repurposing other buildings. The Panel sought assurances around the studies undertaken and the extent to which future office accommodation requirements had been considered. In response, officers reiterated that the report to Cabinet in January would set out in detail how the initial financial assumptions had been validated and would provide Members with the information they were looking for.
- f. The Panel sought clarification around whether the Civic Centre would be the only building which accommodated staff. In response, the Panel was advised that the business case would be set out in the January Cabinet report and that this would include how many staff would be accommodated, under the new ways of working.
- g. The Panel sought assurances around the overspend on Alex House and how that could be justified in relation to any subsequent proposal to dispense with the Station Road estate. In response, officers agreed to come back with a written response. **(Action: Jonathan Kirby).**
- h. The Panel sought clarification around the Wards Corner regeneration scheme and where in the capital budget contained the Council's anticipated contribution to this. In response, officers advised that no decision had been taken on whether the Council would need to contribute to the refurbishment, but that if a decision was taken there was enough provision within the Council's Strategic Acquisition capital budget to cover the refurbishment of the market and any CPO of the surrounding land.
- i. In response to a follow up, officers advised that TfL were on public record as stating that they would invest in the market site and then seek to hand it over to a preferred bidder. The capital costs would therefore be met by TfL and the GLA. Officers further clarified that any capital bid on the site would exclude the market site but there was an outstanding CPO of the Suffield Road site which had not been implemented. If the Council took a subsequent decision to purchase this site they would need to also purchase some of the land that was owned by Grainger. The Cabinet Member for Finance reiterated that no decision had been taken to do this and that the Council would have to wait and see what TfL's final plans were before making a decision. The Cabinet Member advised that any decision would be taken to a future Cabinet meeting.

- j. The Panel sought assurances that the Council was entirely ruling out investing in the refurbishment of the market site in one form or another. In response, reiterated that TfL had publicly committed to investing in the site so there was no requirement for the Council to put money into it.
- k. The Panel commented that as far as they were aware TfL had committed enough to make the site safe but whoever took on the lease would need to invest long term funding for the refurbishment. In response, officers commented that it was very difficult to understand exactly what TfL had committed to in terms of funding for the site, as the process had not been finalised yet. As a result, it was not possible to comment on how far TfL would go in relation to funding. Officers advised that, as far as they understood, the process would be managed through a partnership board and that they would be taking the ultimate decision about the future of the site.
- l. The Chair requested a political commitment from the Cabinet Member for Finance and the Cabinet Member for House Building, Place Making and Development about whether the Council would be investing money into the market site in future and the need for budgetary provision to facilitate this. In response, the Cabinet Member for Finance advised that there was a proposal from the Development Trust to put forward a community plan for the site, which the Council was generally supportive of. However, this was just a proposal at present. There were a number of processes that would have to be gone through, and the partnership board would be making the ultimate decision. Officers advised that any future decision on Wards Corner Market would come up in a future round of budget setting.
- m. The Panel requested a written response from the Cabinet Member for Finance and the Cabinet Member for House Building, Place Making and Development about whether the Council would be investing money into the market site and in what circumstances this would happen. **Action: (Cllr Gordon & Cllr Diakides).**
- n. The Panel requested a breakdown of the £41.8m allocated to HRA expenditure in the budget and sought clarification about the extent of potential savings from brining HfH back in-house. In response, officers advised that the breakdown was around £19m for the management fee, include staff costs and other expenditure; £20m on repairs, and the remainder went to the Housing Demand service. In relation to potential savings, the Panel was advised that savings were difficult to quantify at this stage as it was not clear how any future in-house service would be structured. It was commented that the next quarterly finance update to Cabinet should contain more detail on this issue.
- o. The Panel questioned a steep drop-off in projected capital expenditure in the HRA towards the end of the 5 year MTFS period. In response, officers advised that this was partly because of a frontloading of investment in the earlier years of the HRA. It was also a consequence of investment in existing stock would reduce maintenance costs in subsequent years.
Clerks note: 20:20 – the meeting was adjourned for around seven minutes at this point due, to the internet connection dropping out in the meeting room.
- p. In response to a request for further clarification, officers advised that that the financial profiling of new home building schemes was based around the schemes that were agreed and where costings had been done. These schemes were due to be completed by 2025. Any schemes that would potentially take place after this had notional figures attached to them, as no

- assessment had been undertaken to profile the costs involved. Officers advised that Members would likely see costs beyond Year 5 fluctuate over time, as different schemes came online.
- q. In response to a request for clarification around whether there was a winding down of investment, officers advised that there was no pulling back on the Council's stated commitments to build new homes and that over a ten year period the Council would be building around 3000 new homes.
 - r. In relation to a question around HRA income received from grants, including the Building Homes for the Future fund, officers advised that the HRA breakdown included a line for external grant funding and that this included grant money already agreed as well as a projection of the amount of future grant based, on the known number of new homes at social rent that would be built. In response to a follow-up, officers confirmed that the figures did reflect an assumption that the level of grant funding available over the next five years would be the same in future as it was currently.
 - s. In relation to the agreed saving HO1 – Temporary Accommodation Reduction Plan, the Panel queried why savings were only profiled in 2021/22 and whether, given the investment in new houses, there was potential for further savings from permanently housing TA residents in future years. In response, finance officers set out that where the saving was shown in Year 1 and the other years were marked with a dash, this meant that the savings would continue in future years. Officers also advised that the impact of new homes was being factored into the saving in question, however, the impact of building new homes was being offset by a range of legislative changes, including Temporary Accommodation support for domestic violence victims and changes to the benefit regime. These changes would affect how these costs were reclaimed in future. Therefore, it was not possible to commit to increased savings in this area at present. Officers agreed to set these reasons out in more detail in writing. **(Action: David Joyce).**
 - t. The Panel sought further clarification about the respective costs in Year 4 onwards for spending on new homes as opposed to new home acquisitions, with a significant drop in funding for building new homes coinciding with a significant increase in acquisitions in Year 4. In response, officers set out that this reflected the cost profiling that had been undertaken at this stage for schemes that were already in the process of being delivered. Officers advised that over the five year period of the MTFS the spend on building new homes was approximately double the spend on acquisitions. Cllr Gordon advised the Panel that there was no change to the manifesto commitments made around house building and that the figures did not reflect a change in policy. The year-on-year figures in the budget report merely reflected when schemes that had already been identified were due to come in.
 - u. In relation to concerns about the ability for the Council to meet its HRA borrowing costs, given the significant level of borrowing that was due to take place. Officers advised that the report included the Capital Finance Requirements and borrowing limits for the Council which were set out in the Treasury Management Strategy. This set out the borrowing costs and it highlighted that all borrowing was within agreed limits. Officers also advised that the Council undertook its borrowing all together, rather than for individual schemes. Each borrowing would be undertaken over a fifty year period and the Council would profile the borrowing to achieve the most favourable terms. The

Panel requested a written response on this and incorporated it into their recommendations set out below.

At this point in the meeting, the members had finished their questions to officers and the Cabinet Members, and then moved on to a discussion to agree the recommendations that they would like to put to Cabinet, based on the above discussions. The recommendations put forward by the Panel were:

- a. That Cabinet provide further detail on how the Civic Centre project fits into the Council's wider accommodation strategy, including the future use of the Station Road estate.
- b. That Cabinet provide clarity around what provision there was for any potential future contribution to the Wards Corner scheme regarding investment in the long term future of this site, following the withdrawal of Grainger. The Panel noted that this site would require significant investment and that TfL have, to date, only committed to invest enough funding to make the site safe. Further investment would be required to make the market site viable.
- c. The Panel recommended that if the funding earmarked for the CPO were to remain in the capital budget, and if the Council was minded to carry out the CPO without Grainger, then this allocation should be used for maximum provision of council homes at council rents. The Panel requested assurances from Cabinet that outcome for the site would be fully considered going forwards.
- d. Further information/written clarification is requested around why borrowing constitutes such a significant proportion of the HRA, particularly in Years 1, 2 & 5. The Panel would like assurances that the borrowing costs are sustainable and that the Council was not at risk of being unduly impacted by any future rise in the cost of borrowing.

RESOLVED

That the Panel considered and provided recommendations to Overview and Scrutiny Committee (OSC), on the 2022/23 Draft Budget/MTFS 2022/23-2026/27 and proposals relating to the Scrutiny Panel's remit.

32. WORK PROGRAMME UPDATE

RESOLVED

The Panel noted the work programme and any updates contained therein.

33. NEW ITEMS OF URGENT BUSINESS

N/A

34. DATES OF FUTURE MEETINGS

26th February 2022

CHAIR: Councillor Matt White

Signed by Chair

Date

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Report for: **Housing and Regeneration Scrutiny Panel**

Item number:

Title: **Update on the Council's Housing Delivery Programme**

Report

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

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

Ward(s) affected: **All**

Report for Key/

Non Key Decision: **Non-key**

1. Describe the issue under consideration

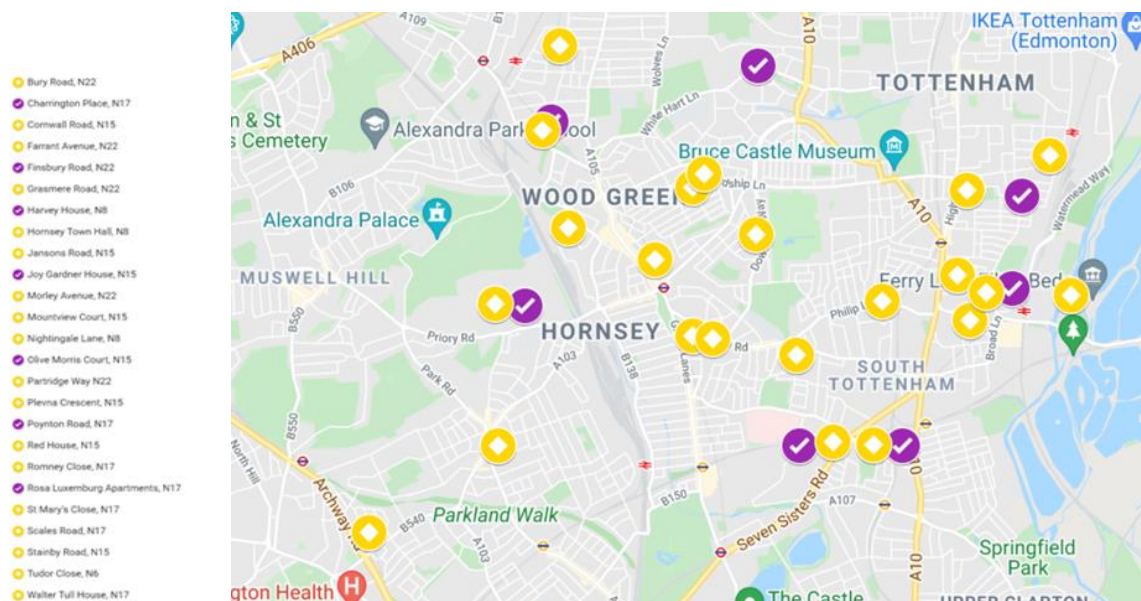
- 1.1. This report gives an update on the progress of the Council's Housing Delivery Programme

2. Recommendations

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

3. Update on the Housing Delivery Programme

- 3.1. The Borough Plan adopted in February 2019 committed to delivering 1,000 council homes at council rents by 2022 as the first step in a new era of council home building in Haringey. We have achieved that ambitious target.



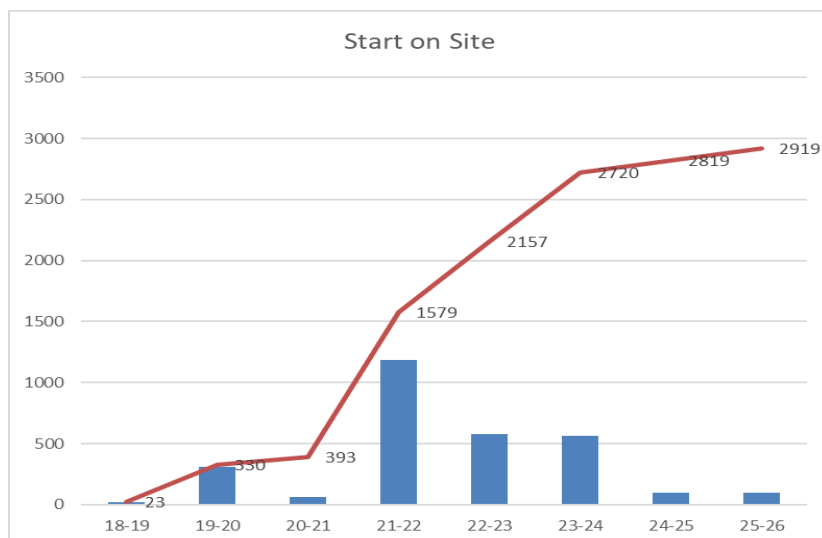
- 3.2. A total of 1,011 new Council homes have now started on site.
- 3.3. This includes 80 homes at the Chocolate Factory where demolition and groundworks started on 8 February, and, with the demolition of the British Queen pub on Love Lane, 500 new Council homes at High Road West.

- 3.4. By 31 March, we are forecasting that work will have started on site on at least 1,289 Council homes. This includes major development schemes such as 191 Council homes at Hale Wharf and 46 at Remington Road. There is the potential for a further 288 homes to have started on site by the end of March.

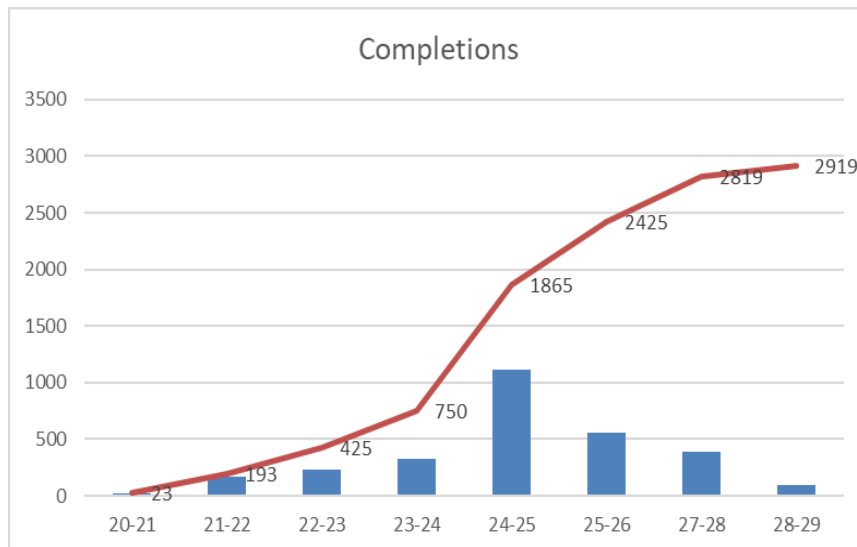


46 Council homes at Remington Road, Seven Sister starting on site March 2022 – fourteen with three-bedrooms and four with four-bedrooms, and five fully accessible for wheelchair-users

- 3.5. 173 new Council homes have been completed. We will have completed 20 more by the end of March, and 3,000 by 2031.
- 3.6. Our total current programme comprises 3,463 homes on 87 sites that have either been completed, or started on site, or are under active development. These include 2,919 council homes for council rent and 544 homes for market sale (including 6 shared ownership homes completed at Charrington Place).



Projected starts on site for Council homes



Projected completions for Council homes

- 3.7. We have acquired 1,028 homes at pre-construction stage from private developers in order to deliver them as Council homes let at social rent. Acquiring in this way allows us to guide the development process to ensure that the homes met the standards we require.
- 3.8. The HRA capital programme supports the delivery of approximately 3,898 homes, of which about 3,221, or 83%, are for social rent. This is an improvement on last year's plan, where we had forecast that we would deliver 75% of the homes for social rent in the first five years and 60% of the homes in the second phase of the Business Plan.
- 3.9. Of course, building new council homes is not just about the quantity that we build. We need to build the kind of homes that our communities need.

Responding to the Climate Emergency and delivering high quality homes

- 3.10. Energy efficiency and sustainability are integral to the design and delivery of this new generation of Council homes. The Council has ambitious targets to ensure sustainability standards. This means that:
- We use existing brownfield land in established residential areas with access to public transport facilities
 - To date, we have targeted zero-carbon development on-site and applied Passivhaus principles wherever possible. We have just adopted new Employer's Requirements that require this for every development going forward.
 - We use environmentally sustainable materials
 - Our new Council homes use air source heat pumps, solar panels, green roofs, and energy efficient appliances
 - Our homes are positioned to make maximum use of sunlight and ventilation and are at least dual aspect.
 - We build car-free or where there are disabled tenants 'car-light' schemes and we promote sustainable travel through for example the provision of secure cycle storage for new and existing residents, car-club/car-sharing arrangements.
 - We ensure our new homes enhance biodiversity, for example through high-quality landscaping, planting, SuDs, and green roofs.
 - We will connect homes to the District Energy Network wherever feasible.

- All our direct-delivery schemes aim to achieve zero-carbon through Passivhaus principles and are achieving reductions significantly beyond those specified in the London Plan. Our first eight fully zero-carbon Council homes have started on site at Park Road/Edith Road in Bounds Green.

3.11. We actively manage all stages of design and construction to ensure the homes we deliver are the highest quality they can be, with excellent space standards and storage provision, high-quality landscaping including play facilities and enhanced biodiversity.

