

NOTICE OF MEETING

CABINET

Tuesday, 13th July, 2021, 6.30 pm - George Meehan House 294 High Road Wood Green London N22 8YX - There is limited seating due to social distancing measures. Please contact Democratic services on 0208 489 2929 if you wish to attend

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

Quorum: 4

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**

To receive any apologies for absence.

3. **URGENT BUSINESS**

The Chair will consider the admission of any late items of Urgent Business.
~~(Late items of Urgent Business will be considered under the agenda item~~

where they appear. New items of Urgent Business will be dealt with under Item 19 below. New items of exempt business will be dealt with at Item 24 below).

4. DECLARATIONS OF INTEREST

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

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

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

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

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

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

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

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

6. MINUTES (PAGES 1 - 30)

To confirm and sign the minutes of the meeting held on 15 June 2021 as a correct record.

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

8. DEPUTATIONS/PETITIONS/QUESTIONS

To consider any requests received in accordance with Standing Orders.

9. HIGH ROAD WEST APPROVAL OF RESIDENTIAL OFFERS, LANDLORD OFFER AND LOVE LANE ESTATE BALLOT PROGRAMME (PAGES 31 - 188)

[Report of the Director for Housing, Regeneration and Planning. To be introduced by the Cabinet Member for House Building, Place Making and Development]

The report seeks approval of the final versions of the High Road West Local Lettings Policy, the Love Lane Leaseholder Offer and approval of the commitments to residents to be included within the 'Landlord Offer', which will form the basis of the resident ballot on the Love Lane Estate. The report also seeks approval to proceed to a resident ballot on the Love Lane Estate, in line with the requirements set out in Section 8 of the Greater London Authorities' Capital Funding Guide.

10. NEW PAYMENT OPTIONS POLICY FOR LEASEHOLDERS (PAGES 189 - 238)

[Report of the Director for Housing, Regeneration and Planning. To be introduced by the Cabinet Member for Planning, Licensing and Housing Services]

Following Cabinet approval on 8 December 2020, Officers undertook a consultation exercise with Leaseholders in respect of enhanced repayment options for major works invoices. This report provides details and feedback on the outcome of this exercise. The report also sets out proposals to amend and improve the Council's leaseholder repayment options for major repair works.

11. STAPLEFORD NORTH WING BLOCK SECTION 105 CONSULTATION - BROADWATER FARM (PAGES 239 - 252)

[Report of the Director for Housing, Regeneration and Planning. To be introduced by the Cabinet Member for House Building, Place Making and Development]

This report seeks Cabinet approval to undertake a consultation with residents within the Stapleford North block to seek their views on the future of their homes.

12. PARKING FEES AND CHARGES REVIEW (PAGES 253 - 270)

[Report of the Director of Environment and Neighbourhoods. To be introduced by the Cabinet Member for Customer Service, Welfare and the Public Realm]

This report recommends changes to some existing parking fees and charges as well as the introduction of some new charges.

13. RENEWAL OF DPS FOR RESIDENTIAL AND NURSING (PAGES 271 - 276)

[Report of the Director of Adults and Health. To be introduced by the Cabinet Member for Health, Social Care and Wellbeing]

The report requests approval to extend the DPS for Residential and Nursing categories for a period of 1 year to 31st July 2022 with provision to extend for up to a further 6 months, subject to utilisation value.

14. 2020/21 FINANCE UPDATE AND PROVISIONAL OUTTURN (PAGES 277 - 314)

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

This report sets out the provisional outturn for 2020/21 for the General Fund, HRA, DSG and the Capital Programme compared to budget. It provides explanations of significant under/overspends and also includes proposed transfers to/from reserves, revenue and capital carry forward requests and any budget virements or adjustments.

15. AWARD OF THE CHILDREN AND YOUNG PEOPLE'S DRUG AND ALCOHOL SERVICES (CYPS) CONTRACT (PAGES 315 - 324)

[Report of the Director of Adults and Health. To be introduced by the Cabinet Member for Early Years, Children and Families]

This report seeks agreement from Cabinet to award a new contract for the Children, Young People and Families Drug and Alcohol Service as allowed under Contract Standing Order (CSO) 9.07.1 (d).

16. ASHLEY ROAD DEPOT - AWARD OF CONTRACT FOR DESIGN WORKS (PAGES 325 - 330)

[Report of the Director for Housing, Regeneration and Planning. To be introduced by the Cabinet Member for House Building, Place Making and Development]

This report seeks Cabinet Approval for the extension of the appointment of a Lead Designer to take forward the Ashley Road Depot Project to deliver c. 298 new homes.

17. MINUTES OF OTHER BODIES (PAGES 331 - 340)

To note the minutes of the following:

Cabinet Member Signing 28 June 2021

Cabinet Member Signing 2 July 2021

18. SIGNIFICANT AND DELEGATED ACTIONS (PAGES 341 - 356)

To note significant and delegated decisions taken by Directors in April to July 2021.

19. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at Item 3 above.

20. EXCLUSION OF THE PRESS AND PUBLIC

Note from the Democratic Services and Scrutiny Manager

Items 21 to 24 allows for consideration of exempt information in relation to items 15 and 16.

TO RESOLVE

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

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings

21. EXEMPT - AWARD OF THE CHILDREN AND YOUNG PEOPLE'S DRUG AND ALCOHOL SERVICES (CYPS) CONTRACT (PAGES 357 - 358)

As per item 15

22. EXEMPT - ASHLEY ROAD DEPOT - AWARD OF CONTRACT FOR DESIGN WORKS (PAGES 359 - 360)

As per item 16

23. EXEMPT MINUTES (PAGES 361 - 364)

To approve the exempt minutes of the meeting held on 15 June 2021.

24. NEW ITEMS OF EXEMPT URGENT BUSINESS

To consider any items admitted at Item 3 above.

Ayshe Simsek, Democratic Services & Scrutiny Manager
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Fiona Alderman
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River Park House, 225 High Road, Wood Green, N22 8HQ

Monday 5 July 2021

MINUTES OF MEETING Cabinet HELD ON Tuesday, 15th June, 2021, 6.30pm

PRESENT:

Councillors: Peray Ahmet(Chair), Mike Hakata(Vice - Chair), Zena Brabazon, Ruth Gordon, Julie Davies, Lucia das Neves, Isidoros Diakides and Seema Chandwani

ALSO ATTENDING VIRTUALLY: Councillors – Moyeed and Palmer

516. FILMING AT MEETINGS

The Chair referred to the filming notice of meetings and this was noted.

517. APOLOGIES

There were apologies for absence from Cllr Bevan.

518. URGENT BUSINESS

There were no items of urgent business.

519. DECLARATIONS OF INTEREST

The Leader of the Council, Cllr Ahmet declared a personal and non- prejudicial interest in respect of item 9 by virtue of her position as Chair of the Overview and Scrutiny Committee at the time of the production of the scrutiny review of the Noel Park Major Works Programme.

Cllr Gordon declared a personal and non -prejudicial interest in respect of item 9 by virtue of her position as Chair of the Housing and Regeneration Scrutiny Panel and had led the scrutiny review of the Noel Park Major Works Programme.

Cllr Brabazon declared a personal and non -prejudicial interest in respect of item 9 by virtue of her position as a member of the Housing and Regeneration Scrutiny Panel at the time of the production of the scrutiny review of the Noel Park Major Works Programme.

Cllr Diakides declared a personal and non -prejudicial interest in respect of item 9 by virtue of his position as a member of the Housing and Regeneration Scrutiny Panel at the time of the production of the scrutiny review of the Noel Park Major Works Programme.

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

There were no representations put forward.

521. MINUTES

RESOLVED

That the minutes of the Cabinet meetings held on 9 and 16 March 2021 be approved as a correct record.

522. DEPUTATIONS/PETITIONS/QUESTIONS

There were no representations received.

523. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE -

The Leader informed all present that there was one item referred to the Cabinet by the Overview and Scrutiny Committee. This was to consider the Scrutiny Panel review on Noel Park Major Works Programme and the Cabinet would further consider the response to the Scrutiny recommendations.

At this point in the meeting the Leader, Cllr Diakides, Cllr Gordon, and Cllr Brabazon left the meeting.

Cllr Hakata as Deputy Leader took the Chair.

524. TO CONSIDER THE SCRUTINY PANEL REVIEW ON NOEL PARK MAJOR WORKS PROGRAMME AND FURTHER CONSIDER THE RESPONSE TO THE SCRUTINY RECOMMENDATIONS.

Councillor Hakata briefly introduced this item, setting out that the process for looking at the issues, in relation to the leaseholders affected by the major works in Noel Park, continued. It was noted that the Leader was meeting with leaseholders this week and the Cabinet would set out further proposals to address their concerns. There would also be a further opportunity for the Cabinet to look at these matters when a decision - making report on phase two of the Noel Park works was considered by Cabinet at a meeting in July.

Cllr Moyeed was asked to introduce the Scrutiny review report as Chair of the Overview and Scrutiny Committee. He was also a ward councillor in Noel Park and confirmed that, following advice from legal, there was no conflict with his presentation of the report.

He had spoken with Noel Park leaseholders and his presentation would be reflecting their views. The following points were made:

- Grateful that a majority of the recommendations were agreed.
- Disappointed that recommendation 1, and recommendation 20 were not agreed and that recommendation 12 was partially agreed.
- That all recommendations should be agreed without exception to reflect the commitments made at the Overview and Scrutiny Committee Meeting held on the 15th of March.
- That some of the responses to the recommendations had the effect of altering the scope of the original recommendation, leading to them being read as a rejection.
- The response to recommendation 1 was referred to which set out that the leaseholders were not legally entitled to seek further particulars of the works and cost. It was felt that the Council should not just be keeping to the statutory bare minimum. Also, in keeping with the commitment to co-design and co-production, there needed to be as much information provided as possible.
- The response to recommendation 1 did not appropriately acknowledge the high volume of questions and queries, put forward by the leaseholders, had reflected the lack of consultation prior to the section 20 notice being issued. The collective and organised questioning from the leaseholders was in response to their shared predicament and concerns. This should not have been a reason to treat their queries collectively and under Freedom of Information rules.
- In response to the proposed partial agreement of recommendation 12 on the removal of asbestos from the Pods in Noel Park being borne by the Council as freeholder, this was further contended. This had been a long -standing issue and these works should have been completed by Homes for Haringey, years earlier when the costs were lower. There was a need to agree this recommendation in full and provide certainty for leaseholders.
- Recommendation 20 was not accepted and Cabinet was asked to reconsider the scrutiny review report which set out the reasoning for the compilation of a Contracts Oversight Committee.

