

## **MINUTES OF MEETING Cabinet HELD ON Tuesday, 9th November, 2021, 6.30 - 7.10 pm**

### **PRESENT:**

**Councillors: Peray Ahmet (Chair), John Bevan, Zena Brabazon, Seema Chandwani, Lucia das Neves, Julie Davies, Isidoros Diakides and Ruth Gordon**

### **646. FILMING AT MEETINGS**

The Chair referred to the information as set out in the agenda and advised that the meeting was being filmed.

### **647. APOLOGIES**

Apologies for absence were received from Councillor Hakata.

### **648. URGENT BUSINESS**

There were no items of urgent business.

### **649. DECLARATIONS OF INTEREST**

None.

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

None received.

### **651. MINUTES**

**RESOLVED** that the minutes of the Cabinet meeting held on 12 October be approved as a correct record.

### **652. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE**

None received.

### **653. DEPUTATIONS/PETITIONS/QUESTIONS**

None received.

#### **654. LONDON BOROUGH OF HARINGEY GAMBLING ACT POLICY**

The Cabinet Member for Planning, Licensing and Housing Services introduced the report which sought approval of the Statement of Gambling Policy, and to recommend the adoption of the Statement of Gambling Policy to Full Council. The Gambling Policy was a policy framework document which required revision, consultation and adoption every three years, under Section 349 of the Gambling Act 2005.

The Cabinet Member for Health, Social-Care and Wellbeing added that the Public Health team were creating a programme of work to address gambling related harm, focusing on co-production of the programme with the community, specifically with young people. This would be an important piece of work given the concerns around gambling and gambling addiction in the borough.

In response to a question from Councillor Cawley-Harrison, it was explained that Harringay ward had been added to the list of vulnerable areas due to the number of betting shops in the ward and the need to improve the deprivation indices.

#### **RESOLVED to**

1. Approve the Statement of Gambling Policy in Appendix 1, taking into account the outcome of the consultation on the draft Statement of Gambling Policy set out in paragraph 8.3 of the report and the Equality Impact Assessment screening tool set out in Appendix 3; and
2. Agree a no casino resolution.
3. Recommend to Full Council that the Statement of Gambling Policy be adopted.
4. Note the supplementary guidance containing the local area profile information at Appendix 2;

#### **Reasons for decision**

The Council is obliged to review and adopt a Statement of Licensing Policy for Gambling every three years. The current policy is due to expire in January 2022. Therefore, a new policy has to be adopted.

#### **Alternative options considered**

No alternatives were considered. It is a legislative requirement that the policy be reviewed at least every three years, and that a public consultation is carried out. Failure to review and adopt the Statement of Gambling Policy would result in the Council failing to comply with legislation.

#### **655. ACQUISITION OF THE LONG LEASEHOLD INTERESTS IN 14 HOMES AT HALE WHARF PHASE 2, TOTTENHAM HALE**

The Cabinet Member for House Building, Place-Making and Development introduced the report which sought approval for the acquisition at pre-construction phase of 14 private sale homes in three blocks at Hale Wharf in Tottenham Hale for housing purposes as Council homes at Council rent. The 14 homes were located in the top

floors of three of the six blocks which the Council was currently acquiring from Developer Waterside Place Limited Partnership as approved by Cabinet on 22 July 2021 as part of the Council House Delivery Programme.

The Cabinet Member and Assistant Director for Housing responded to questions from Councillor Cawley-Harrison:

- The purchase of the original 177 homes was completed as part of a Section 106 acquisition. The 14 private sale homes were not included as part of this and the decision was taken to continue with the Section 106 purchases and return to consider purchasing these units at a later date.
- The purchase prices were at reasonably comparable rates for the market acquisition.

Further to consideration of exempt information, it was

### **RESOLVED to**

1. Approve the acquisition of the long leasehold interests in 14 private sale residential homes in Hale Wharf Phase 2 from Waterside Place Limited Partnership for use as Council rent accommodation for the Package Price and based on the Heads of Terms and Business Case as set out in Exempt Appendix 2. The homes are located in the top floors in three of the six residential blocks within Hale Wharf Phase 2 which the Council is acquiring and which will all be converted for use as Council homes at Council rent.
2. Give delegated authority to the Director of Housing, Regeneration and Planning and after consultation with the Head of Legal and Governance (Monitoring Officer) and Cabinet Member for House-Building, Place-Making and Development to agree legal documentation and complete the transaction.