Homes for Families

- 3.12. 2,064 households on the housing register are overcrowded. 205 households have homes larger than their needs.
- 3.13. 1,309 households in bands A and B on the housing register - 35% of all households in bands A and B - need a three-bedroom home; 466, representing 12%, need a home with four or more bedrooms.
- 3.14. Just 30% of the Council's 15,097 rented homes have three or more bedrooms. More than a third have one bedroom.
- 3.15. It is financially extremely challenging to build new homes with three or more bedrooms: the differential between the cost of building a larger home and the social rent we can charge for it is too small to support borrowing in the way that it does for one- and two-bedroom social rent homes. Grant levels, although substantially increased by the Mayor of London, remain historically low and do not sufficiently bridge this gap.
- 3.16. As a result, Housing Associations have for more than a decade delivered very few three or four bed homes. Only eight four-bedroom homes have been built in Haringey in the last ten years – and those were let at “affordable rent”. No four-bedroom homes had been built for social rent.
- 3.17. The Council recognises the urgent need of homeless families and families living in overcrowded homes and is committed to building the homes these families need. We do this by approaching financial viability at a programme rather than at an individual scheme level, and by building homes for market sale to cross-subsidise the programme. Work is done on every site to try to maximise the number of new three- and four-bed homes. However, it remains financially very challenging in the current climate to build the homes that families need.
- 3.18. Excluding the 32 one-bedroom homes built at Olive Morris Court specifically for single homeless people moving from the streets, a quarter of all the Council homes we have completed to date have three or four bedrooms: 34 homes with three bedrooms and one with four bedrooms.
- 3.19. Excluding High Road West, a quarter of the Council homes that will have started on site by 31 March 2022 will have three or four bedrooms - 225 will have three and 38 will have four bedrooms.



Ashley Road Depot site.

- 3.20. Our current target is that 35% of the homes we build will have three bedrooms, and 10% will have four bedrooms or more. We will be consulting on a new target for larger family-sized homes in the housing strategy.
- 3.21. **New homes for local Council tenants**
- 3.22. The Council's Neighbourhood Moves Scheme prioritises newly built Council homes for existing secure Council tenants who live close to these homes, with local tenants in housing need have priority over local tenants that have no housing need.
- 3.23. Of course, when a local tenant moves into a new home, their existing home is made available to let through the housing register. The scheme incentivises tenants to move into smaller homes, creating positive lettings chains: 10 of the 11 homes at Joy Gardner House were let through Neighbourhood Moves, and this freed five larger homes for letting to overcrowded households.

Homes for people with specific needs

- 3.24. Building new homes gives us the opportunity to design some homes specifically around the individual needs of households on the housing register. These are people who because of the nature of their additional support needs cannot be adequately housed either through relets of existing social rent homes or in a standard design home.
- 3.25. This in turn presents the Council with an opportunity for considerable cost savings by preventing or reducing some households' need for residential and domiciliary care.
- 3.26. We also have an opportunity to specify wheelchair adaptable homes to meet the individual needs of disabled households in advance of letting.
- 3.27. The Bespoke Homes Programme has been established to realise these opportunities.
- 3.28. During the last year, a great deal of work has been done to establish the need and potential scope of the programme. Nearly 200 households have been identified for the programme, and homes have been adapted and allocated at Charrington Court, Joy Gardner House, and Rosa Luxemburg Apartments.
- 3.29. A number of vulnerable people have had their lives transformed through the provision of a home designed around their particular needs. It is now necessary to consolidate

that work, take it forward within a clear structure, and ensure that its benefits are maximised.

3.30. Key challenges include:

- Developing a better overview of complex housing need on the housing register in order to meet it at a programme level, and agreeing how we identify the households who need individually-designed homes
- Identifying households at the right stage of the development process so that homes can be designed around their needs.
- Ensuring bespoke homes are developed and allocated within legal and policy frameworks.
- Identifying potential savings to the General Fund.

3.31. In addition, 20 per cent of the homes we build will be wheelchair adaptable.

Supported Housing

3.32. All sites assessed for supported housing, and we work closely with colleagues in Adults Social Care Commissioning to develop supported housing that meets their clients' needs.

3.33. We have a target for 10% of the programme to be delivered as supported housing. So far, we have delivered 32 supported homes. Another 11 will complete at Hornsey Town Hall in March, and another 20 supported homes to be on site by the end of this month.

3.34. New supported homes are currently under development for:

- care-leavers
- people who have slept rough
- adults with learning difficulties
- adults with enduring mental health needs

Organisational capacity

3.35. In May 2018, when the promise was made to build 1,000 Council homes, the Council had no capacity to build them. Like councils across the country we had spent a generation no longer building and had lost all institutional expertise and structural capacity. Over the last four years, that capacity has been built up from a standing start– and during a period when the Covid pandemic set the programme back in all kinds of ways.

3.36. The housing delivery team now comprises 40 dedicated officers, a blend of skilled development and programme management professionals and skilled council officers on our 'grow your own' programme with a shared passion for building high quality, sustainable, genuinely affordable council housing. The team was shortlisted for the UK Housing Awards council of the year 2021 and Inside Housing's London Development Team of the year

3.37. Consultation and engagement are at the heart of designing and delivering our programme, the team includes a dedicated team of engagement officers to ensure this is carried out to a consistently high standard.

3.38. 50 separate consultation or engagement programmes have been carried out since January 2020, with 80 engagement events and more than 13,000 unique visits to our

web engagement hub. More than 15,000 households have received paper communications.

- 3.39. Staff capacity across the council has had to develop at a similar pace after a generation in which councils lost their expertise in housing development finance, procurement, and legal support.
- 3.40. The delivery of hundreds of new homes is also a new challenge for allocations and lettings. We are working closely with Homes for Haringey to improve the lettings process for new properties and after care.
- 3.41. Our first **market-sale** homes will be on site in March. It is crucial that we maximise returns from the market sale element of the programme in order to provide as much cross-subsidy as possible for Council homes at Council rent – and through as few market sale homes as possible. We have never marketed and sold homes on a commercial basis, so in the interests of cross subsidising the delivery of as many Council homes at Council rent as possible, we are about to appoint our sales and marketing strategist to help us develop our Haringey brand and marketing strategy to maximise value for this key part of our overall programme.
- 3.42. We have put in place robust financial and programme management systems that allow us to integrate individual scheme costs with programme accounts in real time.
- 3.43. The Council's aspiration is for a new era of Council house building. To consolidate the delivery of council homes at the heart of the Council's operations, we need to identify a pipeline of sites beyond 2027 on which to build. We have recently invested in software that can analyse the entire borough at granular level using geospatial science to identify potential development sites, filter those sites through a supervised learning algorithm, and produce a database and interactive map of potential sites with scored attributes. This will allow us to screen sites using a plan-led methodology.

Financial capacity

- 3.44. The HRA Financial Plan's Ten-Year Financial Model agreed in 2021 provides £1,288m to March 2032 for the delivery of high-quality council homes at social rents. The model underpins the delivery of 3,088 council homes in the period within a delivery programme that is viable in the long term.
- 3.45. On 8 February 2022, Cabinet recommended a £900m Five Year Capital Programme to March 2027
- 3.46. We have to date secured £345.3 million capital grant for housing delivery to 2026:
 - GLA Building Council Homes for Londoners 2018-22 - £120.2m
 - GLA Affordable Housing Programme 2021-26 - £127.5m
 - GLA High Road West - £91.5m
 - GLA Rough Sleeper Accommodation & Support Grant – £2.1m
 - Cabinet Office Brownfield Land Release Fund - £3.8m
- 3.47. Even with prudential borrowing and this level of grant income, it is not possible to deliver the number of Council homes we need – and particularly the number of family-sized homes we need - without cross-subsidising the programme. Initial projections for the programme were that 40% of the homes would need to be built for market sale. Our Five-Year Capital Programme now supports by far the greater proportion of the new homes being developed for social rents, increasing the proportion of homes for social rent from an initial base of 60% and the Ten-Year Model of 75% to 83%.

This is made possible by increased grant in the Affordable Homes Programme (AHP) 2021- 26, forecast reductions in borrowing costs, and Council rent increase.

- 3.48. We continue to review our programme-wide financial modelling of scheme cost assumptions and appraisal metrics.

Challenges and risks

- 3.49. **The cost of construction materials and labour** remains our most urgent risk.
- 3.50. Nationally, the BCIS Materials Cost Index showed that increases in the costs of construction materials in the UK reached a 40-year high. Increased global demand, combined with the multiple and complex impacts of the pandemic and logistic issues, led to unprecedented shortages, delays and increased prices of materials and labour across the economy. Brexit exacerbated this situation, affecting all aspects of trade and labour availability.
- 3.51. Average material costs across the sector were 23.5 per cent higher than they were in August 2020, according to the Department for Business, Energy and Industrial Strategy (BEIS), with steel and timber prices costing nearly 80% more than pre-pandemic.
- 3.52. Our own contractors reported increases over 2021 of 20% on timber, 7.5% on plasterboard, 31% on cable, and 10% on blocks. Recent tenders have been returned 10% higher than forecast and some contractors are seeking additional funds due to the pressure of cost inflation. This puts considerable pressure on the HRA and the delivery programme.
- 3.53. The latest statistics produced by BEIS show that material prices stayed flat in the month to November 2021 for the first time since September 2020. The price of steel and timber came down in the period. The price of imported sawn or planed wood dropped by 7.6 per cent, with fabricated structural steel prices going down by 0.3 per cent month on month. But imported sawn and planed wood is still 52.4 per cent more expensive than it was a year ago, while steel is 66 per cent more expensive than it was in November 2020.
- 3.54. Although it is widely believed that material-price growth could be nearing its peak, it is also predicted that material and labour shortages are likely to persist, driving up construction costs in the next year. Brexit, HGV driver shortages, strong global demand for construction products, and Covid-19 disruption continue to affect both the availability of labour and supply and demand.
- 3.55. We are actively managing these risks including by:
- Using metrics on price trends to inform our tendering and contract management. We consider change of specification where this is appropriate, for example moving to stud rather than brick/concrete walls.
 - Broadening procurement routes to ensure as much competition as possible. We have recently joined new construction procurement frameworks and are confident that early results show an impact on costs.
 - Building in additional contingency in forecasting build costs underpinning the HRA Business Plan revisions,
 - Remaining in constant dialogue with the GLA and central Government.
 - Maintaining robust working relationships with contractors to proactively discuss challenges at scheme level.

- Consolidating tender metrics and holding a monthly review of actual tender prices (compared with estimate prices).
- Ensuring that our contracts are clear on disruption arrangements with appropriate planning of key milestones, and suitable float/buffer to represent current delivery environment.

3.56. **Recruitment and retention of project and technical staff** for programme delivery remains a risk. We are managing this including by:

- a blended recruitment approach utilising permanent staff, fixed term contracts, placements, and consultants
- Taking a 'grow your own' approach through our development roles
- Restructuring when necessary to maintain correct team balance and interest
- Offering appropriate training opportunities
- considering counter-offers where resignations are tendered
- exit interviews to understand reasons for leaving.
- reviewing mentoring and leadership opportunities

4. Contribution to strategic outcomes

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

5. Use of appendices

None

6. Local Government (Access to Information) Act 1985

Not applicable

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Report for: **Housing and Regeneration Scrutiny Panel**

Item number:

Title: **Insourcing Homes for Haringey**

Report

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

Lead Officer: **Mark Baigent, Programme Director**

Ward(s) affected: **All**

Report for Key/

Non Key Decision: **Non-key**

1. **Describe the issue under consideration**

This report provides an update on the Council's plans to insource housing services and staff from Homes for Haringey. It outlines implementation plans, the proposed structure and the key messages and priorities

2. **Recommendations**

Housing and Regeneration Scrutiny Panel is recommended to note this report The Panel is invited to note and comment on the report.

3. **Background**

In July 2021, the Cabinet approved commencement of an 8-week consultation period on the proposal to insource Homes for Haringey services and staff. In December 2021, the Cabinet noted the results of the resident consultation and approved the go-ahead of insourcing during 2022. The table below sets out the detailed activities undertaken to date.

Dates	Activities and milestones
May 2021	Programme Board and insourcing team set up and project plan agreed
June 2021	Service integration workshops to explore opportunities to bring Council and HfH services together
July 2021	Cabinet approval to launch resident consultation Staff and Trade Union briefings
August 2021	Resident consultation began, survey sent to 24,000 residents
September 2021	Focus groups, estate pop-up events, online meetings, partner meetings Set up Cross-Party Member Working Group to input to review and plans Regular Trade Union branch secretaries briefings started
October 2021	Consultation completed with c.1,700 survey responses Resident Sounding Board established to input to implementation plans Staff briefing sessions for HfH and Council staff

	Process-mapping workshops to firm up service integration proposals
November 2021	Analysis of resident consultation responses with 81% in agreement Functional integration workshops for HfH and Council managers
December 2021	Cabinet approval to implement the insourcing Informal consultation with senior managers on structure options

4. Implementation Plans and Activities

Detailed work is now underway to implement the insourcing of HfH staff and services, with a target date of 1st June 2022 for the transfer to take place. The table below sets out the main strands of activity.

February 2022	Formal consultation with senior managers on structure proposals Briefings for all staff in both HfH and the Council Formal notice to terminate the HfH Management Agreement Termination Agreement drafted to ensure transfer of assets and liabilities Co-design of future resident engagement arrangements Service integration plans in place for key service areas
March to May 2022	Internal and external communications planning including branding IT transition projects including internet, intranet and email accounts Formal TUPE consultation with HfH staff Resident communication about imminent new service arrangements
June 2022	TUPE transfer 1 st June Welcome and induction programme for HfH staff Resident communication about new service arrangements
July 2022 onwards	Reviews to integrate service delivery across housing services Consult residents and co-produce future engagement arrangements

5. Structure Post-Insourcing

The Chief Executive is currently consulting affected senior managers in the Council and HfH about the proposed structure, in line with the Council's restructure procedure.

The core proposals are:

Housing Demand/Adults and Health

Housing Demand, with the associated policy responsibilities, moves to Adults and Health. In the first instance the team moves within their current structure, with the Executive Director becoming Assistant Director (Housing Demand) reporting to the retitled Director of Adults, Health and Communities. To ensure that the benefits of integration are realised, there will immediately follow a piece of work to best

determine structures and ways of working going forwards. This will look at the opportunities for new ways of working across areas including thresholds for intervention, prevention activity, information, advice and guidance, safeguarding, VAWG, work with NRPF families, homelessness provision and pathways, amongst others. That work will lead to further proposals about the best structures through which to support residents. This work will include Children's services to ensure proper integration with their work in support of families, including for instance the Social Worker in Schools model, and current posts supporting safeguarding across children's and adults from a housing perspective. The review of Housing Demand functions will also consider whether any elements should move into HRP to ensure integration with other housing service areas.

Wider Housing services

Landlord and tenant services (the work covered by the Executive Directors for Property and Housing Management) will move into the Housing, Regeneration and Planning Directorate. A new role of Operational Director (Housing Services and Building Safety) will be created within the structure. The Director will ensure that operational delivery across the different areas of property management and tenant services are effectively joined up, including across the boundaries with the work that will sit in Adults and Health. They will also ensure that there is rapid progress on improvement in property management and tenancy services, act as the Accountable Officer for regulatory purposes and ensure that safety standards are upheld across the Council's housing stock. The current roles of Executive Directors for Property and Housing Management will become Assistant Director (Housing Property Services) and Assistant Director (Housing Management) accordingly. These roles will be as important in the Council as they are in their current position, delivering essential services and ongoing improvement for residents, leaseholders and landlords. The Programme Director for Broadwater Farm will report to the Operational Director, reflecting the mix of housing property and management elements within this role, as well as the need for strong working links with the regeneration and housing delivery teams.

The existing role of Assistant Director (Housing) remains broadly as it currently is, although for clarity the job title will change to Assistant Director (Strategic Housing and New Homes Delivery). The role takes on the business development and acquisition function from HfH and will chair a new Housing Board to ensure that there is a shared and joined up view on housing issues across the Council. Policy relating to homelessness will sit in Adults and Health. Other elements of housing policy and strategy remain with the AD (Strategic Housing and New Homes Delivery).

Corporate Services

Corporate services from Homes for Haringey will move to the relevant service within the Council. A brief summary is as follows:

HfH communications team moves to the Council communications team. The team will in the first instance report direct to Head of Communications and a subsequent restructure will be carried out. Role profiles will remain the same in the first instance.

The Head of Finance (Housing and Chief Accountant) will take on any residual finance functions from the HfH finance team which are not already provided by the Council through an SLA.

The bulk of the work of the HfH transformation and improvement team will transfer to CTR with the HfH Head of Transformation and Improvement reporting direct to the Director of CTR in the first instance. A further consultation on an appropriate structure for a consolidated transformation team will take place in due course. Some functions of the current transformation team may be more appropriately sited in HRP where these relate directly to day to day service improvements. Work will be undertaken over the next month to ascertain whether this is the case and what any implications for roles are. This will be part of a wider corporate review through which the council is moving explicitly to a new model for supporting transformation. Broadly, in future more of the council's transformation work will be supported from the corporate centre.

The HfH customer feedback team will continue to report to the Head of Transformation and Improvement at the point of transfer.

The HfH health and safety team will transfer to the Capital Projects and Property team in the Council and report to the Head of Resilience, Operational Building Management and Safety.

The HfH IT team will move to join services under the Council's Chief Information Officer and reporting to the Head of Business Liaison.

The HfH Recruitment team will move into the Human Resources service alongside the existing HR team which supports HfH.