The Chair interjected acknowledging the important comments made by the Chair of the Overview and Scrutiny and asked him to continue with introducing the Scrutiny review instead of commenting on the response to the recommendations. There was discussion on this, and the Chair of Overview and Scrutiny continued to briefly highlight the following:

- Recommendation 7 set out that full assurances are provided in writing in relation to the contractors use and application of cladding materials on the pod extensions. The response indicated that it will guarantee the cladding for 12 years in the unlikely event that any additional costs arise following completion. The Chair of Overview and Scrutiny contended that the original report said that it should for as long as the pods were there but the response limited this to 12 years which was not acceptable to the leaseholders.
- Recommendation 9 related to the basis of the revised estimates and how these had escalated over the time period . The response was that this reflected the

industry wide cost inflation but this was not acceptable as it was still felt by the leaseholders that the costs had gone up as the works had been left for a long time.

The Deputy Leader responded to the review recommendations and emphasised that the process was ongoing and conversations continuing. The Leader was meeting with leaseholders in the coming week.

The Deputy Leader asked colleagues to agree all the recommendations, except for 1, 12 and 20.

RESOLVED

1. To consider the recommendations of the Overview and Scrutiny Committee (OSC) and the Housing and Regeneration Scrutiny Panel (HRSP) attached as Appendix 1.
2. To agree all the HRSP recommendations, except numbers 1, 12 and 20, for the detailed reasons set out in section 6.3 of the report.

Reasons for decision

The Overview and Scrutiny Committee has the Constitutional power to make reports and recommendations to the Cabinet in connection with the discharge of any functions for its consideration.

Alternative options considered

The Cabinet is committed to considering and responding to Scrutiny reviews. No alternative options were considered.

525. LONDON BOROUGH OF HARINGEY GAMBLING ACT POLICY

[Clerks note Cllr Brabazon, Cllr Diakides, Cllr Gordon and Cllr Ahmet – Leader of the Council and Chair returned to the meeting. Cllr Ahmet resumed chairing the meeting – 6.50pm]

The Leader introduced the item which sought approval for a ten-week consultation on the draft Gambling Policy 2022-25 and the Local Area Profile. The draft revised policy and the Local Area Profile supplementary document highlighted the impact high street gambling premises had on the most vulnerable and ‘at risk’ areas of the borough. For future applications, operators would be asked to consider very carefully whether seeking new premises or relocating premises within these area would be consistent with the licensing objectives and the locally identified risks. The Gambling Act 2005 however, still required Councils to ‘aim to permit’ applications. The Council had presented a response to the Government’s review of the Gambling Act 2005 ‘Call for Evidence’, which requested stronger commitment to empower Local Authorities to listen to the concerns of the local community by removing the ‘aim to permit’ requirement.

Cabinet Members welcomed the report and the response to the Government review.

Daliah Barrett, Licensing Officer, responded to questions from the Cabinet:

- There was a legislative requirement to place notice of publications on the Council's website. Applications were also shared with ward Councillors, and displayed on the premises for 28 days.
- There had been complaints from residents in relation to a new gambling premises on Tottenham High Road. This application had been made during the first lockdown and had followed the application process correctly.

RESOLVED

1. To approve the 10-week consultation on the draft Gambling Policy 2022-2025 at Appendix 1 and the local area profile at Appendix 2.
2. To note that following consultation a further report will be presented for decision to recommend approval to Full Council for final adoption.

Reasons for decision

To comply with the requirements of the Gambling Act 2005 the Council must prepare and consult on a statement of gambling policy for the period 2022-2025.

The Council will be renewing its resolution, first made in 2007, to not issue any casino licences in the next three years.

To obtain the views of interested parties on the proposed statement of gambling policy and use these views to formulate any changes to the policy.

Alternative options considered

No alternatives were considered. It is a statutory requirement that the policy be reviewed at least every three years, and that a public consultation is carried out. If the Council did not have a policy, it would be acting ultra vires with regards to any decisions it makes when determining gambling premises licences.

The Gambling Commission has laid down requirements which the Council must follow with regards to the Gambling Policy. If they are not followed the Council could face risk of judicial challenge. The Gambling Commission guidance has been followed in drafting this policy.

526. COMMUNITY CARBON OFFSET FUND SPENDING STRATEGY

The Cabinet Member for Environment, Transport and the Climate Emergency and Deputy Leader introduced the report which proposed a strategy to spend £0.390m of the collected carbon offset contributions as part of a new Community Carbon Fund over the next four and a half years. This fund would deliver collaborative projects across the borough between the Council and the community.

The Cabinet Member continued to set out the context for this decision which was reducing carbon emissions through new development which was an essential element in the Haringey Climate Change Action Plan (HCCAP) and the need to see developments achieving their carbon reductions on site.

It was further noted that approximately 90% of the borough's carbon emissions came from sources outside the Council's direct control. Therefore empowering, supporting, and publishing community-based action was vital for the Council to share best practice and enable grassroots projects to succeed; further aligning with the Council's aim of collaborative working in co-production with the community. This decision would also align with the Council's wider community wealth building work.

The following information was provided in response to questions from Cllr Palmer:

- In relation to the £180k collected from carbon offset contributions, this was being used for fuel poverty relief and this programme was already in progress
- The selection process for the Community Carbon Fund Allocation Panel was to be resolved, going forward. The intention was to engage with residents at the very start of the process. Cllr Hakata agreed to provide Cllr Palmer with the details of the selection process, including whether this would be cross party, once this was more fully understood and agreed.
- Support to smaller groups for bid proposals was important and the intention was to proactively go out in the community, working with other Cabinet colleagues to share and develop knowledge on access to this fund. The Cabinet Member agreed to inform Cllr Palmer once an approach for this was established.

RESOLVED

1. To approve the use of £0.390m of the carbon offset monies collected under s106 obligations for the Haringey Community Carbon Fund and its administration.
2. To agree to the first four-year allocation of funds from the Community Carbon Fund:
 - a. With a total spend of £390,000, the allocation over four financial years is proposed at:
 - i. 2021/22: £30,000 – scheme design, set up and advertising
 - ii. 2022/23: £105,000 – up to £90k initial community grants, £15k administration and advertising
 - iii. 2023/24 to 2025/26: Three further financial years of £85,000 grants per annum - £70,000 grants for the community, £15,000 administration and advertising
 - b. To agree that where funds are not fully spent at the end of each year unspent funds will be rolled over to the next spending year, that funding could be transferred between funding years to fund more expensive projects, and that funding from other sources could be used to boost projects.
- iii) To agree that the decision to allocate the annual funding to specific carbon reduction bids in this period will be delegated to the Assistant Director Planning, Building Standards & Sustainability in consultation with the Cabinet

Member for Environment, Transport and the Climate Emergency drawing on the advice of the Community Carbon Fund Allocation Panel.

Reasons for decision

Allocating the carbon offsetting funds to community schemes will deliver Objective Com2 of the HCCAP which commits to “empower and enable community-owned projects to deliver carbon reduction”, with a specific action under Com2 to set up a community energy fund. Grants to local community organisations will encourage residents, community groups and local businesses to live and operate more sustainably. Our residents and community groups are well-placed to identify, set up and run carbon reduction projects, whilst developing their skills. Funding will enable organisations to have a wider reach, with more projects to be coordinated and delivered across the borough.

The borough's community groups can also use this funding to access and match fund external funding streams for carbon reduction. Examples include the National Lottery and the GLA's London Community Energy Fund.

Alternative options considered

Do nothing, accumulate a larger pot of funds to spend at a later date

Accumulating a larger sum of the remaining money would enable spending on larger community projects in the borough at a later stage. At this time, the £390k is considered sufficient to kick-start the first four-year programme of community carbon reduction projects.

This option was rejected as there is a time pressure to spend the collected s106 money. Some s106 clawback clauses enable developers to request financial contributions to be paid back if the Council has not yet spent the money. The first collected contribution of £4,500 is set to expire in July 2021, and the second contribution in September 2022.

The proposal reflects the urgency of the Climate Emergency and adopted HCCAP. Allowing community groups to help them scale up their engagement and help the borough to get to the net zero carbon target by 2041.

Alternative allocation of funds

The collected s106 money could also be allocated to alternative carbon reduction initiatives (set out in paragraph 6.3). These were ruled out due to: Projects must be 'additional', demonstrating that they would not happen without this funding. Funding is a key barrier for community projects. There is currently significant Government funding to retrofit public buildings, which the Council has secured over £4m in the last year.

The carbon offset funds are well suited to benefit community groups, due to:

- The relatively small amount of funding available, so would be unlikely to deliver the costs of significant project requirements.

This programme could unlock existing carbon reduction community funds set up by regional and national government that require match funding. Funding was a key barrier for action during the HCCAP engagement period and this approach was recommended this approach.

527. THE REGULATION OF INVESTIGATORY POWERS ACT 2000 (RIPA) AND INVESTIGATORY POWERS ACT 2016: USE OF POWERS BY THE COUNCIL IN 2020

The Leader introduced the report which provided information on the use of Regulation of Investigatory Powers Act 2000 (RIPA). RIPA provides a statutory framework for public authorities to use cover techniques, such as surveillance, where necessary and proportionate, for the purpose of preventing or detecting crime.

In response to a question from Councillor Palmer, Fiona Alderman – Head of Legal and Governance (Monitoring Officer) – advised that the Monitoring Officer role was the senior responsible officer for the use of RIPA powers and that any use of these powers was reported to the Council’s Statutory Functions Board and fed back to the Executive.

RESOLVED

1. To note the use of RIPA by the Council as set out at paragraphs 6.14 to 6.16.

Reasons for decision

The RIPA codes of practice state that members should review the Council’s use of investigatory powers at least annually. Therefore, although the powers under RIPA have been used sparsely in recent years, it is nevertheless important for members to be aware of the extent of usage.

Alternative options considered

Not Applicable. If the Council’s use of investigatory powers was not noted, the Council would not be complying with the codes of practice and so this alternative has not been considered.

528. PERMANENT RECRUITMENT AGENCY SUPPLY CHAIN TO SUPPORT THE INSOURCE RECRUITMENT SERVICE

The Cabinet Member for Employment, Skills and Corporate Services introduced the report which sought Cabinet approval under Contract Standing Order (CSO) 10.02.1 b) for a deed of variation to include the management of a permanent recruitment supply chain in the new contract for the supply of Agency Staff.