### **Reasons for decision**

- Cabinet on 22<sup>nd</sup> July 2021 approved the acquisition of the long leasehold interests of 177 residential homes from Waterside Place Limited Partnership for use as Council Rent accommodation. These homes are contained within six blocks (D to J inclusive as shown in Appendix 1). There are 14 private sale homes re located in the top floors in Blocks D, E & F which were not included in this transaction. A purchase price and Heads of Terms have now been agreed with the developer for the acquisition of these homes.
- There is an overwhelming need for social rented homes in Haringey. The acquisition of these 14 homes in addition to the 177 affordable homes which the Council is already acquiring will help the Council to meet that need by converting all the homes (total No. 191) to Social Rent for rent to those on the Council's Housing Register who most need them.
- The conversion of these additional private sale homes to homes for Social Rent will also deliver an improved mix of genuinely affordable homes within the scheme as a whole and in Tottenham Hale more widely, better meeting the needs of local people.

- The homes to be delivered are very well located and will be of an extremely high quality. Delivering them as Council homes would help to create an inclusive environment in a development that has adopted the Healthy Streets Approach to embed public health in public realm.
- The acquisition is supported by the HRA Business Plan and by GLA grant funding.

- Schedule of Accommodation

No.	Type
4	1b1p
3	1b2p
7	2b4p

### Alternative options considered

**Not to acquire the private sale homes.** This option was rejected because it would represent a missed opportunity for the Council to:

- Acquire the outright long leasehold interest of all the residential homes in Blocks D to J (inclusive) in Hale Wharf Phase 2 which the Council is already purchasing.
- Secure an additional 14 private sale homes for conversion to use as Council rent tenancies within three buildings where the Council will be the long lessee and responsible for building maintenance, insurance and service provision.
- Enable the Council to provide internal estate management services to single tenure occupiers i.e. Council Rent Tenants.
- Avail of substantive GLA grant funding from the Building Homes for Londoners Programme (TBC by Housing and Finance).
- Further assist in maintaining momentum and progress in the overall Tottenham Hale regeneration area.

## 656. STATION ROAD REFURBISHMENT WORKS

The Cabinet Member for Finance and Transformation introduced the report which sought approval for the programme of office moves, refurbishments and agreement to tender the package of works, to ensure the delivery of high quality services. Changes were required to a number of key council buildings to support immediate goals relating to the New Ways of Working Programme and the Accommodation Strategy, during the intervening period before the refurbishment of the Civic Centre, subject to final decision on that project in January 2022

The Cabinet Member and Assistant Director for Capital Projects and Property responded to questions from Councillor Cawley-Harrison:

- There were no decisions to be made at this stage regarding the future of any building. The decision at this stage was in relation to the short term future of the buildings whilst the refurbishment of the Civic Centre took place.
- Valuations had not been carried out on the properties, as they would be used for the Council's own operational purposes.
- Not using River Park house would reduce the amount of carbon produced there. The Council would be looking proactively at future proposals to see how net zero carbon can be achieved going forward.

## **RESOLVED to**

1. Approve the planned refurbishment works for Alexandra House and 48 Station Road, to allow for their re-occupation by officers.
2. To agree to the tendering of the package of works following the procurement approach set out in section 8 of this report.
3. To note the estimated budget of £10.16m.

## **Reasons for decision**

### **To deliver office accommodation improvements**

The council has a poor standard of office accommodation, which is not reflective of the expectations of a modern workforce and does not enable high quality services for our residents.

Investment in the interior decoration, and fit-out of Alexandra House and 48 Station Road has been not taken place for a number of years. Some planned maintenance and compliance works are also now required, which will be more economic to deliver as a single programme.

To ensure the council has an appropriate accommodation offer, prior to the Civic Centre project completing in 2025, with or without an Annex. This means investment is required across our sites for the next 4 years usage, which will also contribute to enhanced assets and value to the council once vacated.

### **To enable the continued adoption of flexible working**

Prior to the pandemic, the council was on a journey of adopting modern, flexible ways of working and improving council accommodation to enable this.

A significant number of staff continued to come into Haringey and use council accommodation during the pandemic but this period has also demonstrated that widespread flexible and home working can allow officers to continue to deliver for our residents and reduce the cost of council accommodation, whilst also improving the work-life balance for many staff.

The Council's vision for how it will work in the future will recognise the benefits of maintaining flexibility in where its staff work. Whilst there are clear benefits to retaining

the ability for staff to work remotely from home and other locations, we also believe that a physical connection to Haringey as a place is vital to ensuring that our staff maintain a close relationship with the residents and communities we serve, and enabling our staff to collaborate with colleagues from across the council and partner organisations.