Other areas

Private licensing and enforcement - It had been suggested that this could move to HRP from E&N. In light of the ongoing work on the consultation on a new licensing scheme, it would be unnecessarily disruptive to move this work at this stage. The location of the long term work on this area should be reviewed once the new licensing scheme is in place (subject to the public consultation).

CCTV – The HfH safer estates CCTV service should be integrated with the Council's CCTV team but there are further details to resolve before this can happen. The work to do this will now be taken forward jointly between the AD Stronger Communities and the incoming AD Housing Management.

Employment Support - HfH's employment support offer provided via Project 2020 is highly regarded but given the potential to provide residents with more joined up services this will be brought together with the Council's employment services under the Head of Employment and Socio-Economic Regeneration. The range of skills and expertise of the Council and HfH teams will ensure that as many residents as possible are supported into employment.

Procurement – Two posts employed by HfH are already being line-managed by the Council's procurement manager and will be formally transferred into this team (within the Environment & Neighbourhoods Directorate). The current HfH structure and the proposed new integrated structure are shown in Appendix 1.

6. Priorities and Key Messages

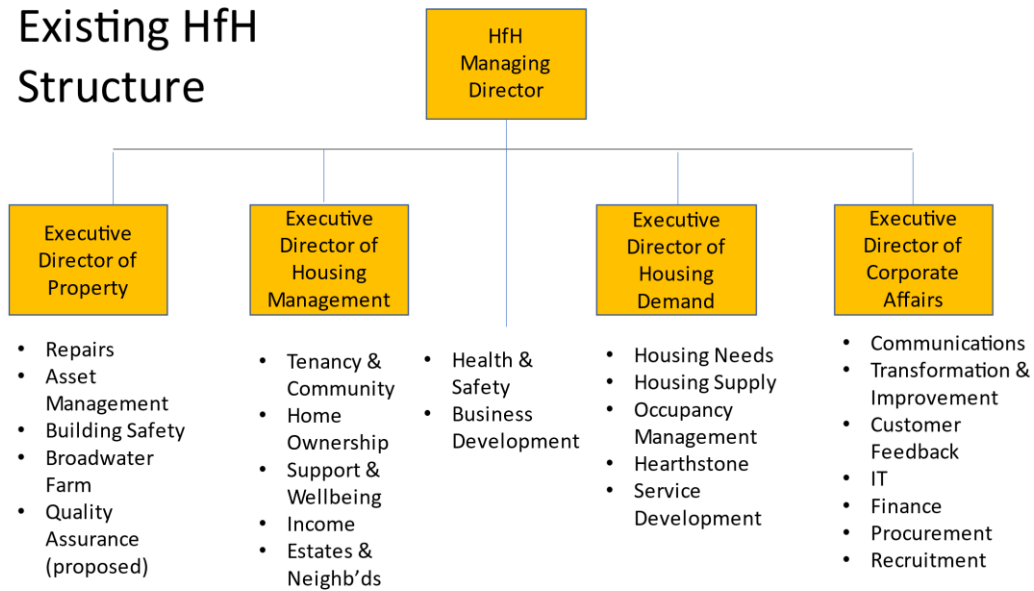
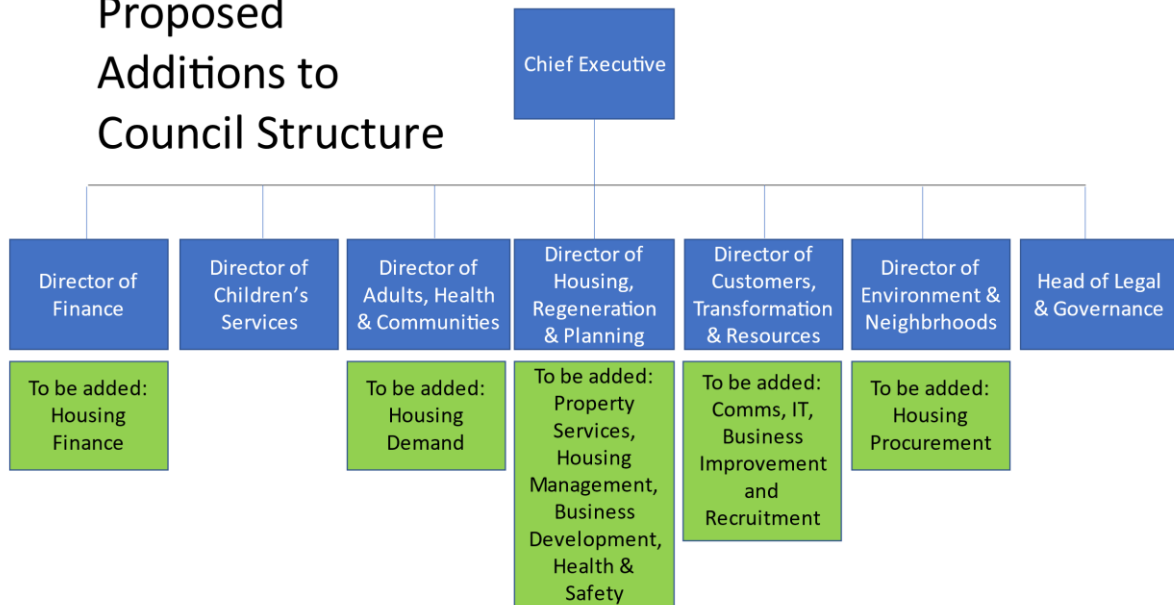
In most cases, key contacts for residents such as local tenancy manager, caretaker, how to report repairs, how to pay rent or service charges, etc. will stay the same. Some staff will have a new job title and report to a different senior manager. Otherwise, most people's jobs will stay the same.

From 1st June, Housing services will all be accessed through the Council's website or telephone contact centre, rather than using the HfH website for some forms and service requests.

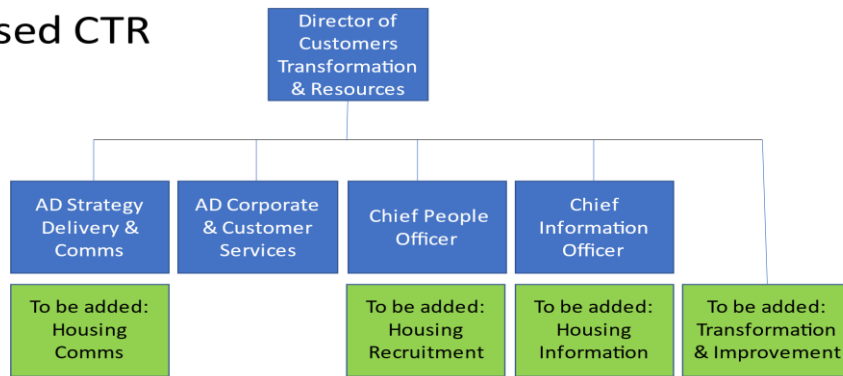
The Council recognises the importance and value of resident engagement and has made a strong commitment to build and strengthen tenant and leaseholder involvement in the delivery and scrutiny of housing services, so that residents have a clear voice that is heard and acted on.

The most important thing is to make sure everyone feels included and knows how to get help when they need it. Our communications plan, staff transfer plans and service integration plans are all designed to achieve this.

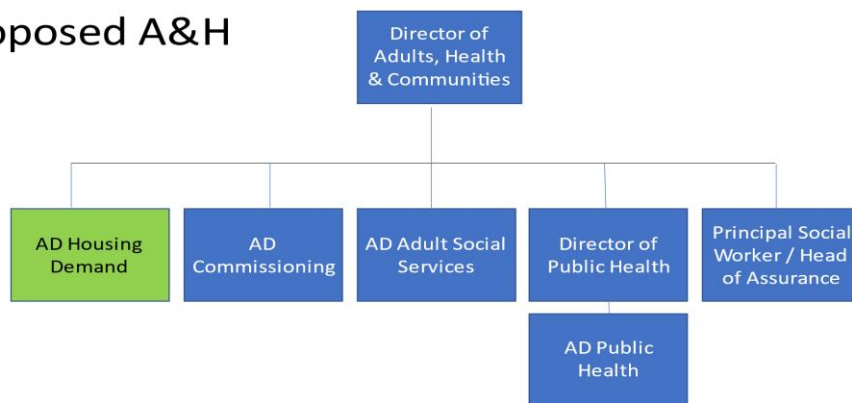
Appendix 1

Existing HfH
StructureProposed
Additions to
Council Structure

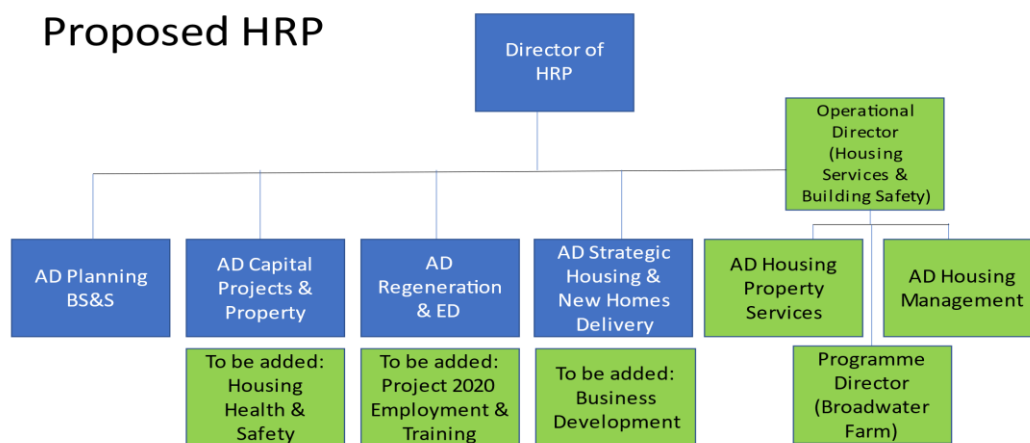
Proposed CTR



Proposed A&H



Proposed HRP



7. **Use of appendices**

None

8. **Local Government (Access to Information) Act 1985**

Not applicable

Progress on the building works to the Noel Park Pods

1. BACKGROUND

- 1.1 The Noel Park Estate is part of a conservation area due to its' architectural significance in the Borough. The Council owns the majority of the properties on the Noel Park Estate. There is also a significant homeownership presence on the estate both freehold and leasehold through residents who exercised the right to buy.
- 1.2 The properties on the Noel Park estate currently do not meet the Decent Homes Standard. On 19 January 2021, Cabinet approved the award of a contract to Engie Regeneration Ltd, for the first phase of the works. These works will be delivered in line with the holistic approach outlined in the approved Asset Management Strategy, 2020. The works include replacing windows, roofs, front doors and where the extensions are being replaced upgrading electrical installations, replacing kitchens and bathrooms.
- 1.3 242 properties have their kitchens and bathrooms in prefabricated extensions, known as the Pods, which were installed in the 1970s and within their construction is Asbestos Containing Materials (ACM). The replacement of these Pods has been the most challenging aspect of this project, as they are integrated in the properties and provide essential facilities (kitchens and bathrooms) which make the properties uninhabitable whilst these works are completed. The solution is to replace the pods with factory manufactured modular extensions as this reduces construction time on-site and minimises the disruption to residents.
- 1.4 As the Scrutiny Panel is aware this is resulting in large leaseholder costs and a considerable amount of work has been done by the Council to lessen the impact of these costs on leaseholders.

2. CURRENT POSITION

- 2.1 Works on Noel Park were due to start on site this financial year, however, they have been delayed due to additional information being requested by planners due the properties being in conversation area which included how the design proposals maintain the heritage characteristics of the estate. A specialist contract needed to be procured to provide this support.
- 2.2 The formal leaseholder consultation was also reissued, after wider informal consultation had been completed to have a greater understanding of any hardship issues which may be experienced by leaseholders as a result of the high costs.

- 2.3** It has been agreed with the planners that the planning application will be submitted in phases, and the first planning application has now been submitted. This has included a heritage statement (attached) and a design and access statement. Once planning is granted for the first stage, subsequent phases will be submitted to enable the programme of works to smoothly follow on and maintain the manufacturing slots within the factory.
- 2.4** Work has started on the manufacture of the elements of the pods which will not be impacted by the planning application. This was to ensure that the factory slot which had been booked was not lost and the agreed price was maintained.
- 2.5** As the pods were not being completed this financial year, condition surveys have been undertaken of the pods and enabling asbestos removal works have been brought forward to avoid further delays once planning is granted for the works. These works are programmed to complete by the end of April 2022.
- 2.6** The team have been using the delays in the programme to undertake further resident engagement and the consultation with the residents on the design proposal for the houses completed at the end of January.
- 2.7** The decanting policy has been reviewed to ensure that the residents who need to be decanted for works to be undertaken have the minimal level of disruption possible. We have started engaging with residents to identify any special requirements including disabilities and schools attended by their children so when the decant is required the most appropriate accommodation is allocated.
- 2.8** Internal works to kitchens on Gladstone Avenue, without the Pod extensions will be starting in March 2022, as these works can be completed in advance of the planning consent being granted.
- 2.9** The team are also undertaking any other statutory consultations or notifications which will be required prior to works starting, including issuing party wall notices.
- 2.10** The contract team are in place, and this has included the recruitment of an apprentice Resident Liaison Officer who started in Autumn last year and further trade apprenticeships will be offered once the works timetable is finalised.
- 2.11** The contractor is creating a microsite for residents to provide an interactive forum for them to be informed about any project related issues.
- 2.12** The contractors are working with the Homes for Haringey Team to look at ways in which they can provide wider support to the residents on Noel Park including an energy advice initiative.

3. Conclusion

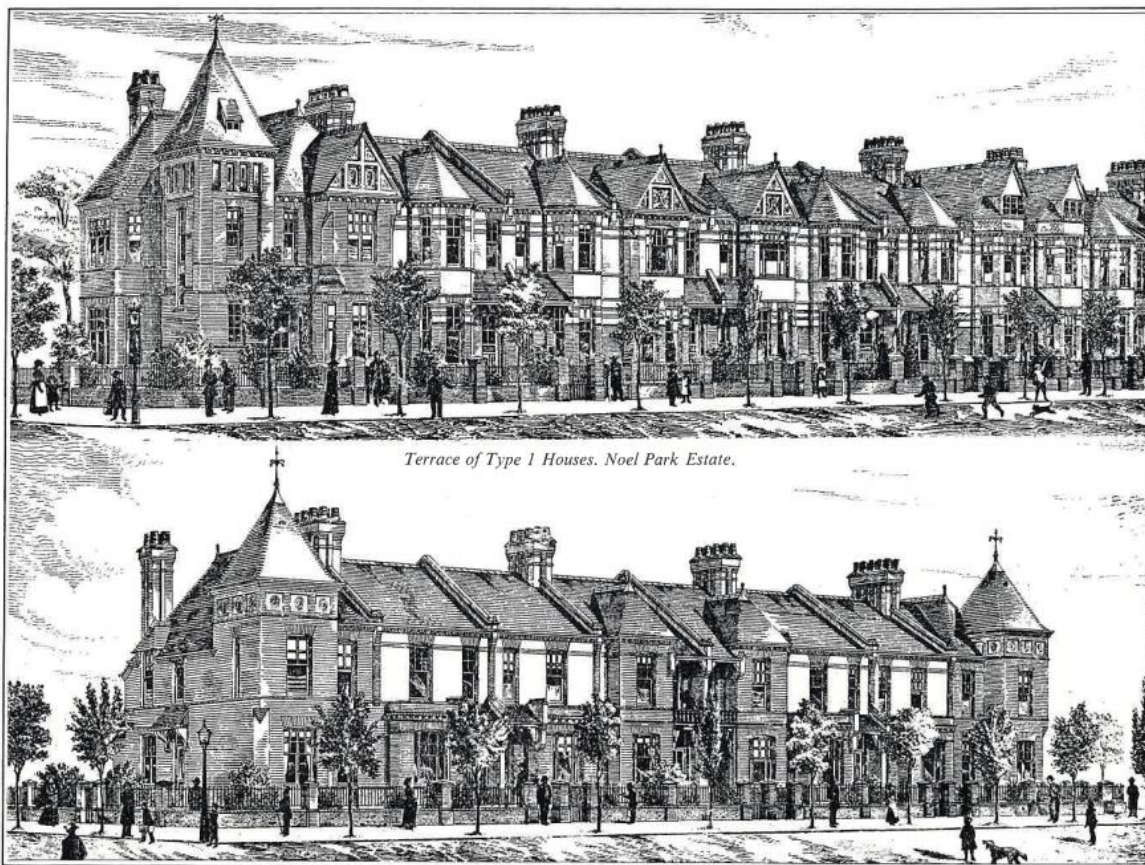
- 3.1 Although, the overall programme for the external works on Noel Park have been delayed, the team have been undertaken as much enabling work as possible to lessen the impact once planning has been granted.**

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Noel Park, London, N22

Heritage Statement

Baseline, Character & Significance Appraisal and Proposed Works



Terrace of Type 1 Houses. Noel Park Estate.

Terrace of Type 2 Houses. Noel Park Estate.