The Cabinet Member outlined that this was the first step to ensuring the Council were independent of external providers for staff and outlined how Matrix would assist with

the sourcing of permanent staff on a reducing basis over the next 4 years. This would be monitored carefully so capacity for permanent staff grew in the organisation and dependency lessened on agency staff.

The objective was for the local authority to be a good local employer and for recruiting managers to have a good understanding of how to become a strong recruiting authority and have confidence in the staff that they themselves have selected.

In response to questions from Cllr Palmer the following information was provided:

- The Council were anticipating savings from the new contract and Cabinet Member advised that £800k of savings had already been achieved from changing the temporary recruitment contract from Hays to Matrix. The sourcing of permanent recruitment had also been realised and £140k savings achieved and an overall total of £940k achieved. This would be accounted for partly in the current financial year and the in the next financial year due to the timing of the contracts.
- The cost of support for the contract for 4 years would depend on usage and if the support was not required, the Council would not have to pay any money.
- With regards to the transfer of staff to the new in-house team, the Council had recently received information on the staff that were transferring, and the Council were negotiating with Hays on this. The Council were expecting to fill half the required establishment of staff from the TUPE process.
- The Council were in the process of advertising the outstanding roles. These would be firstly advertised internally, then externally and through agency staff if needed. There would not be the fully experienced team in place from year one hence the need to have a higher contract value in year 1.

RESOLVED

To approve, in accordance with Contract Standing Order 10.02.1 b), the deed of variation for the provision of the management of a permanent recruitment supply chain in the new contract for the supply of Agency Staff at a contract value of £1,495,090 over four years, from 24th July 2021 to 23rd July 2025.

Reasons for decision

The reason for the decision is that whilst the Council's new in-house permanent recruitment service goes live in July 2021, this is a new service area for the Council. The new service will be required to fill an estimated 500 permanent positions per year (hence the estimated contract value of £1,495,090) and will therefore require an agency supply chain to support during mobilisation (2021/22) and then on an on-going basis for specialist, senior/executive and hard to fill roles to ensure all permanent vacancies are filled.

Best value for the Council will be achieved through the procurement and management of a permanent agency supply chain via the Matrix Neutral Vendor agency worker

MSTAR 3 London Councils contract. This is a compliant procurement route for the Council. The MSTAR3 framework includes the provision of permanent recruitment and was included in a robust competition led by ESPO and LB Havering processes on behalf of several London Councils. This creates efficiencies and cost savings for the Council. In addition, the supplier will bring added value to the Council through an effective technology platform for recruiting permanent staff which will deliver improved processes and management information for monitoring cost.

Should the Council not implement a robust permanent supply chain strategy, the risk is permanent posts will remain unfilled and expensive agency workers / interims will be brought into the Council to cover permanent posts which will create additional and unnecessary cost to the Council.

As the inhouse permanent service evolves, the plan will be to very closely manage and reduce the use of agencies for permanent hiring. Over the four years of the contract the Council anticipates the following scale which is reflected in the contract value stated in this paper and based on the Matrix MSTAR3 contracted fees.

Contract value over 4 years:

The current Hays contract, which is expiring, stipulates three types of fees can be applied depending on the source of the successful applicant as follows:

Internal only process fee: When an existing member of staff moves to a different post within the Council.

Sourcing fee: When directly filling a permanent position from their own network.

Agency supply chain fee: When the incumbent engages a specialist agency to fill a permanent position.

Recruitment Process Outsourcing (RPO) placement management fee: The incumbent fee charged for managing the agency supply chain.

To estimate the contract value over 4 years the Council has reviewed the incumbent sourcing channels and resulting invoice value and applied a % year-on-year reduction for the duration of the contract.

The resulting predicted contract value with the reductions applied (as per 4.5) is as follows and demonstrates the maximum amounts of predicted spend which relates directly to the increase in the Council's own in-house permanent recruitment capability (as stated in 4.4). The estimated costs below are maximum expected values. Every effort will be made by their-sourced recruitment team to minimise the use of agencies to source candidates for permanent vacancies within the council.

The spend comparison data can be seen in figure 1 below:

Supplier	Period	Agency Sourcing % Reduction	Internal Transfer Fees	Executive Search % Reduction	Total Spend
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Hays	20/21 Benchmark Year		£1,229,343	£42,140		£377,079	£1,648,562
Matrix	2021/22 Year 1 (Y1)	>60% 2020/2 1	£491,737	£0	>40% 2020/2 1	£226,247	£717,984
Matrix	2022/23 Year 2 (Y2)	>50% 2021/2 2	£245,868	£0	>30% 2021/2 2	£158,373	£404,241
Matrix	2023/24 Year 3 (Y3)	>50% 2022/2 3	£122,934	£0	>30% 2022/2 3	£110,861	£233,795
Matrix	2024/25 Year 4 (Y4)	>50% 2023/2 4	£61,467	£0	>30% 2023/2 4	£77,603	£139,070
Matrix	Spend (Y1 - Y4)		£922,006	£0		£573,084	£1,495,090

Figure 1

Using the above calculations, the total spend over the four-year contract for both Agency Supply & Executive Search is predicted at £1,495,090 or £922,006 for Agency Supply and £573,084 for Executive Search compared to the benchmark data spend for one year of £1,648,562.

Alternative options considered.

Extend the existing contract with the existing incumbent.

The existing contract could be extended for a further year. However, this course of action would not allow the Council to realise the savings in the outline business case.

529. WAVIER CONTRACT TO CITIZEN'S ADVICE BUREAUX FOR THE INFORMATION, ADVICE AND GUIDANCE SERVICE FOR 9 MONTHS

The Cabinet Member for Health, Social Care and Well-Being introduced the report which sought approval to award a contract for the Information, Advice and Guidance (IAG) Service to Haringey Citizen's Advice Bureau for a period of 9 months with effect from 1 July 2021. The pandemic had highlighted the importance of providing information, advice and guidance to residents at all times. Awarding a contract for 9 months would allow for learning and modelling of a new service to provide the best quality service whilst achieving value for money.

The Cabinet Member and Beverley Tarka – Director of Adults & Health – responded to questions from Councillor Palmer:

- The pandemic had changed the way that services were provided to residents and had moved to mainly telephone and online services. This proved to work for some residents but also highlighted that this approach did not work for everyone.
- The remodelling of the service would be carried out in consultation with service users and the teams who worked with them.

RESOLVED

1. To approve, in accordance with Contract Standing Order (CSO) 10.01.1(a), the award of a contract for the Information, Advice and Guidance (IAG) Service to Haringey Citizens Advice Bureau for a contract period of 9 months with effect from 1st July 2021.
2. To Note that the total cost of the Contract for the period 1st July 2021 to 31st March 2022 is £612,000.

Reasons for decision

The provision of high quality, accessible and locally relevant information, advice and guidance for Haringey residents is of primary importance to the Council. It is therefore in the Council's overall interest to award this contract whilst thorough recommissioning of a new service is completed.

The Covid-19 pandemic delayed a planned recommissioning process in 2020, as Council officers and local service providers channelled all available capacity into the provision of support to residents. The recommended contract period will allow sufficient time to complete the tender process for a new contract, which will continue seamlessly from the end of this one, ensuring the best service for residents. The recommissioning process has already begun, with the tender process starting in June 2021 with a market engagement event. The process will be concluded, with a new contract starting from 1st April 2022.

The time to conduct a full recommissioning and service reshaping exercise will ensure the recommissioned service is responsive, flexible and strategically aligned. The newly commissioned Information, Advice and Guidance service will strengthen a range of Council priorities and work areas, including our commitments around housing, domestic abuse and employment, as well as the work of the Fairness Commission and Welcome Advisory Board.

Remodelling will also provide a shift in service delivery of IAG in the borough, drawing out learning from the Covid-19 pandemic to ensure broader access to the service and varied modes of online and face-to-face delivery.

Alternative options considered.

Do nothing. It would be possible to let the current contract run to its end and not renew it, as there is no statutory requirement to provide information, advice and guidance in this way. However, there is a demonstrable need for Information, Advice and Guidance in Haringey, which the Covid-19 pandemic has exacerbated. As such it would not be in the best interests of the Council or our residents to have a gap in service delivery whilst the new contract is commissioned.

Insourcing. The provision of this service as a directly delivered service was robustly explored. This was not found to be suitable as the provision of independent advice and casework around statutory decision-making and other issues directly related to the Council's work is a key element of this service, therefore creating potential conflicts of interest and reducing resident confidence in the service.

530. STROUD GREEN PRIMARY SCHOOL - PHASE 1 EXTERNAL ENVELOPE AND BUILDING SERVICES IMPROVEMENT WORKS – AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member for Early Years, Children and Families introduced the report which sought approval for the award of a contract to Mulalley & Co to carry out Building Services Improvement and External Envelope Phase 1 works at Stroud Green Primary School. This was the beginning of an extensive capital programme within Haringey schools and included roof repairs, windows and Health & Safety of all buildings. The scheme would be part funded by an allocation from the public sector decarbonisation programme, a government initiative sponsored by the Department for Business, Energy and Industrial Strategy, and administered by Salix.

Clerk's note: The Cabinet Member introduced agenda items 15-18 together. The questions from other Members relate to all four items but are detailed here:

The Cabinet Member and David Moore – Head of Major Projects – responded to questions from the Committee:

- The programme was high risk in relation to delivery, and it was important to mobilise contracts as soon as was possible. The works were due to take place during the summer holidays in order to minimise the risk of school closures.
- Any delays would be reported to Salix so as not to risk funding. It was worth noting that all Local Authorities would likely be reporting similar risks or delays.
- There were three further schools to be included and these decisions would be carried out by Cabinet Member Signings.
- The deadline was tight for completion. There was no penalty clause for contractors if the programme overrun, however compensation could be sought if required.

Further to considering exempt information at item 28,

RESOLVED

1. To approve an award of contract to Mulalley & Co of £1,011,998.
2. To approve a client construction contingency of 10% that equates to £101,200 which will be strictly managed under change control governance arrangements.
3. To approve the issuance of a letter of intent for up to 10% of the contract value, totalling £101,200.

Reasons for decision

A major review of the condition and suitability of the Children's Services estate has been undertaken which has informed the Children's Service's asset management plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Service estate that need addressing in the short, medium, and long-term. Stroud Green Primary School is high priority for major works due to issues relating to safeguarding and school closure risks.