Under this 'Hybrid' working model, it is expected that all staff will have regular reasons to come into work in Haringey, either within council accommodation or out in the communities they serve and most staff will split their working time between some combination of home, council accommodation and being out in the communities we serve. It is therefore envisaged that very few Council roles will continue to be suitable for 100% remote working.

Officer teams are in a phase of reconnecting and returning to a greater presence in the borough, supported by some immediate reconfiguration of office space.

In order to ensure that the council's office accommodation supports this hybrid model of working, the existing office design, and supporting I.T. infrastructure, is in need of updating. The proposed building and furniture layouts will provide a mix of work settings for staff, including traditional desking for focussed, individual work but also with a significant increase in the amount of flexible space designed to enable collaborative working.

The buildings will also be equipped with new audio-visual technology to enable 'hybrid' working, allowing staff to work together regardless of whether they are in the office or working remotely.

The plans are also designed to encourage greater collaboration between council directorates and services. Whilst each council Directorate will have an allocated floor in either Alexandra House or 48 Station Road, remaining floors in each building will not be allocated to any specific service and will instead provide flexible working and meeting space for all council staff to use, thus increasing the opportunities for cross-service collaboration.

### **To support short-term goals in the Accommodation Strategy**

The Council intends to co-locate all its core office functions into the refurbished Civic Centre (subject to a future Cabinet decision), and the project will complete in 2025. The Council requires office accommodation that is compliant with safety regulations, of sufficient size for its workforce, and in a suitable condition for the interim period.

The proposals allow for flexibility for future options, including the vacation of River Park House and 40 Cumberland Road, and any future decision will be subject to its own business case and decision-making process.

In order to consolidate into 48 Station Road and Alexandra House refurbishment works are needed that create a suitable office environment, ensure these important public buildings demonstrate civic pride, and complete essential maintenance and compliance works, which are required in any event.

Included in this proposal are improved facilities for cycle parking and showering. These will support staff to adopt Active Travel to work modes (walking, cycling, running) which supports the Council's sustainability goals. It also makes possible physical activities for staff as part of our Workforce Wellbeing strategy (for example through running clubs).

### **Alternative options considered**

#### **Do Nothing**

Doing nothing is not recommended. Council officers are working almost entirely remotely. They cannot return to Council offices in their current condition, as there are various maintenance and safety issues that need to be addressed. This would mean an increasing risk of service failure in key statutory services, if adequate workspace was not provided.

Staff cannot continue indefinitely to work fully remotely, without deteriorating wellbeing and productivity.

Continuing to occupy all four buildings is a high cost option, as the Council would have to meet the maintenance, energy and other costs.

The Council would fail to meet its Net Zero Carbon ambition if this option was chosen, due to the poor energy efficiency of River Park House.

#### **Return to pre-pandemic ways of working**

Returning to pre-pandemic ways of working is not recommended for a number of reasons. The Council's workforce strategy has included the expectation to move towards more flexible and agile ways of working over a long period. The pandemic accelerated this change, rather than creating a change of direction.

Staff have indicated a strong preference for continuing to work remotely for part of the week. In order to recruit and retain a high performing workforce, moving to modern ways of working is in the Council's overall interest.

Were the Council to seek to substantially reversing this trend, this would require the Council to invest substantially in all the buildings in Station Road to bring them to the required standard. The capital cost of those works would be substantially higher. The Council would also retain the ongoing running costs of these buildings.

#### **Investment in other buildings to provide workspace**

Other options for provision of workspace have been considered and discounted as they do not represent value for money.

#### **More extensive refurbishment programme for Alexandra House**

As part of the planned and preventative works at Alexandra House, some of the elements of the Heating, Ventilation and Cooling System are ageing and will need to be replaced over a period of time. Consideration was given to bringing forward all of this investment, to coincide with the refurbishment works proposed in this report.

This was discounted on the grounds of both timing and the additional cost at this stage, whilst the council considers the long term usage of Alexandra House. This work is not considered as urgent, and informed decisions can be made, once a decision is taken on the Civic centre with an Annex, in January 2022 and master planning work for Wood Green has been progressed.

**657. ADMISSION TO SCHOOLS – PROPOSED ADMISSION ARRANGEMENTS FOR 2023/24**

The Cabinet Member for Early Years, Children and Families introduced the report which sought approval to commence a six-week period of statutory consultation on admission arrangements for community and voluntary controlled schools. It was a requirement for all schools to have admission arrangements which clearly set out how children would be admitted, including the criteria that will be applied if there were more applications than places at a school. In addition, there was a requirement to publish a co-ordinated scheme setting out the procedures all schools and academies must follow to co-ordinate the admission process for the reception and secondary transfer admissions round to ensure that all residents were offered a school place.