January 2022



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Noel Park, N22 – Heritage Statement

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Final Issued: January 2022

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Contents

1.	Introduction	4
1.1	Aim of this Report	4
1.2	Authorship	4
1.3	Executive Summary.....	4
2.	History and development of the site and area	6
2.1	Background of the Noel Park Estate Conservation Area	6
2.2	History and Development of the Noel Park Estate	7
2.2.1	The history before the Second World War	7
2.2.2	The history after the Second World War	12
3.	Character assessment	15
3.1	The streetscapes	15
3.2	Built form and Design	17
3.3	The boundary walls, pavements, and trees	19
3.4	Rear gardens	21
3.5	Summary	31
4.	Proposed Works.....	33
4.1	Description / Summary of Proposals	33
4.2	Replacement of rear extensions	34
4.3	Like for like repairs and replacement of windows, doors and roof finishes.....	35
5.	Impact Assessment: General.....	38
5.1	Introduction / Methodology	38
5.2	Impact on the rear gardens	38
5.2.1	Identified viewpoints and existing landscape of the rear gardens	38
5.2.2	Impact of the proposals	39
5.3	Impact on the streetscape	42
5.3.1	Existing landscape	42
5.3.2	Impacts of the proposal	43
	Addendum: Proposed works (group 1) and Impact Assessment.....	45
6.	Conclusion.....	48

1. INTRODUCTION

1.1 Aim of this Report

This Master Heritage Statement accompanies an application for Planning Permission for the like for like repairs to roofs, fenestration and brick masonry, as well as replacement of existing rear extensions (also known as ‘pods’) to 244 properties in the Noel Park Conservation Area.

All of the properties involved lie within the Noel Park Conservation Area and all are identified as Positive Contributors (to the Conservation Area) within the Council’s Appraisal & Management Plan (March 2016).

Heritage Architecture Ltd have been appointed as Heritage Consultants to assess the character and significance of the conservation area and the impact of the proposed works to relevant properties on the character and appearance of the conservation area; and advice on the overall heritage strategy for the proposed works.

The report therefore includes:

- Historical appraisal of the area and its development
- A Characterisation Assessment of the conservation area; specifically the streets impacted by the proposed works
- Description of the design proposals
- Conclusion and supporting documentation (Appendices).

1.2 Authorship

This heritage statement has been prepared by Stephen Levrant Heritage Architecture Ltd, Conservation Architects and Heritage Consultants specialising in the historic cultural environment. The following team members contributed to the preparation of this report:

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] – Principal Architect
- Shantanu Subramaniam [B.Arch, M.A., M.Sc (Edin), IHBC, ACIfA]- Senior Architectural Conservation Consultant
- Doane Yu Tung [B.A., M.A., M.A.(York;dis)]- Conservation Assistant

1.3 Executive Summary

The Noel Park Estate Conservation Area includes two listed buildings and the Article 4 area, which is a planned estate of approximately 2000 terraced properties in Wood Green, North London. The Estate and its buildings were planned and developed by the Artizans, Labourers and General Dwellings

Company in two phases, the first of which lasted between 1881-1892. For the past century, the area has retained its homogenous appearance, with its architectural character and group/ streetscape value.

This statement assesses with the history and development of the Noel Park Estate and its buildings. A series of historic maps, photos and archival documents are used to illustrate the development of the sites and the estate, as **Section 2** demonstrates.

This is followed by a detailed character appraisal of the conservation area in **Section 3** and concludes that the streetscapes, architectural features of terraces, and boundary treatment are the key characteristics of the conservation area.

A general description to the proposed works is included in **Section 4**. The typology of subject buildings and proposed extensions is illustrated using architectural drawings, which show the detailed design and materials of the scheme.

As this proposal (**for Group 1**) relates to replacement of mid-20th C rear extensions, the statement also highlights the development of later-built extensions in the rear gardens. Many of these later-extensions and rear gardens are visible from publicly accessible, key viewpoints, and therefore have a visual significance and contribution to the landscape of the Estate; and to the character and appearance of the conservation area. The proposed works have been informed by an understanding of the character and appearance of the conservation area; and its significant features and is therefore heritage-led.

Overall the proposals will have a negligible impact on the character and appearance of the conservation area as a whole. They will ensure the long-term viability of the houses by upgrading (through replacement of modern extensions) them to meet modern day standards, whilst having no impact on the significance of the area as a whole. As the proposals are for extensions for the whole conservation area (based on similar design, materiality and detailing), they will ensure visual and architectural uniformity of these extensions, as opposed to ad-hoc works.

2. HISTORY AND DEVELOPMENT OF THE SITE AND AREA

2.1 Background of the Noel Park Estate Conservation Area

The subject buildings are located within the Noel Park Conservation Area, close to the centre of Wood Green, around halfway between Highgate and Tottenham. The Conservation Area forms a rough rectangle, with Lordship Lane to the north and north-east, Wood Green High Road (A105) to the west and Westbury Avenue to south and south-east. In 1982, the Noel Park Estate was designated as a conservation area in 1990 under the Article 4 of the Town and Country Planning General Development Orders 1977 to 1981, which is now known as the Article 4 area. The designated area was later enlarged under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

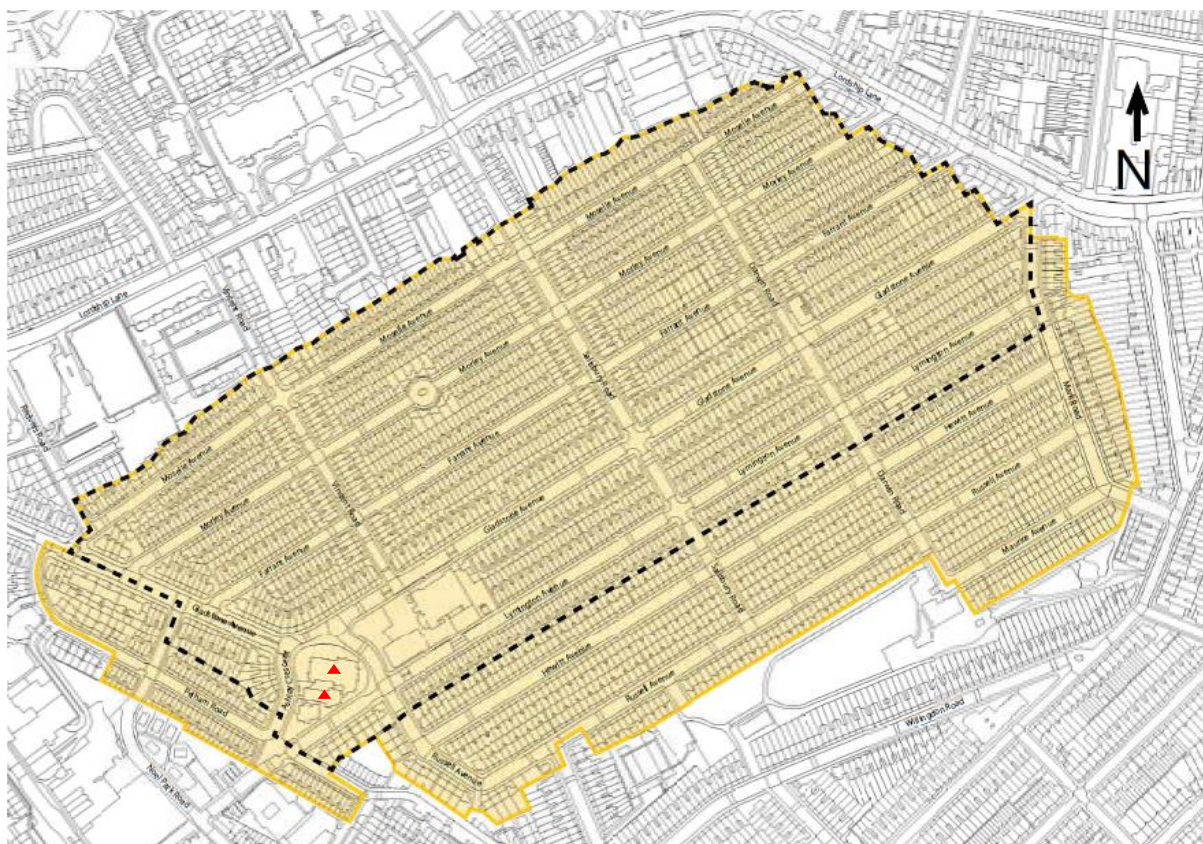


Figure 1 The boundaries of the Noel Park Estate Conservation Area designated in 1990, and the Article 4 area marked by the black dotted lines. Source: Noel Park, Conservation Area Appraisal and Management Plan.

Overall, the Noel Park Estate Conservation Area includes two listed buildings and the Article 4 area, which is a planned estate of approximately 2000 terraced properties in Wood Green, North London. All these buildings were planned and developed by the Artizans, Labourers and General Dwellings Company in two phases, the first of which lasted between 1881-1892. The two listed buildings (as identified with red triangles in Figure 1) are the Church of St Mark and its parish hall on the south. The church was built in 1889 to serve the Estate, while the hall was built slightly earlier as a mission hall in 1885. Apart from the church and hall, the other terraced houses were designed to house the families

of (skilled) workers in fashionable cottage style dwellings. For the past century, the area has retained its homogenous appearance, with its attractive architectural character and group/ streetscape value.

2.2 History and Development of the Noel Park Estate

2.2.1 The history before the Second World War

The early history of the Noel Park Estate is closely linked with Wood Green. In the medieval times, much of Wood Green was owned by either the Lord of the Manor or the Church. There were a few freehold estates in this area, forming small settlements along the banks of Moselle River. Paintings from the early C19 suggest that the landscape of this area had been composed of manor houses, cottages, and farmland. Pevsner in his (1951) notes that there was no single monument that 'worth more than a cursory glance.'¹



Figure 2 Durnsford Road, Wood Green. By William Payne, c. 1800. Source: Watercolour World.

¹ Pevsner, N. (1951) *The buildings of England: Middlesex*. London: Penguin Books. P.174



Figure 3 Back of Park Rd viewing Muswell Hill Church in the distance. By Harold Lawes, 1884. Source: Watercolour World.

Wood Green started to grow rapidly in the mid-1800s. With the opening of a new church in 1844 and inauguration of the railway in 1878, Wood Green gradually became a solution to the serious housing shortage of London, providing the new middle class with affordable houses and friendly neighbourhoods.

Located at the heart of the Wood Green area, the Noel Park Estate was one of the key examples of social housing in this period. The development of the Estate was led by the Artizans, Labourers and General Dwellings Company, which was established in 1867 and might have been the largest as well as the most successful company at the time. The company helped Britain and especially London address its housing shortage by providing quality and affordable accommodation in late C19 and early C20². Named after the chairman of the company, Mr Ernest Noel MP, the Noel Park Estate was built at the height of Victorian philanthropy and was one of the few examples of planned Artizan estates within London to provide better living conditions for workers. With the use of high-quality materials and excellent drainage and sanitation, the Estate not only inspired the Garden City movement but also reflects the subsequent development of other suburban areas in London.

² Anon (1967) Artizans centenary: 1867-1967. London: The Company.

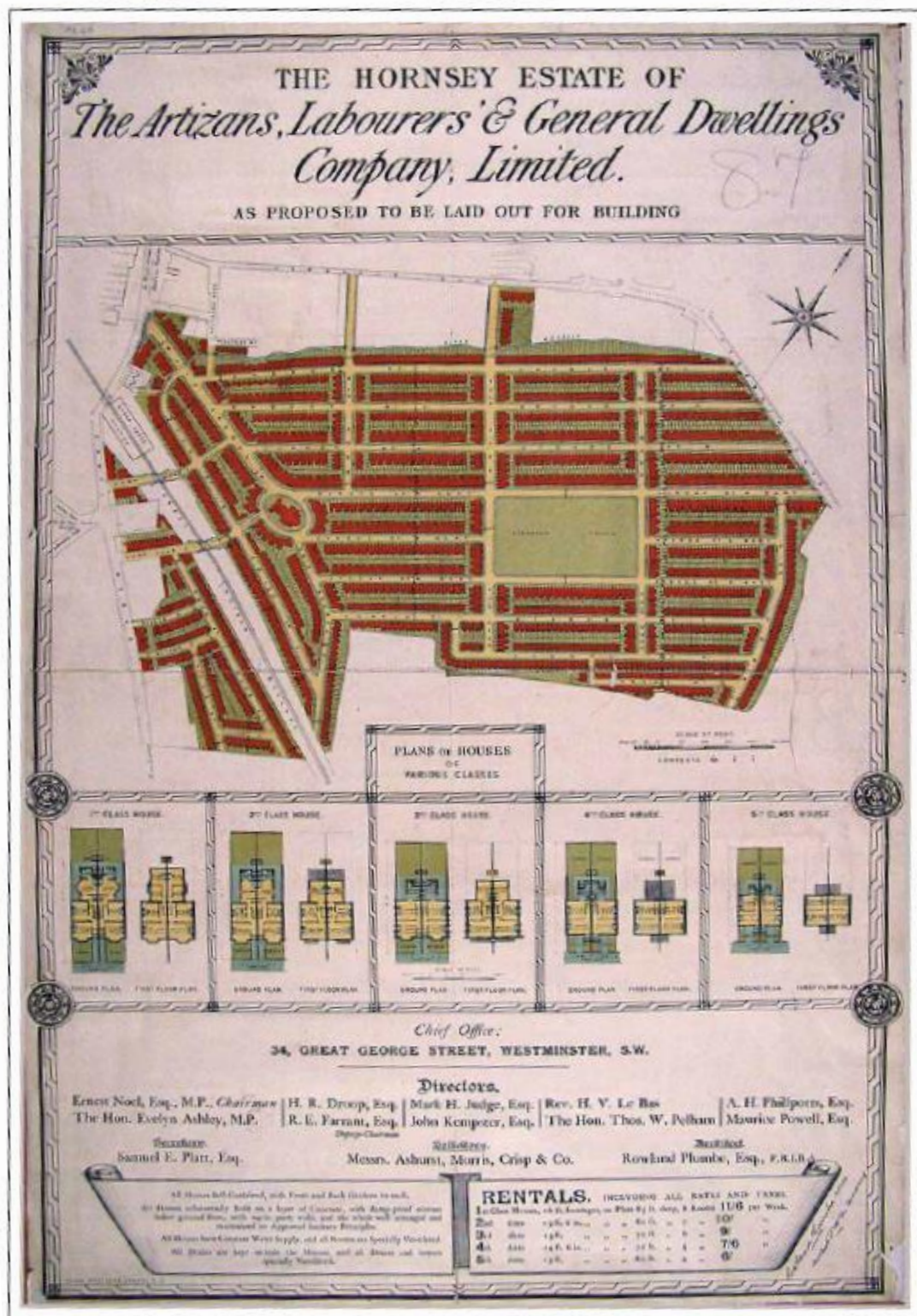


Figure 4 William Austin, the founder of the Artizans, Labourers and General Dwellings Company.
Source: Artizans Centenary: 1867-1967.

Although there is no precise date for the erection of the first building, the Estate is known from historic maps and archival records to have been built in two phases with the north part of Gladstone Avenue finished between 1881 and 1892 and the rest by 1929. The difference in phases is also clearly reflected in the design of the buildings.

In 1881, the company hired Rowland Plumbe as their consulting architect, and it is the same year when the company purchased 100 acres of land in Wood Green. At the end of the year, Rowland Plumbe submitted his plan, which was the original plan, of the Noel Park Estate (see Figure 5). In his plan, the properties would be separated into 5 different classes with different rent. By 1883, a few hundred houses were already completed and accommodated around 7000 inhabitants³. However, the progress was slower than expected due to the unaffordable costs of the railway tickets. The project was postponed for several years before the railway company granting half price fares to Noel Park residents in 1886.

³ Haringey Council (2015) Noel Park- Conservation area appraisal and management plan. London: Haringey Council.



The progress of historic maps provides a clear illustration to the development of the Estate from the 1860s onwards. As Figure 6 demonstrates, the location of the Estate used to be fields and public footpaths before 1870. After two decades, as Figure 7 shows, the Estate was already named, and the northern part of the Estate (north of Gladstone Avenue) was finished by 1896. Twenty years later, as Figure 8 shows, the southern half of the Estate was finished by 1910s, and in 1929 the Estate was fully completed.

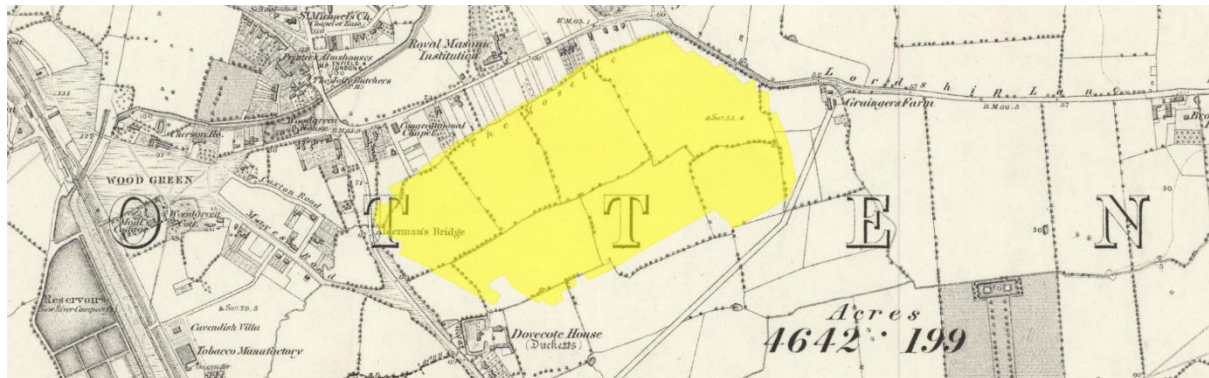


Figure 6 The Noel Park Estate Conservation Area (highlighted in yellow) in 1860s. Ordnance Survey Map [Six-inch to the mile]; Surveyed 1863 to 1869, Published 1873. Source: National Library of Scotland.