In 2018 an initial brief was given to undertake the most immediate (short term) health and safety, compliance, and resilience work. These findings included fire compartmentation, fire doors and cold-water system replacement and were subject to a separate award under delegated powers.

In 2019 a further commission was given to further investigate and address urgent works relating to the condition of building services (i.e., heating), external envelope (i.e., roofs, windows) and boundary security.

The scheme has been granted an allocation of funding £0.129m from the public sector decarbonisation programme, a government initiative sponsored by the Department for Business, Energy & Industrial Strategy and administered by Salix (Salix works). The grant will be used to part fund the scheme thus reducing the amount of borrowing that the Council will need to undertake. The terms of the grant are that the relevant works need to be completed by the 30th of September 2021. If this date is missed, then there is a risk that the grant allocation will need to be repaid.

A scheme for Stroud Green Primary School has been developed into 2 phases in order to achieve the criteria for Public Sector Decarbonisation (Salix) grant funding, minimise disruption to the school by maximising access over the 2021 school summer holiday period, ensure resilience for heating and hot water and support a comprehensive phasing plan. This construction award report requests a decision on the procurement of a contractor to undertaken Phase 1 (heating distribution system upgrade, secondary glazing, loft insulation and new entrance and accessible toilet) works. All remaining works considered under Phase 2 will be the result of a further decision in September 2021.

Alternative options considered.

Do nothing option - a decision not to support this award of construction contract will result in the Councils failure to suitably maintain its education estate by undertaking essential condition improvements. This would increase the likelihood of reactive works which will create greater disruption and cost to the council and potentially result in the loss of education days. All of which would undoubtedly impact on the quality of teaching and learning.

531. APPROVE THE APPOINTMENT OF CONTRACTOR FOR SEVEN SISTERS PRIMARY SCHOOL BUILDING SERVICES AND EXTERNAL ENVELOPE WORKS PHASE 1

The Cabinet Member for Early Years, Children and Families introduced the report which sought approval for the award of a contract to Mulalley & Co to carry out Building Services Improvement and External Envelope Phase 1 works at Seven Sisters Primary School. This was the beginning of an extensive capital programme within Haringey schools and included roof repairs, windows and Health & Safety of all buildings. The scheme would be part funded by an allocation from the public sector decarbonisation programme, a government initiative sponsored by the Department for Business, Energy and Industrial Strategy, and administered by Salix.

Clerk's note: The Cabinet Member introduced agenda items 15-18 together. The questions from other Members relate to all four items and are detailed in minutes item 530.

Further to considering exempt information at item 29,

RESOLVED

1. To approve a contract award to Mulalley and Company Ltd, up to a maximum value of £1,233,949.20.
2. To approve a client construction contingency of 10% that equates to £112,177.20 which will be strictly managed under change control governance arrangements.
3. To approve the issuance of a letter of intent for up to 10% of the contract value.

Reasons for decision

A major review of the condition and suitability of the Children's Services estate has been undertaken, which has informed the Children's Service's asset management plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Service estate that need addressing in the short, medium, and long-term. Seven Sisters Primary School is high priority for major works due to issues relating to health and safety or risk of school closure.

In 2018, an initial brief was given to undertake the most immediate (short term) health and safety, compliance, and resilience work. These findings included fire compartmentation, fire doors and heating resilience works and were subject to a separate award under delegated powers.

In 2019, a further commission was approved, to further investigate and address urgent works relating to the condition of building services (i.e., heating, electrics, and plumbing), external envelope (i.e., roofs, windows) and boundary security.

This condition project will bring a number of benefits to the school and the council, with the primary objective of providing improved educational environments for Children in line with Haringey's borough plan. Along with improving educational outcomes, this project will significantly reduce the risk of a health and safety incident or school closure through condition failure such as mechanical failure or roof leaks. The project will also help the school reduce its energy demands and thus reduce carbon emissions through technologies and insulation including double glazing. This work also benefits the Council in reducing the reactive maintenance requirements at the school in future by economically fixing the root cause of the condition issues within a single project whilst avoiding additional temporary repairs costs.

The scheme has been granted an allocation of funding £0.633M from the public sector decarbonisation programme, a government initiative sponsored by the Department for Business, Energy & Industrial Strategy and administered by Salix (Salix works). The terms of the grant are that the relevant works need to be completed by the 30th September 2021. If this date is missed, then there is a risk that the grant allocation will need to be repaid.

A works programme for Seven Sisters Primary School has been developed into 2 phases in order to achieve the criteria for external Salix grant funding; minimise disruption to the school by maximising access over the 2021 school summer holiday period; ensure resilience for heating and hot water and support a comprehensive phasing plan. This construction works award report requests a decision on the procurement of a contractor to undertake Phase 1 – Salix (replacement of ground floor windows and improvements to roof and loft insulation) and Building Services Improvement Works. All remaining works considered under Phase 2 will be the result of a further decision in, which is anticipated to be presented for a decision in September 2021. The Phase 2 construction works are currently estimated to cost £2.39m.

Alternative Options Considered

Do nothing – a decision not to support this award for a construction works contract will result in the failure to suitably maintain the Education estate by not undertaking essential condition improvements. This would increase the likelihood of reactive works, which will create greater disruption and cost to the Council and potentially result in the loss of education days. All of which would undoubtedly impact on the quality of teaching and learning.

Delaying tendering of the works until the Phase 2 works have been fully designed so that all works could be tendered in one package would add additional time to the programme. Not being able to award contracts and place orders at the earliest opportunity would severely increase the risk of not achieving the criteria for the completion of the 'Salix' works, and not allow us the opportunity to maximise the school summer holiday period, which would be required to successfully complete the building services improvement works in the most economical manner and with the least amount of disruption to the school.

532. APPROVE THE APPOINTMENT OF CONTRACTOR FOR CAMPSBOURNE PRIMARY SCHOOL BUILDING SERVICES AND EXTERNAL ENVELOPE WORKS PHASE 1

The Cabinet Member for Early Years, Children and Families introduced the report which sought approval for the award of a contract to Mulalley & Co to carry out Building Services Improvement and External Envelope Phase 1 works at Campsbourne Primary School. This was the beginning of an extensive capital programme within Haringey schools and included roof repairs, windows and Health & Safety of all buildings. The scheme would be part funded by an allocation from the public sector decarbonisation programme, a government initiative sponsored by the Department for Business, Energy and Industrial Strategy, and administered by Salix.

Clerk's note: The Cabinet Member introduced agenda items 15-18 together. The questions from other Members relate to all four items and are detailed in minutes item 530.

Further to considering exempt information at item 30,

RESOLVED

1. To approve a contract award to Mulalley and Company Ltd of £896,261.
2. To approve a client construction contingency of 10% that equates to £89,626 which will be strictly managed under change control governance arrangements.
3. To approve the issuance of a letter of intent for up to 10% of the contract value.

Reasons for decision

A major review of the condition and suitability of the Children's Services estate has been undertaken, which has informed the Children's Service's asset management plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Service estate that need addressing in the short, medium, and long-term. Campsbourne Primary School is high priority for major works due to issues relating to health and safety or risk of school closure.

In 2018, an initial brief was given to undertake the most immediate (short term) health and safety, compliance, and resilience work. These findings included fire compartmentation, fire doors and heating resilience works and were subject to a separate award under delegated powers.

In 2019, a further commission was approved, to further investigate and address urgent works relating to the condition of building services (i.e., heating, electrics, and plumbing), external envelope (i.e., roofs, windows) and boundary security.

This condition project will bring a number of benefits to the school and the council, with the primary objective of providing improved educational environments for Children in line with Haringey's borough plan. Along with improving educational outcomes, this project will significantly reduce the risk of a health and safety incident or school closure through condition failure such as mechanical failure or roof leaks. The project will also help the school reduce its energy demands and thus reduce carbon emissions through technologies and insulation including double glazing. This work also benefits the Council in reducing the reactive maintenance requirements at the school in future by economically fixing the root cause of the condition issues within a single project whilst avoiding additional temporary repairs costs.

The scheme has been granted an allocation of funding £0.243M from the public sector decarbonisation programme, a government initiative sponsored by the Department for Business, Energy & Industrial Strategy and administered by Salix (Salix works). The grant will be used to part fund the scheme thus reducing the amount of borrowing that the Council will need to undertake. The terms of the grant are that the relevant works need to be completed by the 30th September 2021. If this date is missed, then there is a risk that the grant allocation will need to be repaid.

A works programme for Campsbourne Primary School has been developed into 2 phases in order to achieve the criteria for external Salix grant funding; minimise disruption to the school by maximising access over the 2021 school summer holiday period; ensure resilience for heating and hot water and support a comprehensive phasing plan. This construction works award report requests a decision on the procurement of a contractor to undertake Phase 1 – Salix (improvements to roof and

loft insulation) and Building Services Improvement Works. All remaining works considered under Phase 2 will be the result of a further decision in, which is anticipated to be presented for a decision in September 2021. The Phase 2 construction works are currently estimated to cost £2.25m.

533. BRUCE GROVE PRIMARY SCHOOL - EXTERNAL ENVELOPE AND BUILDING SERVICES IMPROVEMENT WORKS – AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member for Early Years, Children and Families introduced the report which sought approval for the award of a contract to Mulalley & Co to carry out Building Services Improvement and External Envelope Phase 1 works at Bruce Grove Primary School. This was the beginning of an extensive capital programme within Haringey schools and included roof repairs, windows and Health & Safety of all buildings. The scheme would be part funded by an allocation from the public sector decarbonisation programme, a government initiative sponsored by the Department for Business, Energy and Industrial Strategy, and administered by Salix.

Clerk's note: The Cabinet Member introduced agenda items 15-18 together. The questions from other Members relate to all four items and are detailed in minutes item 530.

Further to considering exempt information at item 31,

RESOLVED

1. To approve an award of contract to Mulalley & Co of £2,512,007.
2. To approve a client construction contingency of 10% that equates to £251,200 which will be strictly managed under change control governance arrangements.
3. To approve the issuance of a letter of intent for up to 10% of the contract value, totalling £251,200.

Reasons for decision

A major review of the condition and suitability of the Children's Services estate has been undertaken which has informed the Children's Service's asset management plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Service estate need addressing in the short, medium, and long term.

Bruce Grove Primary School is high priority for major works due to issues relating to health and safety or the school is at risk of school closure.

In 2019 a commission was given to further investigate and address urgent works relating to the condition of building services (i.e. heating, electrics and plumbing), external envelope (i.e. roofs, windows) and boundary security.