In response to a question from Councillor Cawley-Harrison, the Cabinet Member advised that there was currently some research being carried out on school place planning, but this report was on admission arrangements, which was a separate issue.

**RESOLVED to**

1. Agree to consult on the proposed admission arrangements, including the co-ordinated schemes for admission of children to schools for the academic year 2023/24.
2. Agree to consult on the proposed fair access protocol<sup>1</sup> which, if agreed at Cabinet in February 2022, would come into force from 1 March 2022;
3. Agree that the co-ordinated schemes for the admission of children to maintained primary and secondary schools as set out in Appendix 8 of this report can be published on the Haringey website on 1 January 2022;
4. Note that the proposed consultation on the proposed admission arrangements is scheduled to take place between 25 November 2021 and 6 January 2022;
5. Note that following the consultation, a report will be prepared summarising any representations received and a decision on the final admission arrangements for 2023/24 will be taken by Cabinet in February 2022.

**Reasons for decision**

**Why do we consult?** - This report and the consultation that will flow from it will ensure that our proposed admission arrangements for 2023/24 are consulted upon

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<sup>1</sup> In line with para. 3.14 of the Code each local authority must have a fair access protocol to ensure that unplaced and vulnerable children, and those who are having difficulty in securing a school place in-year, are allocated a school place as quickly as possible.



and the co-ordinated scheme is set in accordance with the mandatory provisions of the School Admissions Code 2021 (the Code).

The Code requires all admission authorities to publicly consult on their admission arrangements. If no changes are made to admission arrangements, they must be consulted on at least once every 7 years. The Council is the admission authority for community and voluntary controlled (VC) schools within the borough and is therefore responsible for determining the admission arrangements for these schools.

Ensuring there is a transparent and objective school admissions process is a statutory requirement and an integral part of the Council's work. Oversubscription criteria must be reasonable, clear, objective, procedurally fair, and comply with all relevant legislation, including equalities legislation. Admission authorities must ensure that their arrangements will not disadvantage unfairly, either directly or indirectly, a child from a particular social or racial group, or a child with a disability or special educational needs, and that other policies around school uniform or school trips do not discourage parents from applying for a place for their child.

Schools that are their own admission authority (academies, foundation schools and voluntary aided<sup>2</sup>) must consult on, and then determine their own admission arrangements by 28 February each year. The Council has a statutory duty to monitor the arrangements determined by schools that are their own admission authority to ensure compliance with the Code.

All schools must have admission arrangements that clearly set out how children will be admitted, including the criteria that will be applied if there are more applications than places at the school.

### **Oversubscription criteria**

The admission authority for the school must set out in their arrangements the criteria against which places will be allocated at the school when there are more applications than places, and the order in which the criteria will be applied. Oversubscription criteria must be reasonable, clear, objective, procedurally fair, and comply with all relevant legislation, including equalities legislation.

Admission authorities must ensure that their arrangements will not disadvantage unfairly, either directly or indirectly, a child from a particular social or racial group, or a child with a disability or special educational need, and that other policies around school uniform or school trips do not discourage parents from applying for a place for their child.

### **In Year Fair Access Protocol**

An in-year fair access protocol has been agreed with all schools in Haringey to ensure unplaced children, especially the most vulnerable, are offered a school place without delay. This is a statutory requirement set out in the Code. In using the protocol, Haringey ensures that these children and young people are shared fairly across all Haringey schools and that this process is open and transparent.

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<sup>2</sup> Voluntary-aided (VA) schools are local-authority-maintained schools, and often, but not always, have a religious character.

All Haringey schools, including schools that are their own admission authority continue to support the principles and approach of the fair access protocol. Paragraph 3 at Appendix 5 sets out that “it is essential to the success of the fair access protocol that all headteachers and governing bodies agree to the aims, principles and procedures and give their fullest support.” As part of this consultation, we ask key stakeholders (headteachers and governing bodies) to review the protocol in order to make an assessment of its effectiveness. In line with para. 3.30 (b) of the Code, there is a requirement on all Local Authorities to assess their effectiveness of fair access protocols including how many children were admitted to each school under it. An annual report is produced and sent to the Office of the Schools Adjudicator with this information.

### **Alternative options considered**

Haringey consults on its admission arrangements annually irrespective of whether there is a proposed change. This is to ensure transparency and openness of the arrangements and to allow parents, carers and other stakeholders who might not previously have been interested in the admission arrangements (perhaps because they didn't have a child of school age) to make a representation which can then be considered as part of the determination of the arrangements.