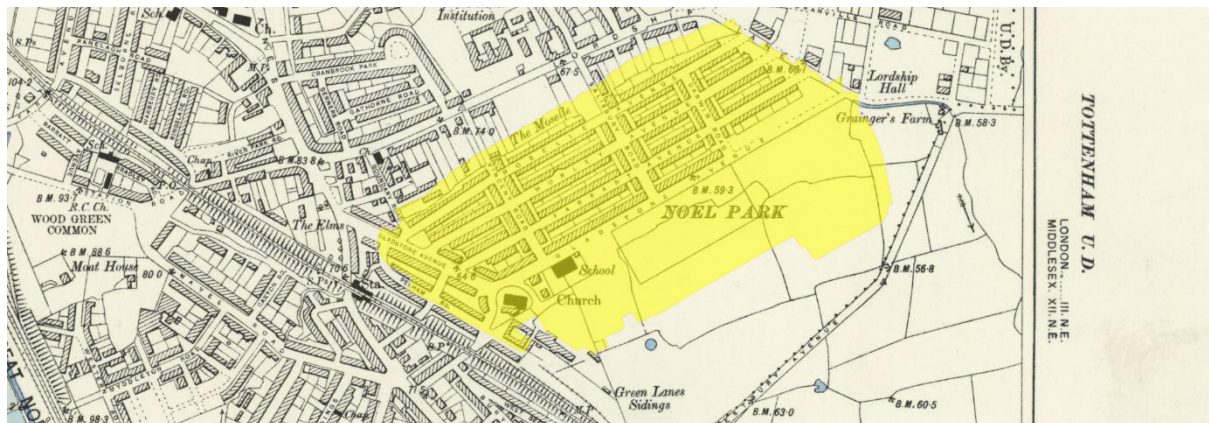


Figure 7 The Noel Park Estate Conservation Area (highlighted in yellow) in 1890s. Ordnance Survey Map [Six-inch to the mile]; Revised: 1893 to 1894, Published: 1894 to 1896. Source: National Library of Scotland.

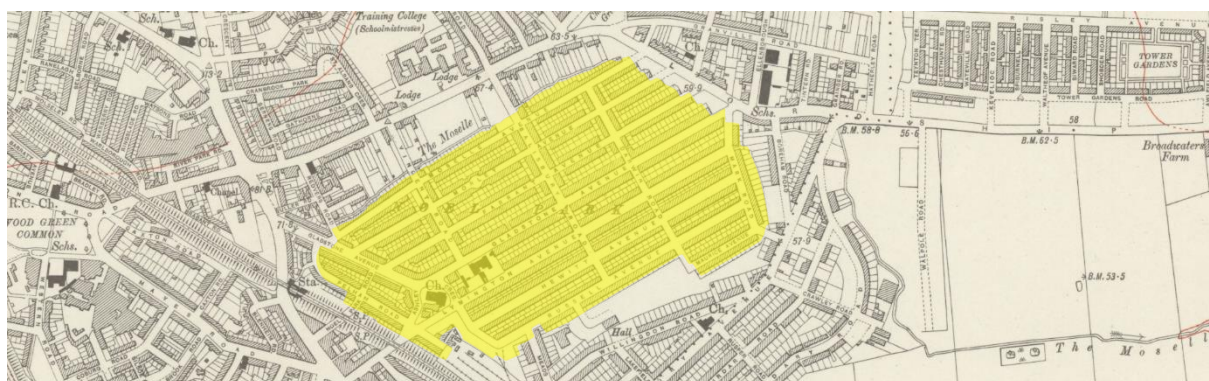


Figure 8 The Noel Park Estate Conservation Area (highlighted in yellow) in 1910s. Ordnance Survey Map [Six-inch to the mile]; Revised: 1912 to 1913, Published: 1920. Source: National Library of Scotland.

2.2.2 The history after the Second World War

A decade after the Estate was completed, part of Noel Park was damaged during the air raids of World War II. Many lost their lives and flying bombs destroyed dozens of houses. Gladstone Avenue, Farrant Avenue, Pelham Road and Vincent Road were the worst hit (see Figure 9 & Figure 10).



Figure 9 A bomb damage map of the Estate. Source: Bomb Sight.



Figure 10 Pictures of bomb damage on Gladstone Avenue, 1945.
Source: Bruce Castle Museum.

Despite the war, the layout of the Estate had not been changed until the middle of the C20 when Noel Park Station was closed and replaced by Wood Green Shopping City (see Figure 11 & Figure 12). Some properties adjacent to the railway line were thus demolished, and the new shopping mall transformed the context of the Estate. The most obvious visual impact today is to the west, where views are abruptly terminated by the rear elevation of Shopping City and impacting the immediate setting of the conservation area.

In 1966, the Noel Park Estate comprising of some 2175 properties was purchased by Haringey Council. During the 1980s, The Housing Act gave tenants the right to buy their houses. This resulted in a

complex pattern of ownership, with some houses privately owned, some privately rented, some Council owned, and some leased by the Council.



Figure 11 The Noel Park Estate Conservation Area (highlighted in yellow) in 1938. Ordnance Survey Map [Six-inch to the mile]; Revised: 1938, Published: ca. 1946. Source: National Library of Scotland.



Figure 12 The Noel Park Estate Conservation Area (highlighted in yellow) in 1950s and 1960s. Ordnance Survey Map [Six-inch to the mile]; Surveyed / Revised: 1954 to 1965, Published: 1966. Source: National Library of Scotland.

In terms of archaeological interest, there is no evidence that suggests archaeological significance within the Noel Park Conservation Area. Previous investigations have evidenced some settlements from the Upper Palaeolithic/Mesolithic period located near the west bank of River Lea, while settlements from the Neolithic and Bronze Age are known to have been scattered in Haringey, with no evidence of activity in the Noel Park Estate or immediate surroundings, as Figure 13 shows. In the Roman and Saxon period, although London had already become a well-established town, there have been no archaeological finds in Wood Green area. According to the Archaeological Priority Area (APA) Appraisal of Haringey (Figure 14), the most significant APA is Highgate Wood Roman Pottery Production Site and Bishop's Lodge, and neither of which are located within the conservation area. The closest ones are the Wood Green Village and West Beech Moated Manor Site and Ducketts Common, both of which are of medieval and are sitting outside the conservation area.



Figure 13 A map of prehistoric sites in Haringey. Noel park is identified in green dotted line. Source: The Archaeology of Greater London online map (MOLA).

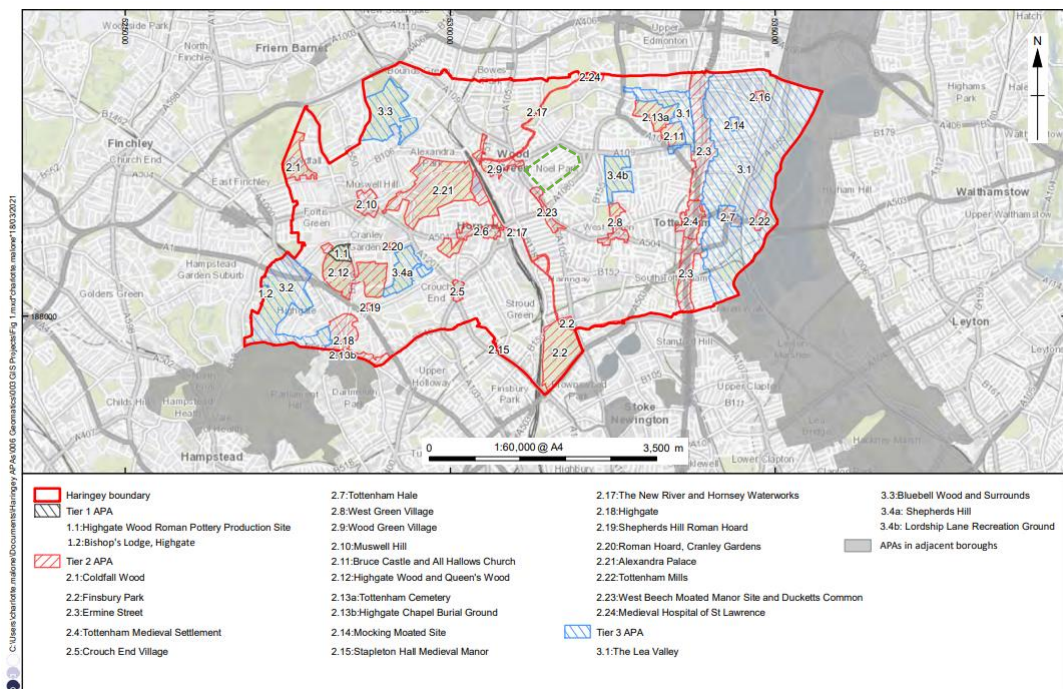


Figure 14 A map of Haringey's archaeological priority areas. Noel Park is identified in green dotted line. Source: Haringey APA Review 2021.

3. CHARACTER ASSESSMENT

3.1 The streetscapes

The Noel Park Estate has a number of distinct features. Firstly, the street profiles in the area are straight, forming a grid layout with extensively long terraced rows and trees along the streets (see Figure 15 & Figure 16). With a variety of high-quality housing and sufficient public facilities, including a school, church, shops, theatre (formerly on the site on Lymington Avenue now occupied by the shopping centre) and community hall; Noel Park set the standard for later suburban Council estates.



Figure 15 The south façade of the terraces on the north side of Gladstone Avenue. (SLHA@Dec'21).

The second feature of the streetscape is its hierarchy. Gladstone Avenue is the widest amongst all streets in the Estate and prominent buildings including St Mark's Church and the school are located here. Vincent Road, Salisbury Road and Lymington Avenue are also well connected and relatively wide with some retail use. Other streets such as Morley Avenue and Moselle Avenue tend to be narrower and have only residential land use. This hierarchy is reflected in the arrangement of house types on the estate with the largest houses along Gladstone Avenue and others decreasing in size with distance from this principal street. However, houses to the south of Gladstone Avenue, which were built during the second phase of the estate's development, do not reflect the hierarchy mentioned earlier. Houses here reflect the style, materials and proportions of houses found elsewhere on the estate, but there are some differences in architectural detailing including the use of brown glazed bricks on porches and boundary walls.

The façade design and elevational treatment of the buildings is distinctive within the Estate and contrasted with development in other areas of Wood Green. These terraces are brought together with key urban design strategies such as the layout of the streets, corner features such as turrets, and the extensive use of red brick which forms the overall backdrop. This homogeneous streetscape design, with a slight variation of porches, corner houses or occasional taller gables, gives the Estate a clear identity and sense of place. The red and yellow brickwork in bands and continuous roof lines

emphasise the horizontality and the general low-rise nature of the Estate, while the differentiated gables and corner houses with their fully hipped turrets give each composition rhythm and unity (see Figure 17). Although the front elevations of some houses have been altered and partly repainted, the overall streetscape has not changed considerably in the last several decades.



Figure 16 The street view of Morley Avenue. (SLHA@Dec'21).

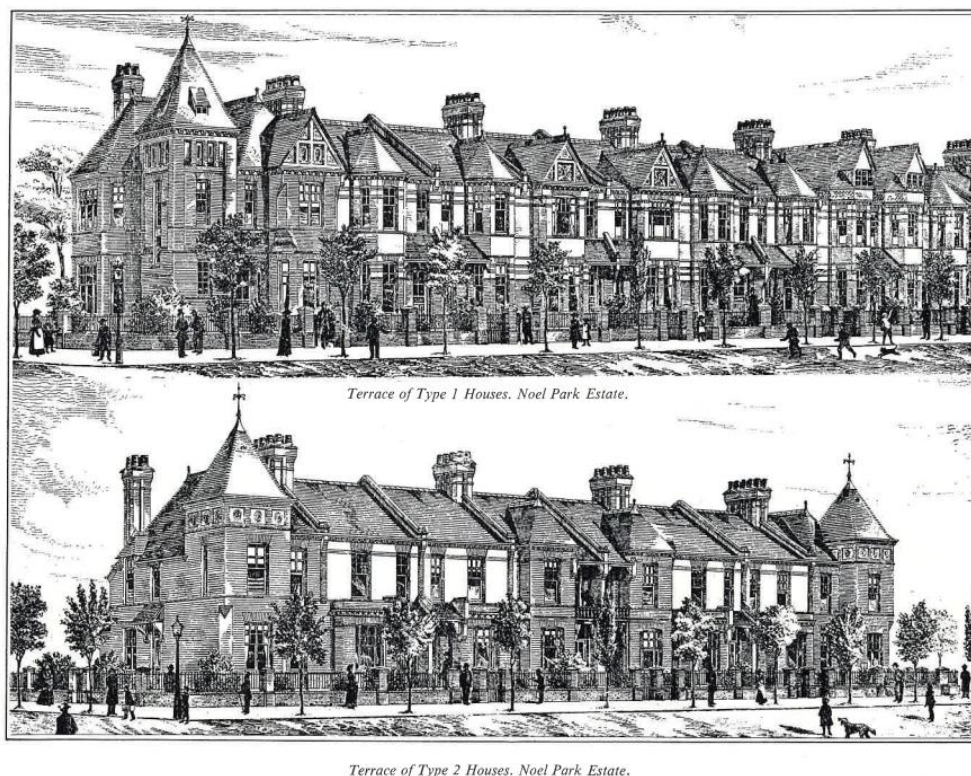


Figure 17 The original design of the Noel Park from the Artizans Labour and General Dwellings Company.
Source: Artizans Centenary: 1867-1967.

3.2 Built form and Design

The architectural style of the houses on the estate is best described as a variation of Victorian Gothic. Ornamental detail and quality materials have been widely used in the area. Façades are in red and yellow stock brick in Flemish bond. Decorative brickwork with corbelling, coloured banding, diaper pattern, and gauged brick arches is used throughout. There are decorative clay hanging tiles and terracotta detailing including rosettes, panels, string courses and window with corbels. All house designs feature paired entrances with projecting or recessed porches. Windows throughout are double hung wooden sash windows with narrow glazing bars.

Another important aspect of the Noel Park Estate is its typology of housing. As Figure 18 illustrates, the Artizans Company organised the properties into five classes, and each class was different in size, number of rooms, and the price of rent. As one of the earliest examples of improved housing, properties in the Estate separated a large block of tenements into narrow plots to avoid subletting and to provide better living environments for a household of a working-class family. The larger first and second class houses had two reception rooms and a hallway which led through to the back for the carrying of coal etc. The third, fourth and fifth class houses were of the 'half-hall entranced' type. The fifth class had a tiny scullery, kitchen, and parlour on the ground floor and two bedrooms above. Each house was designed with a porch, a front garden bounded by a low brick wall with coping, capitals and railing. Each had a WC, accessed only from the yard, but only first-class houses had toilets upstairs.

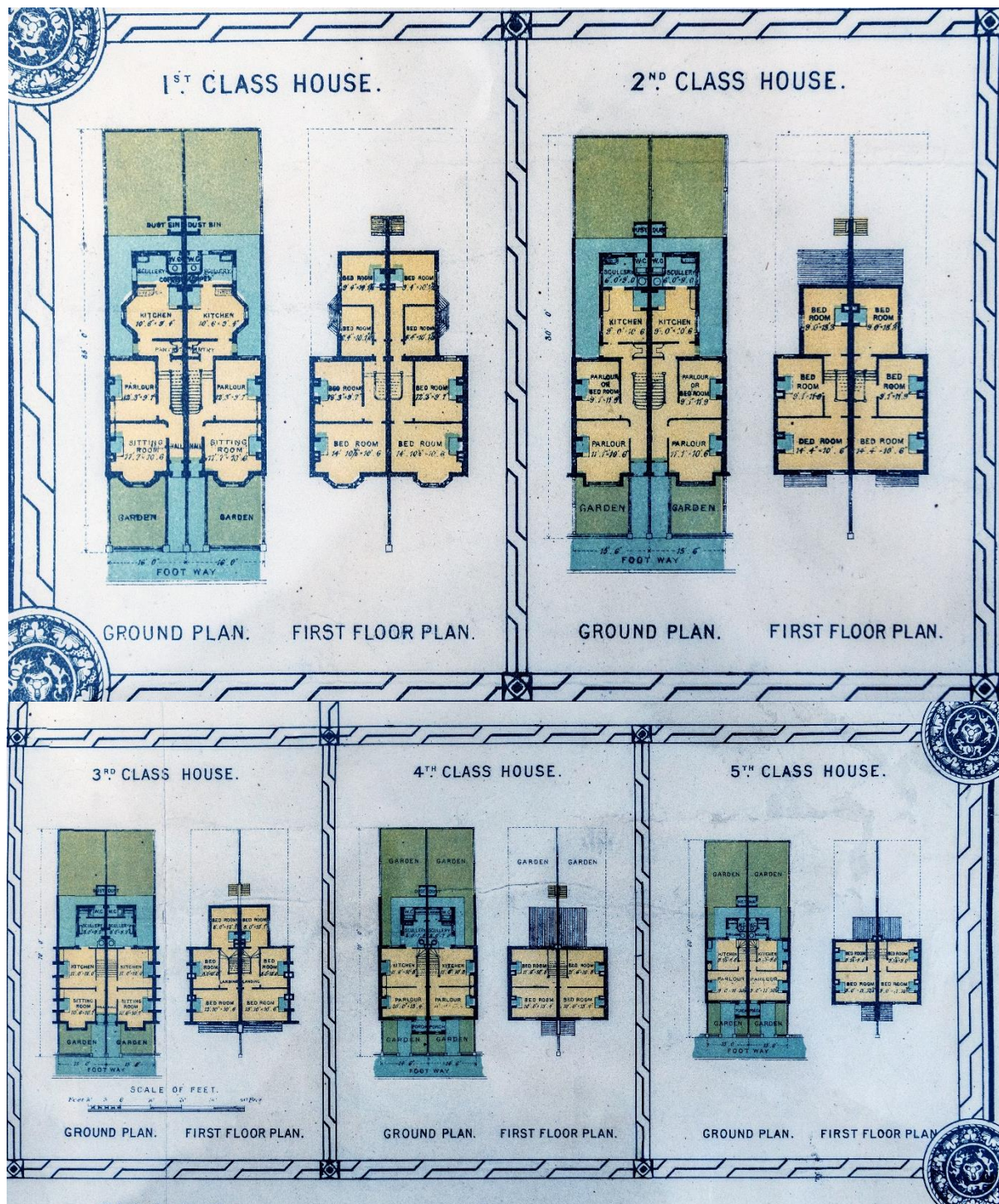


Figure 18 The original plans showing the different types of houses in the Noel Park Estate.