The scheme has been granted an allocation of funding (£0.243M) from the public sector decarbonisation programme, a government initiative sponsored by the Department for Business, Energy & Industrial Strategy and administered by Salix

(Salix works). The grant will be used to part fund the scheme thus reducing the amount of borrowing that the Council will need to undertake. The terms of the grant are that the relevant works need to be completed by the 30th September 2021. If this date is missed, then there is a risk that the grant allocation will need to be repaid.

A scheme for Bruce Grove Primary School has been developed, with sectional completion dates in order to achieve the following:

- Salix Public Sector Decarbonisation grant funding works (Window replacement, LED Lighting, Loft Insulation, BMS).
- Boiler and heating works completion prior to the heating season starting in October
- Decant classroom spaces completed prior to the start of the September term.
- Remaining Works (Roof replacement, brick repointing, small power and data, sanitaryware etc)

This construction award report requests a decision on the procurement of a contractor to undertake all of the external envelope and building services infrastructure works identified, designed and approved by the project sponsor.

A Cabinet decision is required in June 2021 to enable timely mobilisation and facilitate procurement of longer lead in materials as soon as possible which will offer greater likelihood of achieving maximum grant funding available.

Alternative Options Considered

Do nothing – a decision not to support this award of construction contract will result in the Councils failure to suitably maintain its education estate by undertaking essential condition improvements. This would increase the likelihood of reactive works which will create greater disruption and cost to the council and potentially result in the loss of education days. All of which would undoubtedly impact on the quality of teaching and learning

534. APPROVAL TO DEVELOP 57 WHITE HART LANE INTO SUPPORTED ACCOMMODATION FOR YOUNG PEOPLE WITH COMPLEX LEARNING DISABILITIES AND AUTISM

The Cabinet Member for Adults, Health and Wellbeing introduced the report which sought approval to utilise £2,665,000 of funding from the supported living capital programme allocation, combined with £985,000 of NHS England capital grant funding, to deliver supported living for young people with complex learning disabilities and autism at a Council site on 57 White Hart Lane.

Currently, the Council were having to provide supported housing for young people with complex needs outside the borough. The revitalisation of the Council space would provide the much-needed option of keeping young people in the borough. If approved the Council would move to a phase of co – production and work with families, young people, and the community to design the space appropriately, accommodating the young people's needs.

In response to questions from Cllr Diakides and Cllr Palmer the following was noted:

- There were plans to fully utilise the space and ensure the spaces were taken up. Holistically, there was a need to consider, the cost for support and understand public realm issues, moving away from expensive acute hospital provision. This provision would be focused on young people up to age of 25 and would help stop them going in and out of hospital. The NHS were also contributing around a third of the cost of this capital venture, recognising the need for community support and closeness to families was an important part of care for young people with complex needs.
- There were modest savings put forward but currently there was not the choice for young people to stay near family and access services in the borough. This was a significant issue for families. The cost of out of borough support was around £4000 a week and the Council had conservatively costed the support at the new proposed centre at £3,300. This was in recognition of the very complex care that individuals will require, including access to physiological support, psychiatry.
- There were 6 units available to borough residents and there would unlikely be any excess places for placements, coming in from other boroughs.
- In relation to stakeholder engagement, there had been some good experiences of co-production recently and the service would be building on this knowledge and learning.
- Responding to the question on the expected levels of rent charges, meeting the needs of young people was paramount and the residents would be subject to receipt of health and maintenance and housing benefits and so this would likely support and contribute to the cost of the care.

RESOLVED

1. That the 57 White Hart Lane site is approved for redevelopment into supported accommodation for young people with complex learning disabilities and autism with a capital value of £3.650m, to support them to remain living in their local area.
2. That £2.665m of capital funding from the supported living capital programme allocation is committed to develop this scheme.
3. That the Council enters into a capital grant agreement with NHS England to accept the award of £985,000 for the development of this project.
4. That the Council commissions and procures design and construction partners to develop the 57 White Hart Lane site into supported accommodation.
5. That Following a period of design development, procurement and operational planning, a further report will be brought back to Cabinet for approval of the operational strategy, final scheme design and procurement of the chosen construction partner.

Reasons for decision

This development project seeks to utilise a soon-to-be vacant property, to address the need for local supported housing for young people with complex learning disabilities and autism.

This cohort is often placed in costly, out-of-area residential colleges if they are unable to live with their family. The development of an in-borough service to support this cohort, will generate savings in comparison to the use of high-cost out of borough placements. This will contribute to the People Priority's Medium Term Financial Strategy (MTFS) savings.

In addition to this, providing young people with the option to attend local Special Educational Needs (SEN) provision and remain closer to their family, friends, and social workers, will improve their quality of life, and reduce the safeguarding risks associated with placements in faraway or isolated locations.

Alternative options considered.

Not to develop the 57 White Hart Lane site into supported living for young people with complex health and care needs

This option would not be beneficial for young people with complex health and care needs, who wish to remain in their home borough whilst continuing their education. The Council is aware that appropriate supported living services need to be sourced for this cohort, and the choice not to utilise the 57 White Hart Lane site for this purpose would result in the Council continuing to commission expensive placements outside of the borough, often far away from home.

535. APPROVAL OF CONSTRUCTION CONTRACT AND LAND APPROPRIATION AT LAND OPPOSITE 16 PARK ROAD

The Cabinet Member for House Building, Place Making and Development introduced the report which sought approval for appropriation of land opposite 16 Park Road, N11 to deliver eight new Council homes for Council rent on Council land. The new homes would consist of two three-bedroom houses, five two-bedroom flats and one four-bedroom duplex apartment. The scheme was granted planning permission on 3 July 2020. If approved, the scheme would improve the existing public realm and deliver the first true zero carbon homes for the Council.

Cabinet Members welcomed the scheme, especially in regard to the zero-carbon development.

Councillor Diakides queried the delay between receiving planning permission and this decision and requested that future developments were dealt with in a timelier manner. Robbie Erbmann – Assistant Director for Housing – advised that the past year had been difficult in terms of delivering projects, but the programme would speed up over the next few months.

In response to Councillor Palmer, Mr Erbmann advised that whilst zero-carbon could not be achieved on every council development, the Council would ensure that the all developments achieved as close to zero-carbon as possible.

Further to considering exempt information at item 32,

RESOLVED

1. To approve pursuant to the Council's Contract Standing Orders (CSO) 9.07.01d, the appointment of Contractor A (named in the exempt part of the report) to undertake building works to provide a total of eight Council rented homes at land opposite 16 Park Road/Edith Road for a total contract sum as set out in the exempt part of this report and approves the client contingency sum set out in 1.6 of the exempt part of the report (Appendix 2);
2. To approve the issuance of a letter of intent up to a maximum value of no more than 10% of the contract sum.
3. To approve the appropriation of the land opposite 16 Park Road/Edith Road N11 highlighted in the red line boundary plan attached at Appendix 1 from housing purposes to planning purposes under Section 122 of the Local Government Act 1972 as it is no longer required for the purpose for which it is currently held, and for the purpose of carrying out development as set out in paragraph 6.4 of this report.
4. To approve the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other rights of neighbouring properties infringed upon by the development of land opposite 16 Park Road/Edith Road N11, under planning permission Ref: HGY/2020/0589; and
5. To approve the appropriation (after practical completion of the development) of the land opposite 16 Park Road/Edith Road N11 (edged red in the boundary plan attached at Appendix 1) from planning purposes back to housing purposes

Reasons for decisions

On 3 December 2019 Cabinet included the land opposite 16 Park Road/Edith Road N11 into the Council's housing delivery programme. This scheme has subsequently been granted planning consent and is ready to progress to construction. This report therefore marks the third, and final, Member led decision to develop on this site.

Following a formal procurement process, a contractor has been identified to undertake these works.

Alternative options considered.

It would be possible not to appoint a contractor to develop this site for the Council. However, this option was rejected as it does not support the Council's commitment to deliver a new generation of Council homes.

his contract was procured via a competitive tender through the LCP major works framework Lot 1.1B and HPCS for mini competition, using JCT Design & Build 2016 with amendments, the recommended route for a contract of this value. An alternative option would have been to do a direct appointment, but this option was rejected due to

the estimated contract value of the scheme and to give opportunities for local small to medium size contractors to submit a tender.

The Council could continue with the scheme without appropriating the site for planning purposes, but this would risk the proposed development being delayed or stopped by potential third-party claims. By utilising the powers under Section 203 of the Housing and Planning Act 2016, those who benefit from third party rights will not be able to seek an injunction since those rights or easements that are overridden are converted into a claim for compensation only. The Council recognises the potential rights of third parties and will pay compensation where a legal basis for such payments is established. The housing delivery team engaged with local residents as they proceeded through the feasibility and design stages and any comments or objections raised were taken into consideration by Planning Committee in reaching its decision.

536. AWARD OF CONTRACT FOR AUTOMATIC OPENING VENTILATION WORKS

The Leader introduced the report which sought Automatic Ventilation work to the communal areas of four sheltered schemes will increase ventilation, clear smoke and reduce heat from the buildings to allow safe evacuation in the event of a fire. The work will also meet the requirements of the Fire Brigade, current Building Regulations and Fire Safety Regulations.

Councillor Diakides commented on the length of time that the works will take to complete and the need to speed up the works, keeping mind the need to limit the disruptions that will be faced by senior citizens living in the schemes.

In response to a question from Cllr Palmer, the leaseholders in the sheltered scheme would not have to pay any costs for these works.

Further to considering the exempt information at item 33.

RESOLVED

1. That Pursuant to the Council's Contract Standing Order (CSO) 9.07.1(d), for Cabinet to approve the award of a contract to the preferred contractor identified in the exempt report shown in appendix A. This would be for the following work: Automatic Ventilation, window replacements to the communal areas, wiring and associated works, to be carried out to four sheltered schemes. This will be for the sum of £524,418.
2. To approve the issue of a letter of intent for an amount of up to, but not exceeding £52,418, which represents 10% of the contract sum.
3. To approve the total professional fees of £46,211, which represents 8.812% of the contract sum.
4. To approve the total project costs of £570,629.

5. To note that £18,801 of the total sum has already been spent on consultant design fees as part of the feasibility works.

Reasons for decision

Homes for Haringey requires Cabinet approval to award the contract for the installation of Automatic Ventilation work. This includes the replacement of windows to the communal areas and associated wiring work. This is following a tender process undertaken in conjunction with Haringey Council's Procurement team via the Direct Purchasing System (DPS).