We are not proposing a change to the oversubscription criteria for community and VA schools for 2023/24. Whilst there are other ways admission arrangements can influence the allocation of school places set out in the Code (e.g., designated catchment areas, identified feeder schools or giving priority in our oversubscription criteria to children eligible for the early years premium/ pupil premium) no alternative option is being considered at the time of writing this report.

## **658. ACQUISITION OF 7 AFFORDABLE HOMES AT 38 CRAWLEY ROAD FOR USE AS COUNCIL RENTED HOUSING**

The Cabinet Member for House Building, Place-Making and Development introduced the report which sought approval for the acquisition at pre-construction phase of seven S106 homes in a 29-unit residential scheme at 39 Crawley Road, Wood Green. This would be a freehold acquisition comprising a self-contained block in the scheme which was being delivered by Frankum Developments Ltd.

The Cabinet Member and Assistant Director for Housing responded to questions from Councillor Cawley-Harrison:

- The development was close to net zero carbon, but not completely, although it exceeded London Plan targets.
- There were 11700 people on the waiting list for a Council home. Further information would be provided in writing in regard to how this number has changed over the last four years.
- Generally, around 50 homes were purchased each year under the Right to Buy scheme, but further information on the number of homes sold since 2018 would be provided in writing.

Further to considering exempt information, it was

## **RESOLVED to**

1. Approve the acquisition at pre-construction phase of seven S106 units in a 29 home residential scheme at 39 Crawley Road from Frankum Developments Ltd for use as Council rent accommodation. The block containing these units will be acquired on a freehold basis for the Package Price and based on the Heads of Terms and Business Case as set out in Exempt Appendix 2.
2. Give delegated authority to Director of Housing, Regeneration and Planning and after consultation with the Head of Legal and Governance (Monitoring Officer) and Cabinet Member for House Building, Place-Making and Development to finalise and complete the transaction.

### **Reasons for decision**

There is an overwhelming need for social rented homes in Haringey. The acquisition of these homes will help the Council to meet that need by converting them to Social Rent for rent to those on the Council's Housing Register who most need them.

The acquisition of these homes will also deliver an improved mix of genuinely affordable homes within the scheme as a whole and in Wood Green more widely, better meeting the needs of local people.

The homes to be delivered are very well located and will be of an extremely high quality. Delivering them as Council homes would help to create an inclusive environment in a development that has adopted the Healthy Streets Approach to embed public health in public realm.

Council Officers had an input in the design and accommodation provided within the S106 units at the pre-application of the planning process at which stage the Council expressed an interest in acquiring the homes.

The accommodation mix will give the Council larger and well-designed homes.

The homes are ineligible for GLA grant funding as the overall scheme fails to achieve the 40% threshold of affordable housing. The funding for the acquisition of these units is set out in Appendix 2 Exempt Report.

The acquisition is supported by the HRA Business Plan.

### **Alternative options considered**

**Not to acquire the private sale homes.** This option was rejected because it would represent a missed opportunity for the Council to:

- i. Secure an additional seven homes for use as Council rent tenancies as part of the Council's commitment to starting on site or completing 1,000 Council homes at Council rents by March 2022.
- ii. Further assist in maintaining momentum and progress in the overall Wood Green area.

**659. MINUTES OF OTHER BODIES**

**RESOLVED**

To note the minutes of the following:

Cabinet Member Signing:

8 October 2021

15 October 2021

19 October 2021

Urgent Decisions:

12 October 2021

18 October 2021

**660. NEW ITEMS OF URGENT BUSINESS**

None

**661. EXCLUSION OF THE PRESS AND PUBLIC**

**RESOLVED**

That the press and public be excluded from the meeting for the consideration of agenda items 17-20 as they contain exempt information as defined in Section 100a of the Local Government Act 1972; Paragraph 3 – information relating to the financial or business affairs of any particular person (including the authority holding that information); Paragraph 5 – information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

**662. EXEMPT - MINUTES**

**RESOLVED** that the exempt minutes of the Cabinet meeting held on 12 October 2021 be approved as a correct record.

**663. EXEMPT - ACQUISITION OF THE LONG LEASEHOLD INTERESTS IN 14 HOMES AT HALE WHARF PHASE 2, TOTTENHAM HALE**

The Cabinet noted the exempt information and resolutions were agreed as per minute 655.

**664. EXEMPT - ACQUISITION OF 7 AFFORDABLE HOMES AT 38 CRAWLEY ROAD FOR USE AS COUNCIL RENTED HOUSING**

The Cabinet noted the exempt information and resolutions were agreed as per minute 658.

**665. NEW ITEMS OF EXEMPT URGENT BUSINESS**

None.

CHAIR: Councillor Peray Ahmet

Signed by Chair .....

Date .....