Source: Haringey Archive, Bruce Castle Museum.

The Estate has been highly praised for its design and quality materials and designs. Most terraces have differentiated houses at their centre with features, such as prominent decorated gables to the façade, projecting bays and additional decorative detail. Corner properties are also treated differently and act as focal points at junctions. These often have prominent gables or turrets with hipped roofs, and

additional decorative details. The roofscape makes an important visual contribution. Pitched roofs are in Welsh slate with clay ridge tiles and lead flashing.

As for individual houses, buildings of the Estate were built with large windows which allow for good ventilation and sufficient natural light. Windows throughout are double hung wooden sash windows with narrow glazing bars. All house designs feature paired entrances with projecting or recessed porches, and between each house is a wall of brick to insulate sounds between neighbours.

Throughout the estate, many properties have been either altered or repaired in a way that doesn't reflect the original design or materials. Examples include painting, pebble dashing or cladding of facades, replacing windows, and removing, enclosing or replacing porches. This has adversely impacted the original character of the Estate, as Figure 19 shows.



Figure 19 Picture of the south elevation of the terrace on Moselle Avenue shows that many properties have been altered or repaired in an unsympathetic way. (SLHA@Dec'21).

3.3 The boundary walls, pavements, and trees

Boundary treatments make an important contribution to the character of the area by providing a buffer of clearly delineated private space between the streets and the front doors of houses.

All houses have dwarf boundary walls which delineate small front gardens of uniform size. These are of brick in Flemish bond and with piers at gateways and in some cases between properties. Originally, these walls were provided with cast iron fences and gates, as Figure 20 shows, but most of them have been previously removed. Without the cast iron railings, the consistency of the dwarf walls and the

rhythm of piers and gateways still make a significant contribution to the ordered, formal character of the streetscapes.

Where there are gaps between terraces at junctions, rear gardens are enclosed with high brick walls in Flemish bond which are contemporary with the rest of the estate and in keeping with its character. Inside the enclosed areas are the rear gardens of the terraces. These gardens are sub-divided by timber fences, which are of different styles and conditions among different houses. Apart from the dwarf walls in front of the houses, other boundary walls have been altered, replaced, or repaired in a way that doesn't reflect the original design. These changes, including alterations in height, addition of fencing or blockwork, rebuilding in a different material or (unusually) removal, have damaged the homogeneity of the streetscape.

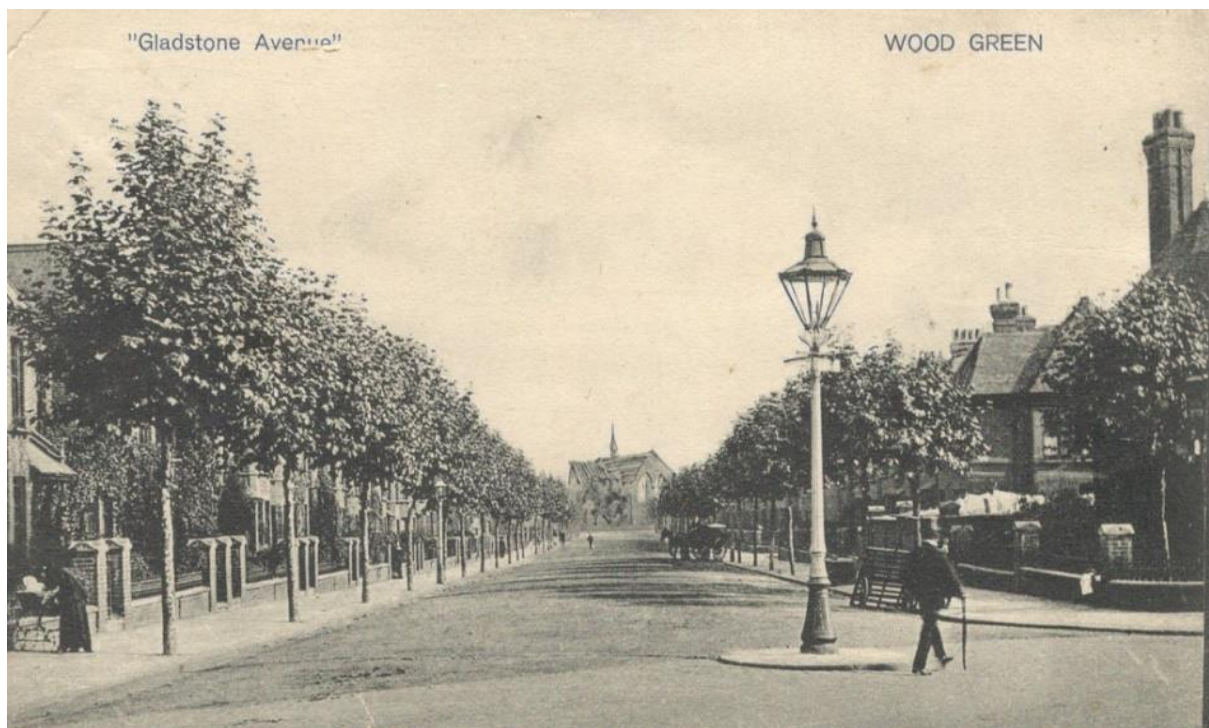


Figure 20 A picture of Gladstone Avenue looking at the Church of St Mark in 1905. Source: The Church of England.

The pavement outside the building is a significant part of the streetscape. The pavements throughout the estate retain the original wide granite curbs. Streets completed during the first phase of development generally have a tarmac pavement surface which is patchy in places where work has been carried out. Pavements in the later phase of development have concrete paving slabs.

Finally, trees make an important contribution to the streetscapes and the conservation area. Many streets have tree lines which give them a pleasant leafy character in the summer, provide shade, and frame long street views. At the edges of the estate, the start of the tree line is often a visual marker of the estate's boundary. In addition to the tree line on the streets, the "Friendship Tree" on Morley

Avenue is a significant feature as well. As Figure 21 shows, the tree and the buildings surround it create an important focal point within that street, not only could it be used as a direction but also as a landmark that creates a sense of place.



Figure 21 A picture of the 'Friendship Tree.' (SLHA@Dec'21).

3.4 Rear gardens

All houses have private open space in the form of small front gardens and larger rear gardens. As the original floor plan shows, all class of buildings have an extension in the rear garden (see Figure 18). Buildings of first class have large extensions of two floors, while others are of one floor with its size based on the house class. According to the original design, these extensions were mostly used as kitchens and toilets, also as an access into the rear gardens.

These original extensions have been significantly altered over the last century, and importantly, further extensions have been added by individual households since 1950s. a comparison of the Ordnance Survey map of 1935 and 1955 reveals several later-built structures adjacent to the original extensions, especially south of Gladstone Avenue and those on Salisbury Road (see Figure 22 & Figure 23). Further developments of these extension could be seen in the OS map of 1970s. For example, in Gladstone Avenue, houses on the north side had new extensions built after 1950 and consequently rear gardens have lost their original consistency of design (see Figure 24 & Figure 25). In 1980, residents were given rights to purchase their houses, resulting a complicated pattern of ownership which resulted in piecemeal works, which impacted the street view and the rear gardens. As Figure 23 (1955 OS Map) and 24 (1974 OS Map) show, the number and scale of these extensions had been evolving throughout the Estate.

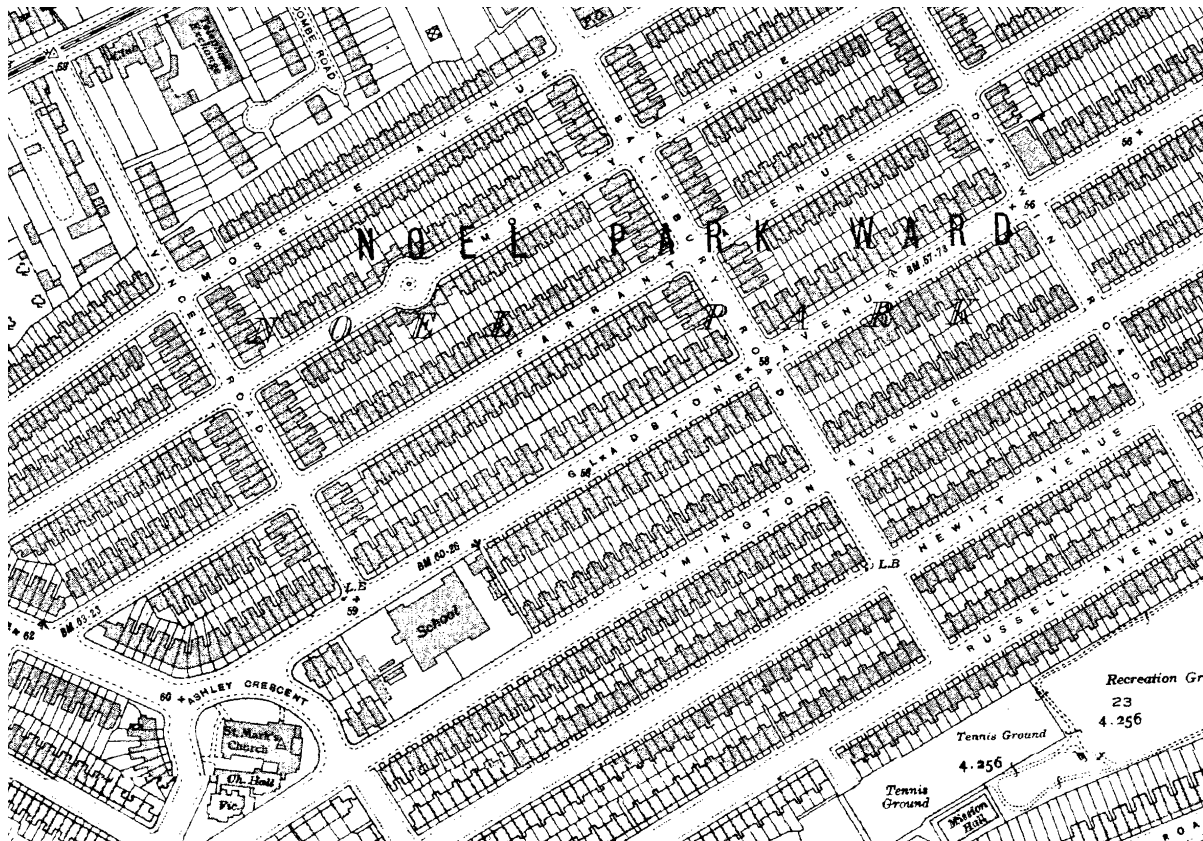


Figure 22 OS Map of 1935. Note that the rear extensions have not yet been built. Source: National Library of Scotland.



Figure 23 OS Map of 1955. Highlighted areas show the development of new extensions to the original extensions. Source: National Library of Scotland.



Figure 24 OS Map of 1974. Highlighted areas show the new extensions to the original extensions in the rear gardens of the terraces on the north of Gladstone Avenue. Source: Bruce Castle Museum.

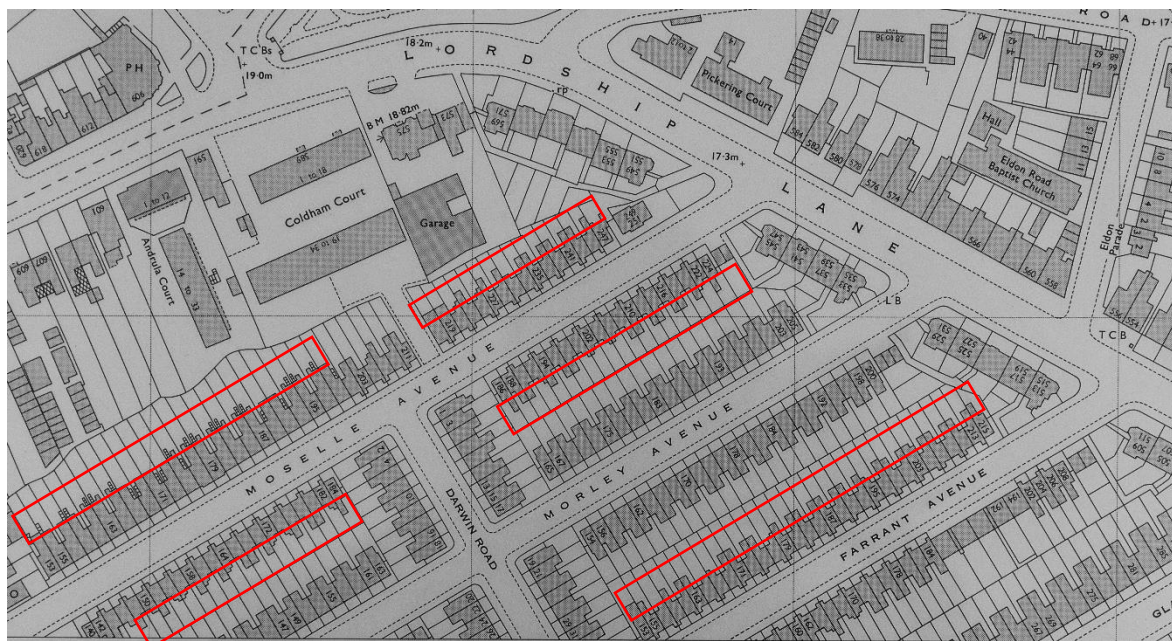


Figure 25 OS Map of 1974. Highlighted areas show the developments in the rear gardens, where the original design of consistency has already lost. Source: Bruce Castle Museum.



Figure 26 OS map of 1983. Highlighted areas show the newly developed extensions in c.1970s. Source: Bruce Castle Museum.



Figure 27 OS map of 1983. Highlighted areas show the newly developed extensions in c.1970s. Source: Bruce Castle Museum.

The general feature of current rear gardens could be observed in the aerial photo of C21. As the aerial photo of 2013, 2016, and 2019 show, many of the gardens were occupied by later extensions (see Figure 28, Figure 29, and Figure 30).



Figure 28 Aerial photo of 2013, and an example of the development of rear gardens. Source: National Library of Scotland.



Figure 29 Aerial photo of 2016, and an example of the development of rear gardens. Source: National Library of Scotland.



Figure 30 Aerial photo of 2019, and an example of the development of rear gardens. Source: National Library of Scotland.

Although some parts of the Estate have terraces along the N-S running transverse streets, which screen the view towards rear gardens of properties, many of these later-extensions are still clearly visible from a pedestrian point of view and from key viewpoints (see Figure 31). As shown in Figure 32, some rear gardens are visible from the other side of the terrace when standing at the corners where terraces run in different directions met. The other places where one can see rear gardens are on roads between Gladstone Avenue and Lymington Avenue since there is no horizontal terraces at the junction areas, as Figure 33 demonstrates. These viewpoints highlight the visual significance that rear gardens could contribute to the landscape of the Estate, highlighting the poor designs of these later built extensions.



Figure 31 Viewpoints (blue dots) where the rear extensions could be seen.

Architecturally, these extensions were built in different ways. The ones shown in Figure 32 and Figure 33 were the most common ones of Gladstone Avenue, which were of 2 storey with a PVC door or window on the first floor. Some of them have been repainted in white, while others retained its original colour. Smaller ones, which were single storey, could be found in the northern part of the Estate, as Figure 35 shows. Here one can also see different types of extensions with different materials, colours, and sizes, leaving the landscape of the rear side of the terraces complicated and inconsistent. In order to build and accommodate these later extensions, original extensions were altered accordingly. Considering the terraces on either side of Gladstone Avenue for example, as Figure 36 and Figure 37 show, some of the original sash windows were replaced by PVC French windows, which were the same material as the windows in the later extension. The decorative brick arches above the original windows were removed as the windows being replaced. These alterations have had a negative impact on the streetviews, creating chaotic elevations of buildings, damaging the character and appearance of the area.



Figure 32 Looking south from Farrant Avenue, one could easily see the later extensions in the rear gardens of the terrace on Gladstone Avenue. (SLHA@Dec'21).



Figure 33 Looking west from Salisbury Road, one can see the rear gardens of the terraces on Gladstone Avenue and Lymington Avenue. (SLHA@Dec'21).



Figure 34 Rear extensions of the terrace on south Gladstone Avenue, looking west from Salisbury Road. (SLHA@Dec'21).



Figure 35 Looking west from Coldham Ct at the terrace on the north side of Moselle Avenue. (SLHA@Dec'21).



Figure 36 Rear extensions of the terrace on south Gladstone Avenue, looking east from Salisbury Road. Red circled areas show the alterations made to the windows. (SLHA@Dec'21).