The tender process was carried out in accordance with the requirements that incorporate price and quality.

Alternative options considered.

An alternative option was sought for Homes for Haringey to use Constructionline to deliver the Automatic Ventilation work. Homes for Haringey sought support and advice from Haringey Council's Strategic Procurement service who determined that Constructionline was not suitable. A do-nothing option would mean that the Council would not carry out the Automatic Ventilation work. This would present a safety risk to the elderly residents and to the Fire Brigade in the event of a fire incident.

537. AWARD OF CONTRACT FOR A SOCIAL CARE SYSTEM

The Cabinet Member for Health, Social Care and Well Being introduced the report which sought approval to award a contract for the provision of social care case management software, support and maintenance. The new system would ensure that Haringey had a system which offered the most up to date technology and best value for money. This would provide the authority with a future proof system which would effectively and efficiently support social care practitioners in the delivery of services to Haringey residents.

In response to a question from Councillor Palmer, Beverley Tarka – Director of Adults & Health – advised that it would take around 18 months to migrate to the new system.

Further to considering exempt information at item 34,

RESOLVED to

1. Approve, in accordance with Contract Standing Order 9.07.1(d), the award of a contract for the provision of the social care software, support and maintenance services for a period of 7 years with an option to extend by a further 2 x 3 years and 1 x 2 years with a total maximum value £3,270,081 to the recommended bidder, identified in the exempt part of the report, to commence in Autumn 2021.
2. That Cabinet delegate the decision to agree an implementation start date to the Director of Adults and Health.

3. That Cabinet notes that this contract includes the provision of software licences, replacement and new modules, support and maintenance together with migration to the new system.

Reasons for decision

The decision is required as the current contract expires on 31 October 2021 and the procurement process has been undertaken to ensure that a new contract is in place to meet the council's requirements.

The recommendation is based on a robust evaluation process following a restricted tender process. The restricted tender was published on 6th July 2020 and allowed the authority to pre-select five suppliers to be taken through to the full tender process based on their replies to a Standard Questionnaire and user site references. The five suppliers selected were all established social care system providers. The five suppliers were sent the full Invitation to Tender package on 9th September 2020. Three suppliers responded by the deadline of 9th October 2020.

The evaluation of the responses was based on a 50% quality and 50% price ratio. Responses included two days of supplier presentations based on scenarios devised by the services involved.

The overall result of the three involved suppliers is as follows:

Supplier A (recommended bidder):

Price Score: 46 Quality Score: 41 = total: 87

Supplier B (joint second):

Price Score: 38 Quality Score: 41 = total: 79

Supplier C (joint second):

Price Score: 44 Quality Score: 35 = total: 79

The recommended bidder is one of the market leaders and uses the most innovative and up to date technologies. The recommended bidder has:

- A proven track record in system development.
- A strong user group who can influence on priority for new/enhanced functionality.
- Financial checks undertaken have confirmed their suitability for a 15-year contract and should be a major player in the market for the foreseeable future.
- Their system is highly locally configurable.
- The spine of the system is built around statutory reporting with imbedded data validation that ensures accuracy of reporting and minimizes the need for data cleansing. Reports are run off a "data warehouse" which means that running large reports (e.g., statutory returns) does not impact on system performance.
- The implementation will incorporate state of the art portals and interfaces which improve quality and efficiency of interaction with service users and partner agencies.

The new system will incorporate functionality that will improve ways of working for Children's and Adult Services. Key areas include:

- 'Group Working' this will enable sibling groups or carer/cared for to be recorded against simultaneously rather than as individual records. This will significantly decrease the recording burden for front line practitioners.
- 'Portals' this will allow for referrals to be made directly by the public and partner agencies. Service users and partner agencies – with appropriate security of access – will be able to contribute directly to assessments, plans and records. This will include contributions/comments from Looked After Children and their carers, recording service user/parental permission to share information with involved agencies and direct notification of hospital discharge.
- 'Specialist Assessments' – e.g. from health, residential units, day care, education – will be able to be directly recorded or uploaded onto the system. This will significantly increase the speed of response offered to vulnerable adults and children. It will also increase the quality of information that the involved practitioner/s will be able to take into account for the intervention needed.
- 'Financial assessments/information' will be able to be processed quicker including payments both to and from the authority.
- 'New mobile technologies and apps' will allow practitioners to record directly on the system from any location. The overall impact will be increased efficiency in recording and processing of work, freeing up practitioners for more face-to face time with service users.

Alternative options considered

Do Nothing

This was not a viable option as the current contract for the existing social care management system expires on 31 October 2021.

Renew existing contract

The existing contract could not be further renewed without undertaking a compliant procurement as the contract had no provision for extension or variation after the 2-year award.

Procure via a Public Sector Framework

A review of the available and appropriate Frameworks was undertaken. The use of a Framework was rejected as all available providers were not available on the same Framework.

538. ESTABLISHMENT OF THE CORPORATE PARENTING COMMITTEE AND APPOINTMENT OF CABINET MEMBERS TO COMMITTEES AND PARTNERSHIPS 2021-22 & CONFIRMATION OF THEIR TERMS OF REFERENCE.

The Leader of the Council introduced the report which sought approval to re-establish the Corporate Parenting Advisory Committee, confirm its terms of reference and appoint Members to serve on this advisory Cabinet sub-committee.

The report also asked Cabinet to note the membership and terms of reference of the LHC, which is a Joint Committee of the Cabinet.

Cabinet was also asked to confirm the terms of reference of the Community Safety Partnership and appoint members to this statutory partnership body.

RESOLVED

1. To re-establish the Corporate Parenting Advisory Committee, and that the terms of reference for this advisory subcommittee, attached at appendix A be noted.
2. To note the Community Safety Partnership membership and terms of reference attached at Appendix B.
3. To note the LHC Constitution, set out in Appendix C.
4. To agree the membership of the LHC (Councillor Bevan – Executive Member and Councillor Bull – Non-executive Member). These appointments shall be for the remainder of the 4-year term, which started from 2018/19 in accordance with the LHC constitution.
5. To Appoint the Members, indicated below, to serve on the Corporate Parenting Advisory Committee and Community Safety Partnership.

Corporate Parenting Advisory Committee
Chair - Cabinet Member for Early Years, Children and Families
Cllr Weston
Cllr Opoku
Cllr James
Cllr Ogiehor
Cllr Chenot

Community Safety Partnership
Leader of the Council
Cabinet Member for Early Years, Children and Families
Councillor Ogiehor

Reasons for decision

Establishing a Corporate Parenting Advisory Committee ensures that there is an overview of the Councillors statutory role as a corporate parent, assisting the Council to deliver its duties to children in care and young people leaving care.

The Council currently uses LHC frameworks as an efficient way of procuring technically complex products and services for its building refurbishment and maintenance programmes.

Continuing as a Constituent Member of LHC the Council will benefit from influencing the future direction of LHC including the identification of new products and services which could be beneficial to the Council; increased learning of procurement practices and technical know-how for use by the Council's officers in carrying out its own procurement programmes and share of the LHC annual surplus.

The LHC Committee agreed, in June 2016, to amend their constitution to allow members to nominate for a term of office of four years duration, from 2018, to coincide with the local council elections. They agreed that the Joint Committee shall comprise two members from each of the Authorities. Each Authority's representatives on the Joint Committee shall be appointed by the Authority's executive, a member of the executive or a committee of the executive, as appropriate and be appointed to serve for a term of four years.

The LHC agreed that the Joint Committee shall elect a chairperson of the Joint Committee and a Vice Chairperson of the Joint Committee from among the members of the Joint Committee to serve for a term of four years.

Appointments from Cabinet are required to the Community Safety Partnership to reflect statutory duties and enable high level, accountable, strategic, oversight of issues relating community safety.

Alternative options considered.

The alternative option would be for the Corporate Parenting Advisory Committee to cease, and this would mean that there is not a scheduled opportunity for members and officers to meet and discuss the wellbeing of children in care and to ensure that the Council is meeting its corporate parenting obligations. This Committee is different to the Children and Young People's Scrutiny Panel as it concentrates on Looked After Children and care leavers and reports directly to the Cabinet.

Haringey has been a member of the LHC, formerly the London Housing Consortium, for forty years. In February 2012 the Haringey Cabinet approved a recommendation to remain in the LHC Joint Committee and leaving this consortium would affect accessing some shared procurement expertise and support on compliance.

The Community Safety Partnership is a statutory partnership body and therefore not appointing Cabinet Members to this body is not an option.

539. MINUTES OF OTHER BODIES

RESOLVED

To note the minutes of the Cabinet Member Signings held on

19 March 2021

19 March 2021

23 March 2021

30 March 2021

31 March 2021

1 April 2021

13 April 2021

12 May 2021

14 May 2021

19 May 2021

28 May 2021

and the Urgent Decisions held on
12 March 2021
19 March 2021
24 March 2021
25 May 2021

540. SIGNIFICANT AND DELEGATED ACTIONS

RESOLVED

To note the significant and delegated actions taken by Directors from March to May 2021.

541. NEW ITEMS OF URGENT BUSINESS

None.

542. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the meeting for the consideration of agenda items 28-37 as they contain exempt information as defined in Section 100a of the Local Government Act 1972; Paragraph 3 - information relating to the business or financial affairs of any particular person (including the authority holding that information), and Paragraph 5 – Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

543. EXEMPT STROUD GREEN PRIMARY SCHOOL - PHASE 1 EXTERNAL ENVELOPE AND BUILDING SERVICES IMPROVEMENT WORKS – AWARD OF CONSTRUCTION CONTRACT

The Cabinet noted the exempt information and the resolutions were agreed as per minute 530.

544. EXEMPT APPROVE THE APPOINTMENT OF CONTRACTOR FOR SEVEN SISTERS PRIMARY SCHOOL BUILDING SERVICES AND EXTERNAL ENVELOPE WORKS PHASE 1

The Cabinet noted the exempt information and the resolutions were agreed as per minute 531.

545. EXEMPT APPROVE THE APPOINTMENT OF CONTRACTOR FOR CAMPSBOURNE PRIMARY SCHOOL BUILDING SERVICES AND EXTERNAL ENVELOPE WORKS PHASE 1

The Cabinet noted the exempt information and the resolutions were agreed as per minute 532.

546. EXEMPT BRUCE GROVE PRIMARY SCHOOL - EXTERNAL ENVELOPE AND BUILDING SERVICES IMPROVEMENT WORKS – AWARD OF CONSTRUCTION CONTRACT

The Cabinet noted the exempt information and the resolutions were agreed as per minute 533.