Figure 37 Rear extensions of the terrace on north Gladstone Avenue, looking west from Darwin Road. Red dashed area shows the extension on the first two properties. Also note the alterations to the original closet wing windows (SLHA@Dec'21).

3.5 Summary

The Noel Park Estate was built at the height of Victorian philanthropy and was one of the few examples of planned Artisan estates within London. With good quality materials and excellent drainage and sanitation, the Estate not only inspired the Garden City movement but also reflects the development of suburban areas in London.

Although, over the last century, the Estate has been extended and modified, damaged during the blitz, and altered in more recent decades, it still preserves its characteristic features. The key characteristic features of the conservation area are:

a) Overall planning, Streetscape and Urban Design

The streetscape is comprised with straight streets, a system of hierarchy, and the façades of terraces. Although the front elevations of some houses have been altered and partly repainted, the overall streetscape has not significantly changed. Tree lines also make a great contribution to the pleasant atmosphere of the area by provide shade and forming long street views.

b) Architectural design, uniformity and quality of design and materials

In terms of its architectural character, the houses are best described as a variation of Victorian Gothic, which could be identified by their ornamental details, brick bonding, and decorative brickwork. Key characteristics are the uniformity of design along the streets, with carefully designed and detailed street corners and central sections, forming a well-proportioned urban ensemble.

The roof design with a careful treatment of eaves and gables (gables predominantly along Gladstone Avenue and in key positions along other streets), uniformity of material, projecting party walls and rising chimney stacks are characteristic of the local skyline.

c) Design of boundary treatments- both street fronting and of the rear gardens

The boundary treatments should be considered as a significant character of the conservation area, including the front gardens and boundary walls, which provide a buffer of clearly delineated private space between the streets and the front doors of houses.

d) Design of rear extensions

Considering the context of this proposal, the characterisation also draws an eye on the developments in the rear gardens. In addition to original extensions, further extensions have been added since 1950s. These later-built extensions, supposedly hidden in the rear gardens,

are still visually obvious when viewing from certain viewpoints in the Estate. The visibility shows the potential contribution that the rear gardens and extensions have had on the Estate. However, these extensions were built with materials, design and detailing that were inconsistent with original buildings. To allow for the construction of these later extensions, original extensions were altered accordingly. Such alterations have impacted the historical and architectural interest of the area to a degree, leaving the landscape of the rear gardens complicated and inconsistent.

4. PROPOSED WORKS

4.1 Description / Summary of Proposals

As previous section highlights, the Noel Park Estate has preserved its distinct features since its erection for more than a century. During this time, however, changes and alterations have been made to the street fronting elevations as well as the rear gardens, some of which have resulted in an adverse impact on the architectural significance of individual buildings and on the character and appearance of the conservation area as a whole. Among the alterations, the rear extensions dating from the mid-20th C onwards, are visually inconsistent with the character and appearance of the conservation area.

As Figure 38 shows, the subject buildings are divided into different numbers of groups by their location and proposed works. The proposals are twofold and include:

- Replacement of the rear extensions which have reached their end of life (to all groups)
- Like for like replacement of windows, doors, and roof finishes, based on their condition (only to Groups 6 to 13, namely the properties on both sides of Gladstone Avenue)



Figure 38. The grouping of subject buildings of the proposal.

4.2 Replacement of rear extensions

This project proposals aim to help improve the consistency of the Estate's landscape by collectively replacing extant rear extensions of 244 properties in the Estate. All the subject properties have been categorised into types by their existing layout as new pods for each type are proposed. Generally, the proposed pods are either single storey or two storeys with slight variations based on the type of subject properties (see Table 1). In order to retain the character and appearance of the conservation area, all proposed pods share an identical exterior design and similar layout despite the difference in height and internal layout.

Table 1 The categorisation of properties and proposed works.

Type	Description of the type buildings	Proposed extension
Type A	Two storey simple two-bedroom cottage style property with one living room/area on the ground floor. A small kitchen located in the rear closet wing is abutted by a modular pod bathroom.	One single-storey, L-shaped extension with a toilet and a kitchen. (See Figure 39)
Type B	Two storey simple two-bedroom cottage style property with a sperate living room and dining room on the ground floor. A small kitchen located in the rear closet wing is abutted by a modular pod bathroom.	One single-storey, L-shaped extension with a toilet and a kitchen. (See Figure 39)
Type C	Ground and first floor flats with two and three bedrooms. The flats also have living rooms and dining rooms. The external facades of these properties are more ornate. They have modular pod bathrooms which abut the rear elevation.	One two-storey extension with a hallway, a bathroom, and an exit on each floor. Also with an externally attached iron staircase that allows for exit at the first floor. (See Error! Reference source not found.)
Type D	Ground and first floor flats with two and three bedrooms. Similar to a Type C by the have a bay window on the side elevation within the rear garden. They have modular pod bathrooms which abut the rear elevation.	One two-storey extension with a hallway and a bathroom on each floor and an exit at the ground floor. (See Error! Reference source not found.)
Type G	End terraced property with the entrance on the side street. Property arranged over three storeys with the first and second floors occupied by the same flat. Bathroom pods abut the rear elevation as with the other properties.	One two-storey extension with a hallway, a bathroom, and an exit on each floor. Also with an externally attached iron staircase that allows for exit at the first floor. (See Error! Reference source not found.)

Type H	Two storey houses with two bedrooms located on the first floor. The property has a modular pod bathroom abutting the rear elevation.	One single-storey extension with a hallway and a bathroom. (See Figure 39)
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Figure 39: Proposed rear extensions- Archetype A (left) and Archetype BH (right)

4.3 Like for like repairs and replacement of windows, doors and roof finishes

Apart from the new extensions, some external repair works are proposed to certain groups of buildings, including to the roofs, masonry, windows, and front doors.

All the repair works were proposed only to the buildings on both sides of Gladstone Avenue, including the properties numbering from 103 to 221 on the north of the Avenue and those numbering from 94 to 194 on the south of the Avenue (except for nos. 98, 146, 137, 175, 185, 201, 203, and 205).

These works would be carried out to match the existing fabric with an aim to retain not only the architectural character of Gladstone Avenue but also the characteristic street arrangement of the Noel Park Estate.

Overall, the properties on the Gladstone Avenue are in a fair-poor state of repair with several defects to the roofs, masonry, windows, and front doors. According to the condition survey reports, the

properties' roofs have been repaired respectively, and many slates are in a poor condition with slipped and damaged of different degree, resulting in an inconsistency in the status of each roof (Figure 40). As for the external walls, the front elevations are of traditional construction and are formed from solid masonry. External walls are usually arranged in a Flemish Bond. Damages as well as eroded pointing could be easily observed, and there is water staining and organic growth beneath the leaking gutter joint on the elevations of several buildings. The rear elevations are even more inconsistent because of the different status of the pods and the quality of previous alteration works. While some of them are in a fair status of repair, many of them would need more repair works based on the existing conditions (Figure 41). For the windows, original windows should be timber-sash windows, although some of them have been changed into double-glazed or casement windows with very different status and quality. A few of windows have been repainted while many of them are in a poor condition with timber defects, peeling paint, and loose beads (Figure 42). The same situation could be applied to the front doors where many of them have been altered and repaired by individual owners respectively.



Figure 40. The inconsistent status of roofs of the houses on Gladstone Avenue are inconsistent with each other. Source: SLHA@Dec'21.



Figure 41. Examples of the status of external walls where damages could be easily observed. Source: SLHA@Dec'21.



Figure 42. Several examples of the status of windows which need to be repaired. Source: SLHA@Dec'21.

As a result, the proposed works are to repair the defects collectively to improve the appearance and character of Gladstone Avenue as the most significant street in the conservation area. Roofs, brickworks, and masonry would be repaired collectively to retain a sense of consistency, while windows and doors would be repaired to match existing styles. With improved materials and sympathetic design, the repair works are expected to enhance the Estate's historic character as well as its sustainability in terms of energy efficiency.

5. IMPACT ASSESSMENT: GENERAL

5.1 Introduction / Methodology

This impact assessment evaluates the proposal's visual impact on the character and appearance of the conservation area. This section presents a general impact assessment of the proposals as a whole, with detailed impact assessment for each group (subject of this application) being included in Addendum 1 below. The impact assessment follows on the significance assessment above and assesses the impact of the proposed works on the character, appearance and significance of the conservation area as a whole.

The historic baseline assessment of the conservation area (heritage asset) was undertaken using both desk based and archival research and site visits, which informed our character appraisal of the conservation area. This has formed the basis for our assessment of the significance of this heritage asset, against which the proposals are being assessed.

As the proposals are likely to have an impact on the appearance of the conservation area, several viewpoints have been identified to illustrate the visual contribution that the rear gardens have had to the conservation area. These baseline photographs have been utilised for the impact assessment of the proposed replacements of rear extensions. This assessment follows on Historic England's Guidance; 'Seeing the History in the View' (English Heritage, 2011) and 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3' (December 2017). However, as the extensions are of a standard type, and their massing, scale and design is largely similar (albeit with some variation), AVRs or CGIs have not been used, and the baseline images are assessed against the proposed 3D models and drawings.

As the proposal varies slightly between different groups of properties (see section 4), this assessment would mainly focus on the impacts on the conservation area as a whole, at a general level. As for the assessment for specific proposals of different groups of properties, please refer to the Appendices for further details.

5.2 Impact on the rear gardens

5.2.1 Identified viewpoints and existing landscape of the rear gardens

Based on desk-based research into the relevant conservation area appraisals as well as the pictures taken from the site visit, the characterisation has highlighted the development of later-built extensions in the rear gardens. Although these extensions should have been screened by the boundary walls or the terraces on the other side, it is discovered and identified that there are several viewpoints where one could see parts of the rear gardens (Figure 43). As previous photos demonstrate (Figure

32, Figure 33, Figure 34, and Figure 35; page 28 to 29), the size, colour, and layout of extant extensions are inconsistent, and such inconsistency has already had its negative impact on the character and appearance of the conservation area. Moreover, it has been identified that some of the existing extensions have asbestos contamination (refer to Design & Access Statement by Ridge; January 2022).

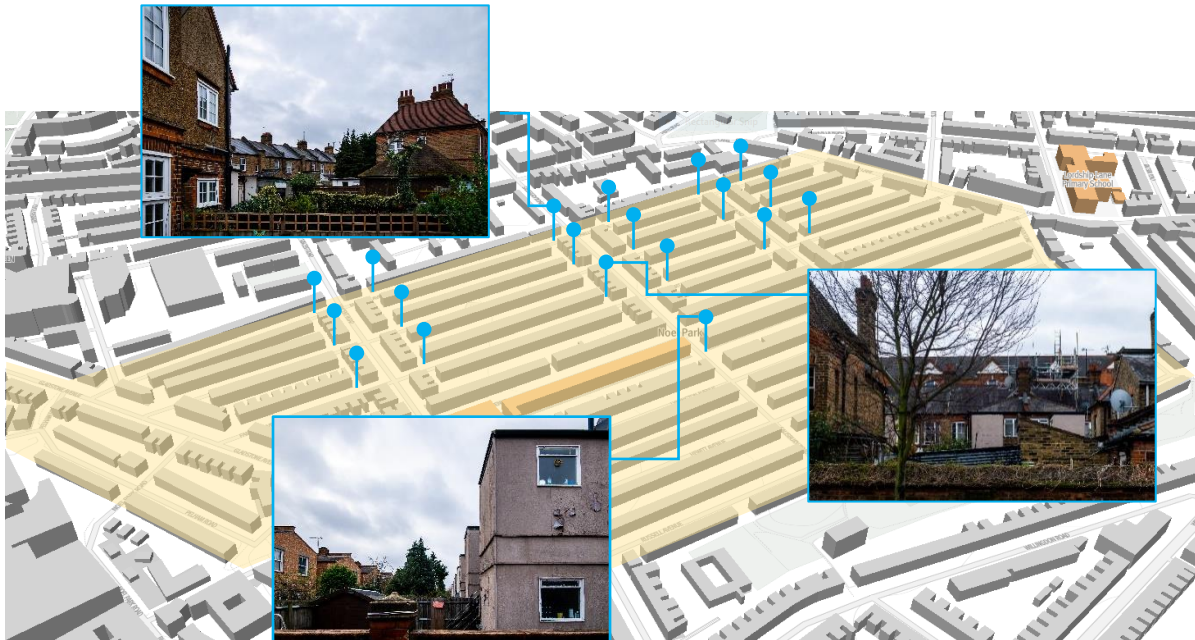


Figure 43 A map of the key viewpoints (blue dots) in the conservation area (yellow), and relevant examples (SLHA@Dec'21). Source: 3D Buildings: London.

5.2.2 Impact of the proposals

This project proposals aim to help improve the consistency of the Estate's landscape by collectively replacing extant rear extensions of 244 properties in the Estate. All the subject properties have been categorised into types by their existing layout as new pods for each type are proposed. Despite some variations, all proposed extensions would be using identical materials and similar exterior design, which could enhance the existing complicated landscape of the rear gardens.

Considering the existing pods in a poor state of repair and design, these proposals are an opportunity not only to improve the character and appearance of the conservation area but also the sustainability of the historic environment. The proposed extensions have been designed to be low maintenance and utilise materials that do not require the protection of paints/coatings to prevent deterioration. This reduces both the public cost and inconvenience to residents through the life of the installed modular pods.

Finally, there is no demonstrable archaeological interest or semblance of an early formal landscaping scheme associated with the Noel Park Estate. Therefore, the proposal is believed to have a minor / moderate benefit to the landscape of the conservation area.



Figure 44: View of rear extensions along the north side of Gladstone Avenue. Their design and detailing is characteristically modern and in contrast with the architectural character of the host building. However, due to their uniformity and almost ubiquitous nature within the CA, they add another layer to the historic and architectural significance of the conservation area as a whole. However due to their age, weathering and relatively non-permanent construction, they appear to have served their lifespan and are in need of replacement.



Figure 45: View of the rear extensions along the south side of Gladstone Avenue taken from Salisbury Road.



Figure 46: (top and above) Rear extensions seen in the context of the host house. Note how the existing extensions are not in keeping with the architectural character, design or materiality of the host house; however due to their age (most extensions date from the 1950s-60s) and uniformity (almost identical extensions with minor permutations are seen in the CA), they represent another distinct layer of architectural activity within the CA. However due to their relatively poor construction and materials, they have reached their end of life and require to be replaced.

5.3 Impact on the streetscape

5.3.1 Existing landscape

The consistency of streetscape would be taken as the baseline for the impact assessment of the external like-to-like repair works, including the roof, masonry, windows, and doors. As previously mentioned, the conservation area was characterised by its overall planning and architectural design, which comprised a consistent streetscape with rhymed variations. However, the consistency has not been well preserved due to later incongruous alterations.



Figure 47 A picture of the south elevation of the terrace on Moselle Avenue. (SLHA@Dec'21).



Figure 48 Another picture of the south elevation of the terrace on Moselle Avenue. (SLHA@Dec'21).

Throughout the estate, many properties have been either altered or repaired in a way that doesn't reflect the original design or materials, including painting, pebble dashing or cladding of facades, replacing windows, and removing, enclosing or replacing porches (see Figure 19, Figure 47, and Figure 48). These works have had adversely impacted the original character of the Estate.

5.3.2 Impacts of the proposal

The proposed external repair works include roofing and repairment to the masonry, windows, and front doors. Even though each group of properties might have a different need of repair works, all the repair works would be carried out to match the existing fabric to retain the character and appearance of the conservation area. Additionally, with improved materials and sympathetic design, the repair works are expected to enhance the Estate's historic character as well as its sustainability in terms of energy efficiency.

The general consistency of the roofline, with vivacity of detailing and roof profiles is considered as a significant feature of the architectural interest of the conservation area, although many of the roofs have been repaired and altered throughout history. Currently, many of the roofs have defects including nail fatigue, loss of gauge and slipped and broken slates and require re-covering and re-tiling. It is proposed to replace the roof coverings in limited areas- like for like to preserve the character and appearance of the conservation area. Where missing or damaged, fascia and soffit/barge boards are proposed to be replaced in timber to match the existing.

Brick masonry which is the principal construction material in the estate, with an innovative use of red bricks and stock bricks contributing to the architectural interest and character of the conservation area as a whole. Patch repairs and re-pointing are required across the properties for repairs to masonry elevations, parapet walls, chimneys, etc. These are proposed to be undertaken using like for like materials to match the existing, in line with best conservation practice.

The design and detailing of fenestration, their rhythmic arrangement and relationship with the façade/streetscape as a whole, are considered as a significant contribution to the streetscape. Originally, the estate was conceived with uniform door and window designs (respective to each type of house/street) with timber panelled (painted) front doors and traditionally designed timber sash windows. Due to the effects of weathering and owing to their considerable age, many window and door frames are effected by rot and beyond economical repair.

The proposed repair works to the windows would not change their design or detailing and will be like for like, aside from the introduction of double glazing. As for the front doors, those which have been significantly affected by rot would be replaced with painted timber doors of matching design and

detailing in keeping with the character and appearance of the area and particular terrace, streetscape. Also the proposed doors will have the panelling and glass configured in the same way as the existing doors.

Considering the necessity and the sympathetic like-to-like design, the repair works could benefit the conservation area by providing perceptible improvement to its character and appearance and ensuring the enhancement of its significance.

ADDENDUM: PROPOSED WORKS (GROUP 1) AND IMPACT ASSESSMENT

Group 1 properties include the following 5 sites, all of which are located along Moselle Avenue:

1. 89 Moselle Avenue, Wood Green, London, N22 6EU
2. 97 Moselle Avenue, Wood Green, London, N22 6EU
3. 99 Moselle Avenue, Wood Green, London, N22 6EU
4. 113 Moselle Avenue, Wood Green, London, N22 6EU
5. 143 Moselle Avenue, Wood Green, London, N22 6EX

As stated in the Design & Access Statement prepared by Ridge & Partners LLP (January 2022) Section 1.4, the proposals are for the demolition of the rear bathroom pod (part of the closet wing), which dates from the c.1960s and the installation of a modular rear extension (pod) to provide a larger kitchen and replacement bathroom. The proposals do not involve demolition of historic fabric of the main house, and all works relate to the replacement of the modern pods and associated works to the closet wing only.

The replacement pods are of a similar massing, scale and footprint as existing (with minor variations to suit the individual host buildings). The pods of Group 1 extend slightly further than the existing footprints. They will supplant the existing 'tired' and deteriorated pods and provide replacements to reflect modern day comfortable living standards.



Figure 49: Rear extensions to houses along Moselle Avenue seen from Coldham Court.



Figure 50: 3D view of the proposed extension showing its design and materiality. Refer to the D&A statement (January 2022) for further details of the materials and finishes.

The design, detailing and materiality of the pods has been developed in close consultation with the London Borough of Haringey (LPA) through a number of pre-application consultations. The current

proposals takes into account feedback received during these consultations and is informed by a thorough assessment of the significance, character and appearance of the conservation area.

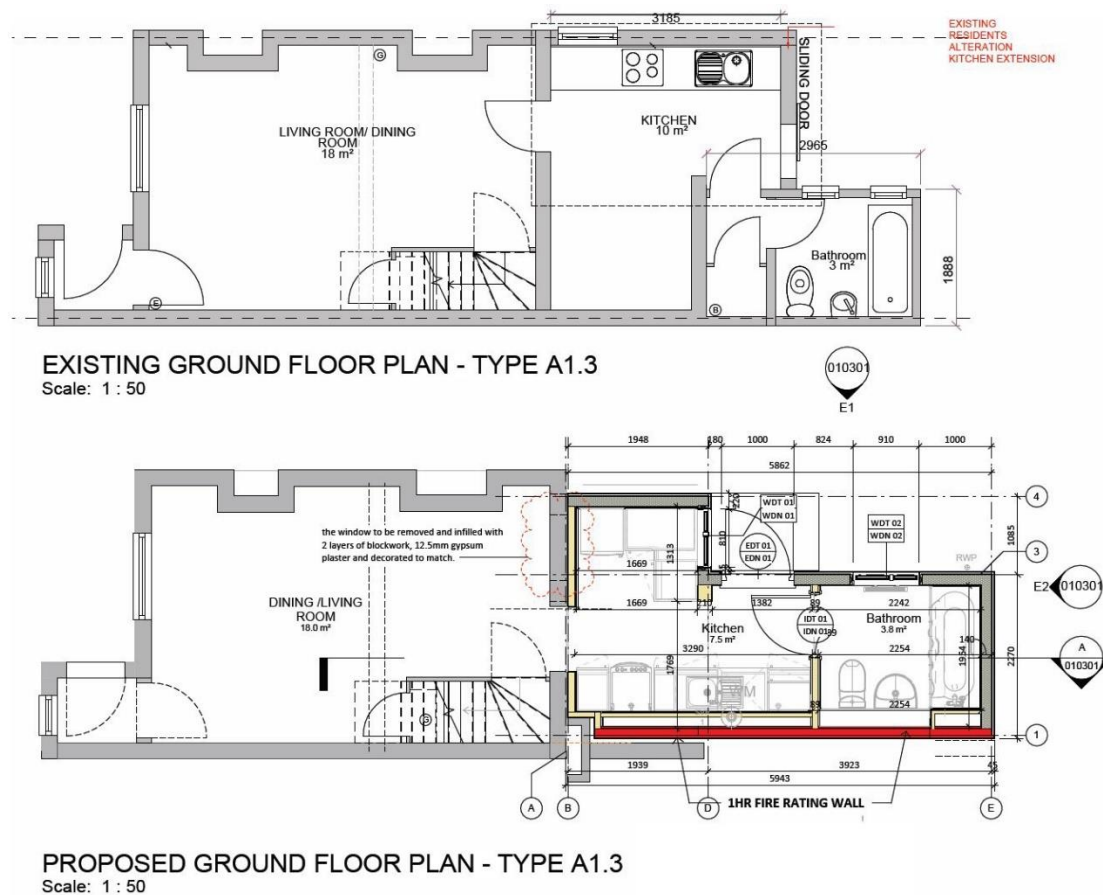


Figure 51: Existing and proposed plans of No. 89 Moselle Avenue (source: Modulac Wise drawings)

As Moselle Avenue is located along (and forms) the northern border of the conservation area, there are limited views from within the conservation area which look towards the rear extensions of these buildings. Due to the nature and pattern of the streets and built form, there are limited views looking towards the rear of this street (Moselle Avenue) on the north side. Additionally, there are no nearby listed buildings whose setting may be impacted by the proposals.

In summary, the proposed works will have a negligible impact on the character and appearance of the conservation area as a whole. The works are aimed at replacing modern rear extensions (pods) which have reached their end of life. As the proposals are to be undertaken together (by groups), the proposed extensions will have uniformity of design, materials and detailing, as opposed to being ad-hoc additions to the fabric.

Although the proposed footprints are slightly different from existing, the change is relatively minor and considering the altered rear gardens (refer to section 3.4 above), their overall impact will be negligible.

6. CONCLUSION

The subject sites (individual properties which are the subject of this application) are located within Noel Park Estate, a planned estate approximately 2000 terraced properties in Wood Green, North London. They are all located within the Noel Park Conservation Area and identified as positive contributors to the CA.

The area, developed in two phases (1881-1913 and post WWI) is noteworthy for its overall plan and layout, architecture and design; and although it has been altered over the past century, it retains much of its character and appearance. Consequently, Noel Park was designated as a conservation area in 1990.

The key characteristic features of the conservation area are:

- a) Overall planning, Streetscape and Urban Design
- b) Architectural design, uniformity and quality of design and materials
- c) Design of boundary treatments- both street fronting and of the rear gardens
- d) Design of rear extensions (due to their uniformity of design and similar date, they form a distinct layer to the history of this area)

The existing extensions (pods) are at the end of their lifespan due to their relatively poor construction, material and detail and owing to the effects of weathering and general decay. Some of these extensions also may contain asbestos.

The proposed works (as part of the overall project) are for: 1) replacement of the rear extensions and 2) general like for like repairs and replacement of finishes. The proposed works for **Group 1** relate to replacement of rear extensions only.

The proposed works have been preceded and informed by a characterisation appraisal of the conservation area to identify elements of significance (both historic and architectural) which contribute to its overall character and appearance.

The applicant has recognised the importance of undertaking investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of heritage assets. This approach has been both beneficial regarding the consideration of design options / alternatives and in accordance with the best practice guidance as outlined in NPPF. The proposals have also been discussed as part of a number of consultations with Haringey's conservation officers.

The proposals are considered to have a negligible impact on the character and appearance of the conservation area as a whole.

The proposals presented herewith are part of an over-arching scheme that will improve the current landscape of the rear gardens and front elevations. At the heart of the NPPF is policy for promoting the creative re-use and re-invigoration of heritage assets to encourage their viable long-term use (paras. 195 and 196), which the proposals are compliant with.

It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local policies and national conservation principles and therefore there should be a presumption for approval of this application.

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Scrutiny Report: Council Housing elements in the High Road West scheme

7th March 2022

1. Purpose

- 1.1 The High Road West Scheme will deliver substantial benefits to north Tottenham including 500 new council homes. The purpose of this report is to set out the measures that are in place to ensure that those council homes are delivered in accordance with the agreements in place with the Council's development partner, Lendlease and the Greater London Authority.

2. Background

- 2.1 In March 2021, Cabinet approved over £90m of GLA funding that enables the delivery of the first phases of the High Road West Scheme (Phase A) including the delivery of 500 social rented homes, which will be acquired by the council. The Council's commitment to this project reflects the aims of the Borough Plan, of a borough where everyone, regardless of their background has the same opportunities to reach their full potential.
- 2.2 The Scheme offers an opportunity to tackle the barriers of inequality in North Tottenham and deliver comprehensive, coordinated change. It represents a substantial and far-reaching investment, which includes delivery of the following benefits:-
- 2500 + homes
 - 40% affordable in phase A, including 500 council homes
 - An overall target of 40% affordable housing across the site, noting that Phase B is subject to further discussions
 - New Library and Learning Centre
 - New civic square and new public park
 - New workspace, including potential relocation options for existing businesses
 - £10m socio-economic package
 - High Road improvements, including new businesses and shops
 - 3,300 construction and 500 long term jobs across a diverse range of sectors and professional levels

3. What protections are there to protect the delivery of the council homes and ensure issues such as viability do not affect the number of council homes delivered?

- 3.1 There are a number of safeguards to ensure the delivery of the 500 council homes within the High Road West Scheme. These include contractual and policy safeguards.

Contractual safeguards- the High Road West Development Agreement

- 3.2 High Road West will be delivered under the terms of the Development Agreement that was signed by the Council and Lendlease in September 2017. The Development Agreement provides the conditions and safeguards required for each phase of the scheme to commence. These conditions include the delivery of the Council's Objectives and Core requirements, including 145 council homes (as well as 46 shared equity homes), the library and learning centre and the decentralised energy centre. Core requirements are key elements of the scheme, which must be delivered for the scheme to progress.
- 3.3 The Development Agreement ensured that the Council could acquire additional social rented homes from Lendlease, should more social rented homes be delivered. Following confirmation of GLA funding, the Council has agreed a Supplemental Agreement with Lendlease for the acquisition of an additional 355 homes, bringing the total amount of council homes being delivered by the scheme to 500. In doing this, it has been agreed that the Core Requirement for the Development Agreement is for the delivery of 500 Council homes, making this the new minimum requirement of the scheme.
- 3.4 This means that High Road West cannot progress unless the 500 council homes are being delivered. The Council as landowner, will be able to withhold its approval of the draft reserved matters planning applications for each phase, if the application is not being brought forward in conformity with the outline planning permission and is not delivering on the Core Requirements (including the 500 council homes). If the Council as landlord withholds its approval, Lendlease will need to amend the application and secure the Council's approval (acting as landlord) ahead of submitting the application to the Local Planning Authority.
- 3.5 Should a phase of development within the scheme not be viable, the scheme would need to be reviewed to look at agreed mitigation measures to support viability. Reduction of the Core Requirements, i.e., the 500 council homes, within the scheme is not allowed and is not a mitigation measure. Consequently, the viability of the scheme cannot cause a reduction in the number of council homes delivered.

Contractual safeguards- GLA Affordable Housing contract

- 3.6 GLA funding for the High Road West Scheme has ensured that the scheme is deliverable. Therefore, it is in both the Council and Lendlease's interest to ensure that the GLA funding comes into the scheme.
- 3.7 The GLA Affordable Housing contract provides funding for the scheme on the basis of agreed outputs, this includes the delivery of 500 social rent homes. Should the scheme not deliver the social rented homes by the agreed milestones dates, GLA funding for the scheme could be withdrawn. This would make the scheme unviable, which is not in any parties' interests. Consequently, the 500 social rented homes must be delivered, otherwise the scheme cannot progress.

Planning Policy safeguards

- 3.8 Alongside the contractual obligations for High Road West to deliver affordable homes, planning policy also provides protections for the delivery of affordable homes. Planning policy requires that the scheme re-provides the existing social rented homes on the

Love Lane Estate. Under the London Plan, the scheme is required to maximise affordable homes across the site. As such, High Road West is targeting 40% across the whole scheme based on the requirements across the council and non-council owned land. Phase A already has a firm commitment to 40% affordable homes, which includes the 500 social rent homes in accordance with the contractual arrangements.

4. How do we ensure that the new council homes are not built last?

- 4.1 The following key safeguards ensure that the council homes are not all delivered at the end of the scheme:
- The conditions with the GLA affordable housing contract
 - The conditions within the Development Agreement
 - The High Road West phasing commitments and phasing plan
- 4.2 The GLA funding contract ensures that 500 council homes will be delivered as part of Phase A of the High Road West Scheme. The contract sets out milestone dates for when the homes must have started on site and must be completed, with all council homes completed by 2028 or else funding can be withdrawn by the GLA.
- 4.3 The Development Agreement ensures that prior to any reserve matters applications being submitted, Lendlease must secure Council approval of the number and location of the council homes being delivered in each phase. The Council can withhold its approval if the proposal does not align to the agreed phasing plan and rehousing strategy- i.e. including the circumstance where it is not delivering enough council homes for Love Lane residents early enough. The council is also able to review the programme with Lendlease in the event that there are ways to support the residents into homes sooner, or to mitigate disruption to residents.
- 4.4 As Phase A consists primarily of the Love Lane Estate, which currently has c.220 tenanted (secure and non secure) and 45 leasehold properties, the scheme has to be delivered in phases. The Council has agreed phasing commitments, which are enshrined in the Landlord offer, which seek to minimise disruption to residents and maximise the number of residents who move once from their existing home on the Love Lane estate into their new homes within the scheme.
- 4.5 To meet this commitment, Lendlease must build social rented homes early to ensure that residents can move to their new homes. If Lendlease do not do this, vacant possession of the Love Lane Estate cannot be achieved and development can't proceed. This is the reason that the first phase includes 100% council homes and that council homes are prioritised in the subsequent phases. The council expects that rehousing of existing residents on the Love Lane Estate will have been completed by 2027/28.

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Housing and Regeneration Scrutiny Panel

Work Plan 2021 - 22

1. Scrutiny review projects; These are dealt with through a combination of specific evidence gathering meetings that will be arranged as and when required and other activities, such as visits. Should there not be sufficient capacity to cover all of these issues through in-depth pieces of work, they could instead be addressed through a “one-off” item at a scheduled meeting of the Panel. These issues will be subject to further development and scoping. It is proposed that the Committee consider issues that are “cross cutting” in nature for review by itself i.e. ones that cover the terms of reference of more than one of the panels.		
Project	Comments	Status
Broadwater Farm	<p>A short scrutiny review was proposed at the Panel’s meeting in Sep 2021 to make recommendations to Cabinet on repair and maintenance issues on the Broadwater Farm estate. It was proposed that this would involve a one-day evidence gathering session, including a site visit to the estate.</p> <p>A site visit was conducted on 21st October. The Panel is in the process of drafting the recommendations.</p>	Evidence gathering completed
Wards Corner	A short scrutiny review was proposed at the Panel’s meeting in Sep 2021 to make recommendations to Cabinet on the future of the Wards Corner market. It was proposed that this would involve a two-days of evidence gathering, including a site visit to the market.	Started
The Future of Housing Management in Haringey	A report to Cabinet in July 2021 recommended the approval of a consultation process with tenants and leaseholders on a proposal to bring Homes for Haringey back in-house. This Review will be comparing different models of housing management in local government to make recommendations for the future approach in Haringey.	TBC

Sheltered Housing – Care and Support (Adults & Health Scrutiny Panel)	<p>To review the current arrangements for the provision of sheltered housing in Haringey including the care and support provided to residents living in sheltered housing. This Review is being conducted by the Adults & Health Scrutiny Panel but members of the Housing & Regeneration Scrutiny Panel may wish to provide some input given the overlap with its remit.</p> <p>Evidence sessions started in September 2021 – led by the Adults Panel.</p>	Started
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2. “One-off” Items; These will be dealt with at scheduled meetings of the Panel. The following are suggestions for when particular items may be scheduled.	
Date	Agenda Items
2021-22	
8 July 2021	<ul style="list-style-type: none">• Update - High Road West• Update - Wards Corner• Update - Broadwater Farm• Update - HfH repairs service• Update - New Local Plan• Work Planning; To discuss items for the work plan for the Panel for 2021/22
13 September 2021	<ul style="list-style-type: none">• Wards Corner Scrutiny Review – Follow up• Update – Broadwater Farm (Stapleford consultation)• Update – Broadwater Farm (Maintenance issues)• Update – HfH Repair Contracts

4 November 2021	<ul style="list-style-type: none"> • Update – St Ann’s Development • Climate Change – contribution to reducing carbon emissions from Cabinet Member portfolios • Love Lane estate ballot
9 December 2021 (Budget Meeting)	<ul style="list-style-type: none"> • Budget scrutiny.
7 March 2022	<ul style="list-style-type: none"> • Update on Housing Delivery Programme • Progress Update on Insourcing of HfH • HRW – Update on the Council Housing Provision in the Development Agreement. • Progress on Noel Park Pods

Possible items to be allocated to Panel meetings:

- Procurement in the Housing sector (including the London Construction Programme)
- Financing of housing developments
- Monitoring of progress - Accommodation Strategy
- Practice of separating social tenants from other private residents in the same housing developments
- Sheltered housing (Joint meeting with Adults & Health Scrutiny Panel)
- Creation of Residents Forums (one each to represent different tenures)
- Haringey Covid-19 Development Intelligence Group
- Fire safety in HfH estates
- Policy on demolition of existing council housing in order to build new properties through the housing delivery programme
- Tottenham Hale District Centre Framework
- Converted Properties cleaning service charge

- Decent Homes Plus
- Housing support services provided by local community organisations
- Empty homes
- Asset Management Strategy
- Funding models relating to the General Fund and the Housing Revenue Account
- Homelessness