547. EXEMPT APPROVAL OF CONSTRUCTION CONTRACT AND LAND APPROPRIATION AT LAND OPPOSITE 16 PARK ROAD

The Cabinet noted the exempt information and the resolutions were agreed as per minute 535.

548. EXEMPT AWARD OF CONTRACT FOR AUTOMATIC OPENING VENTILATION WORKS

The Cabinet noted the exempt information and the resolutions were agreed as per minute 536.

549. EXEMPT - AWARD OF CONTRACT FOR A SOCIAL CARE SYSTEM

The Cabinet noted the exempt information and the resolutions were agreed as per minute 537.

550. EXEMPT MINUTES

RESOLVED

That the exempt minutes of the Cabinet meeting held on 16 March 2021 be approved as a correct record.

551. NEW ITEMS OF EXEMPT URGENT BUSINESS

None.

CHAIR:

Signed by Chair

Date

Report for: Cabinet

Title: High Road West Scheme – Approval of Resident Offers, Landlord Offer and Resident Ballot

Report authorised by: David Joyce, Director of Housing, Regeneration and Planning

Lead Officer: Sarah Lovell, Head of Area Regeneration (North),
sarah.lovell@haringey.gov.uk 020 8489 2025

Ward(s) affected: Northumberland Park

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

1. Describe the issue under consideration

1.1 This Cabinet decision represents an important opportunity to demonstrate the Council's commitment to continual engagement and ensuring residents and the community are at the heart of the proposals for the High Road West Scheme. It sets out the feedback received from the most recent consultation and engagement activity, which took place between February and March 2021 and how this feedback will inform the proposals. This includes feedback on the following;

- the consultation on the High Road West Local Lettings Policy and Love Lane Leaseholder Offer;
- the engagement with non-secure tenants living in temporary accommodation in the masterplan area on proposed commitments to them; and
- the community engagement on the enhanced masterplan proposals for High Road West, which include 500 Council-owned social rented homes.

1.2 In light of the feedback received on the above, the report seeks approval of the final versions of the High Road West Local Lettings Policy, the Love Lane Leaseholder Offer and approval of the commitments to residents to be included within the 'Landlord Offer', which will form the basis of the resident ballot on the Love Lane Estate.

1.3 The report also seeks approval to proceed to a resident ballot on the Love Lane Estate, in line with the requirements set out in Section 8 of the Greater London Authorities' Capital Funding Guide. The resident ballot is an important milestone and will give local residents the opportunity to decide if the scheme proceeds. If the vote is 'yes', the Council will be able to draw down the c.£90m of funding secured from the GLA for the High Road West scheme.

2. Cabinet Member Introduction

- 2.1 Haringey is a Council committed to putting residents first. Ensuring we continually listen, collaborate and collectively work together, in partnership with the community is our top priority. The decision to undertake a ballot of Love Lane residents on whether to proceed with the proposed scheme currently referred to as High Road West is testament to this. Redevelopment will only take place if that is what the local community want, and through participation, they are shaping the changes taking place.
- 2.2 The Council has heard loud and clear that residents want certainty. This includes safe and secure homes at Council rents and the opportunity to stay in their local area, protecting the relationships and networks they have formed over a long period. North Tottenham is an area rich in culture and potential but for too long, residents have not been able to access the same opportunities as those elsewhere in our borough, with many living in overcrowded and insecure accommodation. The scheme will help tackle this issue, by providing much-needed new homes including Council homes, new jobs and employment spaces, community uses and enhanced green and open spaces, and £10m of funding for social and economic support for both businesses and residents.
- 2.3 The delivery of 500 new Council homes will ensure that existing tenants, both in secure and temporary accommodation, are able to access a Council home at Council rent in the scheme. Resident leaseholders will also be offered an affordable home, with financial support available. This is the Council's promise: the scheme will not go-ahead unless we deliver the Council homes that our residents so desperately need. Also, the total number of new Council homes in the scheme means that more than 250 households with the most urgent need on the waiting list can also be rehoused in new, high-quality homes.
- 2.4 It is also imperative that residents are supported while they are waiting for their new home to be built. This report sets out the Council's plan to help alleviate existing housing issues by prioritising Love Lane tenants with the most urgent need for any suitable accommodation that become available on the estate. If any tenants need to move off the estate to alternative local accommodation due to the phasing process or to alleviate housing issues, they will retain their eligibility for a new Council home in the scheme.
- 2.5 Most importantly, whatever the outcome of the ballot, the Council will be collaborating with the community on next steps. The Council will always adopt a people-first approach that sees the local community shape the physical, social and economic development of their community.

3. Recommendations

- 3.1 It is recommended that Cabinet:
 - i. Notes the consultation on the draft High Road West Local Lettings Policy and draft Love Lane Leaseholder Offer, and engagement with non-secure tenants, described in paragraphs 6.1-6.24 and set out in Appendix 1;

- ii. Notes the engagement with residents and the wider community on the High Road West masterplan and the design of the new homes, described in paragraphs 6.25-6.29 and set out in Appendix 2;
- iii. Agrees the adoption of the final High Road West Local Lettings Policy attached at Appendix 3;
- iv. Agrees the adoption of the final Leaseholder Offer attached at Appendix 4;
- v. Agrees the commitments to residents which will be included in the Landlord Offer, attached at Appendix 5;
- vi. Notes the proposed ballot programme and agrees to proceed to ballot Love Lane Estate residents on the High Road West Scheme;
- vii. Authorises the Director of Housing, Regeneration and Planning in consultation with the Cabinet Member for House Building, Placemaking and Development to agree the final ballot programme;
- viii. Authorises the Director of Housing, Regeneration and Planning in consultation with the Cabinet Member for House Building, Placemaking and Development to approve the ballot materials including the Landlord Offer;
- ix. Authorises the Assistant Director of Housing to approve equity loans to eligible resident leaseholders, as provided for in the Leaseholder Offer;
- x. Authorises the Assistant Director of Housing, in accordance with the revised terms of the Leaseholder Offer, to approve equity loans to support the purchase of properties outside the borough or in excess of the limit set out in the Leaseholder Offer, or to approve leasehold swaps after taking into account the recommendation of the Discretion Panel;
- xi. Authorises the Director of Finance in consultation with the Leader, after consultation with the Director of Housing, Regeneration and Planning, to set the initial rental charges for the new homes in High Road West let to eligible tenants living in the masterplan area, at:
 - no more than 10% above the average Council rent for an equivalent size property on the Love Lane Estate (to the bedroom size property that they are moving to) at the time of the move, and no less than that average Council rent.

4. Reasons for decision

- 4.1 The Council has made long-standing commitments to work with the community to develop and agree the Love Lane Leaseholder Offer and High Road West Local Lettings Policy. These policies are required to sit alongside the existing promises to secure Council tenants and ensure that clear policies and assurances are in place for residents affected by the High Road West Scheme.
- 4.2 This report recommends approval of the High Road West Local Lettings Policy (Appendix 3) as the consultation feedback has shown that a significant majority of those who responded to the consultation were in support of the Council's preferred option for the policy, both amongst Love Lane residents and those on the borough Housing Register. It is also the case that the policy supports the

promotion of a strong and stable community through maintaining the existing community on Love Lane Estate and within the masterplan area. The report also recommends the approval of the Love Lane Leaseholder Offer (Appendix 4) as it is a fair offer that strikes a balance between providing support to existing leaseholders and funding other housing within the borough through the Council's Housing Revenue Account (HRA). It has also been developed through substantial consultation and engagement over several years.

- 4.3 The recommendations in this report related to implementation of the rehousing options in the Leaseholder Offer (recommendations ix – x) are in place to allow the Council to deliver on its commitments to leaseholders, by ensuring delegations exist to execute the approved policy without having to come to Cabinet for further approvals in individual cases.
- 4.4 The report seeks approval of the commitments to be included within the Landlord Offer (Appendix 5). These commitments clearly set out the housing offer and other promises to residents should the scheme go ahead. These commitments include the promises to secure tenants made in the Secure Tenant Guide agreed in 2014, the promises to leaseholders set out in the Love Lane Leaseholder Offer and the promises to non-secure tenants living in temporary accommodation in the masterplan area including those contained in the High Road West Local Lettings Policy. The offer to non-secure tenants has been informed by consultation on the draft Local Lettings Policy and engagement with these residents on other potential elements of an offer.
- 4.5 These commitments to residents in relation to their housing offer will be incorporated into the Landlord Offer document, which will be sent to all residents that are eligible to vote in advance of the resident ballot, in line with GLA requirements. The Landlord Offer will also include information about the Council's broad vision of the scheme and the benefits it will bring to the neighbourhood and will include a statement of the design principles, estimated number of new homes, future tenure mix and proposed associated social infrastructure, commitments relating to ongoing consultation and engagement, as well as information on the ballot process and programme.
- 4.6 The recommendation (xi) within this report regarding the rents to be paid by eligible residents within the High Road West masterplan area who move to a new build home within the Scheme takes account of the Council's commitment (in the Love Lane Resident Charter) that residents will not be financially worse off as a result of the demolition of their home.
- 4.7 The Council has committed to ballot residents of the Love Lane Estate on whether to progress with the High Road West Scheme as set out in the Borough Plan. The Council is also required to secure a positive ballot result to draw down funding from the GLA, in line with the Mayor of London's Resident Ballot Requirement for funding of schemes which comprise the demolition of social homes and the construction of 150 or more homes.

5. Alternative options considered

Not to adopt the Local Lettings Policy or Leaseholder Offer

- 5.1. The Council could decide not to adopt the resident offers. This approach has been rejected as it would not deliver on the Council's commitments to Love Lane residents and is not supported by the responses received to the consultation and engagement described in this report and set out in the Consultation and Engagement Report, see Appendix 1.
- 5.2. The Council's commitments to residents on their housing offer which form part of the Landlord Offer are only made possible by approval of the Local Lettings Policy and Leaseholder Offer. This option would therefore mean that the Council would not be able to put forward the offer to residents it believes to be generous and fair, and which has been developed based on feedback from residents over several years.

Not to proceed with the Love Lane Estate resident ballot

- 5.3. This option has been rejected as not undertaking a ballot would not deliver on the Council's commitment in the Borough Plan, which has been made to ensure that estate renewal only proceeds where residents are in favour of the proposals. It would also mean that the Council would not be compliant with the Mayor of London's Resident Ballot Requirement. As such, the Council would not be able to access the Greater London Authority funding secured to deliver the scheme, and therefore not be able to bring forward the wide-reaching benefits that the High Road West scheme offers.

Not to make any changes to the draft Local Lettings Policy and Leaseholder Offer

- 5.4. This option was rejected as these changes are in response to feedback received in consultation and engagement. The change made to the policies either provide enhancements on the draft policies or clarifications. The proposed change in the Local Lettings Policy to reduce the duration of time that non-secure tenants need to have lived in the masterplan area to be eligible for a new Council home applies to only a small number of residents (less than 10) who were previously ineligible. This change to the policy will further support its purpose to protect the stability of the existing community in the area, which was supported by most respondents to the consultation, including applicants on the housing register who do not live in the masterplan area.

To make other changes to the Local Lettings Policy, Leaseholder Offer and Landlord Offer

- 5.5. The Council could make further changes to the policies and resident offers based on suggestions and ideas received during consultation and engagement. For resident leaseholders, this includes the Council making up the difference in value between their existing and new homes, and for the Home Loss Payment to be excluded from any requirement to invest equity into a new home in the development. A full discussion of the suggestions put forward can be found in the report in Appendix 1.
- 5.6. These changes have not been made in the final policies, in the interests of putting forward an offer which is generous but also remains fair. The offer needs to strike a balance in both providing support to existing leaseholders and

funding other housing within the borough, including for the borough's most vulnerable residents. It is believed that pursuing these proposals would unacceptably compromise the ability of the Council to provide housing across the rest of the borough to an acceptable standard, which would not be fair to residents living in Council properties elsewhere in the borough or those waiting on the housing register.

- 5.7. The Council also received requests from non-secure tenants in temporary accommodation that secure tenancies be offered to these residents now of their existing properties on Love Lane Estate, rather than only offered for the new Council homes in High Road West. The Council is not able to implement this request as part of the existing consultation process, as this would represent a significant deviation from the principles of the Housing Allocations Policy, which gives priority for accommodation to households with the greatest need, assessed according to banding, and then waiting time on the housing register. This could not be achieved without a change to the Allocations Policy or a new Local Lettings Policy, either of which would be subject to consultation and Cabinet approval.
- 5.8. Further, the offer of a secure tenancy to non-secure tenants living in the scheme area is only considered appropriate as part of delivering the High Road West scheme and the 500 new Council homes it includes. The 500 Council homes will be sufficient to rehouse not only all secure and non-secure tenants on the Love Lane Estate, but also 250 households with the highest priority on the wider housing register, which is considered to strike a fair balance between protecting the stability of the existing community while also providing a substantial number of new Council homes for households with the most pressing housing needs in the borough.

Not to cap rents for eligible residents within the High Road West masterplan area

- 5.9. This option has been rejected as setting rent levels at formula rent would mean that eligible residents would pay a much higher weekly rent charge (see para 6.53). It would mean that the Council would not be able to deliver as fully on its assurance that it would seek to mitigate the financial impact of the regeneration scheme or its commitment in the Love Lane Resident Charter, which says that residents will not be financially worse off as a result of the demolition of their home.

6. Background information

Housing assurances to affected residents

- 6.1. Following extensive consultation, the Council agreed a suite of documents including the Secure Tenant Guide, the Leaseholder Offer and Resident Charter in 2014. These documents set out assurances for residents should the High Road West Scheme go ahead. In agreeing these documents, the Council also committed to developing further assurances as more detail of the scheme progressed, this included a Local Lettings Policy for the new homes and a more detailed Leaseholder Offer.

- 6.2. In March 2020, Cabinet approved the draft Leaseholder Offer and High Road West Local Lettings Policy for consultation and agreed to engage non-secure tenants in temporary accommodation on the basis of an offer for them. Cabinet agreed that this consultation and engagement could only proceed once the Council had confirmation of funding for the scheme.
- 6.3. The Local Lettings Policy seeks to prioritise existing tenants in the masterplan area for the new secure Council homes in High Road West, including non-secure tenants placed in temporary accommodation by the Council, ensuring that the stability of the existing community is protected. Any Council homes not taken up by existing residents in the masterplan area, which will be a minimum of 250, will be allocated in line with the Council's Housing Allocations Policy.
- 6.4. The Leaseholder Offer builds on the Leaseholder Guide and ensures that all eligible resident leaseholders can remain in the High Road West area if they wish, and that leaseholders, both resident and non-resident, are not financially worse off. It includes a number of changes to the Estate Renewal Rehousing and Payments Policy (ERRPP), the baseline offer to tenants and leaseholders on estate renewal schemes, following feedback in previous rounds of consultation and engagement. These include the following:
- An enhanced equity loan offer which tackles concerns regarding affordability and allows resident leaseholders to access a new home within the regeneration area
 - A further rehousing option for leaseholders referred to as a leasehold swap, subject to limited availability
 - A 12-month grace period for family members/ beneficiaries which tackles concerns regarding succession to the beneficiary of the equity loan
 - Clear 'dispute resolution process' should there be a difference in valuations of a leasehold property, with an additional process through a 'single joint expert' to assist parties in reaching agreement
 - Repayment of 'Decent Homes' costs where the leaseholder had not benefitted from the full life of the improvement works; something which is also a commitment of the 2014 Leaseholder Guide
 - A more restrictive definition of resident leaseholder, namely, resident continuously since 16 December 2014, to avoid the risk of speculative buy-to-let landlords moving into their property a year prior to vacant possession being required, in order to secure the enhanced offer for resident leaseholders (such as the equity loan product)
- 6.5. In January 2021 the Council secured confirmation from the GLA that they would provide funding for a revised High Road West scheme, which included 500 council owned social rented homes. This funding commitment ensured that consultation on the housing policies could commence, as could engagement on the offer to non-secure tenants in temporary accommodation. It also ensured that the Council and Lendlease could commence engagement with the wider community on the revised High Road West masterplan proposals and the design of the new homes.

Engagement and consultation

6.6. The consultation and engagement activities on the resident offers, the masterplan and the design of the new homes took place across February and March 2021. The Council used a range of methods to maximise participation, ensure equal access across demographics and tenures, and overcome issues of digital exclusion. This is described in more detail in the Consultation & Engagement report, see Appendix 1, and included the following:

- The High Road West engagement team attempted to speak to every resident living in the Love Lane Estate, and successfully spoke to 172 residents by phone at least once, 65% of the total number of households. Officers also spoke to 103 residents on the wider housing register.
- Letters and hard copies of consultation and engagement materials were sent to all residents in the masterplan area as well as non-resident leaseholders, and translated copies were sent on request, across seven languages. Emails or letters were sent to all households on the wider housing register informing them of the consultation and providing information on how to respond. A reminder postcard was also sent two weeks before consultation close.
- The masterplan engagement pack was sent to over 3,000 residents within and near the High Road West masterplan area. A flyer highlighting the engagement activities and signposting to further information was sent to an additional 6,000 addresses within a wider radius.
- An online poll to capture feedback and advertised via social media to a wider catchment area.
- A dedicated consultation page was in place on the Council's High Road West website, and promotion of the consultation and engagement activities on the Council's social media channels.
- Eight online Q&A events, including four sessions dedicated to the resident offers, two sessions on the masterplan, and two sessions on the new home design. These were available to watch back after the broadcast date.
- A dedicated North Tottenham business workshop to discuss the proposals and update on the Council's wider business support measures.

Consultation on the High Road West Local Lettings Policy

6.7. Consultation on the Local Lettings Policy was undertaken from 5 February 2021 to 19 March 2021. The consultation sought the views of secure, assured and non-secure tenants in the masterplan area, for whom the draft policy seeks to prioritise the new Council homes, as well as households on the housing register not living on the Love Lane Estate who were potentially affected by this proposal. A total of 164 responses were received. A full breakdown and analysis of these responses is provided in a report attached at Appendix 1.

6.8. The consultation booklet put forward two proposals which make up the draft policy, one related to the eligibility for Council homes as part of High Road West, and the other related to order that those homes would be let, and provided the opportunity for general feedback. Respondents across all groups were in favour of the Council's preferred option for both proposals. Of those who answered questions on these proposals, 90% were in favour of the proposed eligibility criteria, and 88% were in favour of the proposed priority order for letting the new homes.

- 6.9. Both proposals had overwhelming support among households on the housing register not living in the masterplan area who responded, with 87% and 86% approval of the two proposals respectively, and secure tenants in the masterplan area who responded, 100% of whom were in favour of both proposals.
- 6.10. Of the 53 non-secure tenants in temporary accommodation who responded, 29 residents responded to questions on these proposals. Of those who did answer these questions, 93% and 90% approved the two respective proposals. 22 respondents in this group chose not to answer questions on either proposal. All of those in this group who chose not to respond submitted feedback stating a preference that non-secure tenants in temporary accommodation in the masterplan area should be offered a secure tenancy now, prior to the resident ballot taking place (or the scheme proceeding). As the Local Lettings Policy related to the lettings of new Council homes in High Road West, which will be built in the coming years, this was not an option that was consulted on as part of the draft policy. This has been considered as an alternative option in paragraphs 5.7 and 5.8 (and rejected based on the reasons given). In any event, the positive responses represented about 50% of this group who responded.

Changes to the final Local Lettings Policy from the draft policy

- 6.11. The final Local Lettings Policy features two amendments to the draft policy, following consideration of the consultation results, both relating to the proposed eligibility criteria for the new Council homes. These are described in the following paragraphs.
- 6.12. The Council's proposed eligibility criteria for the new Council homes made the highest proportion of residents in the masterplan area eligible for the new homes in comparison to the two alternative options. This was supported by 90% of respondents to this question as set out in paragraph 6.8. This prioritises secure, assured, and non-secure tenants in temporary accommodation in the masterplan for the new homes to be built as part of the scheme. For non-secure tenants to be eligible, it was proposed that they were required to have lived within the masterplan area for at least 12 months prior to the publication of the Council's Landlord Offer document, and remain on the estate at the time properties become available. The Landlord Offer, subject to Cabinet approval, is due to be published in July 2021 in accordance with the proposed ballot programme.
- 6.13. In the final Local Lettings Policy, it is recommended that the duration of time that non-secure tenants are required to have lived in the masterplan area be reduced from "at least 12 months" prior to the publication of the Landlord Offer, to "**at least 6 months**". This responds to feedback received in consultation and engagement and means that the very small number (fewer than 10) of non-secure tenants currently living in the masterplan area who were not eligible under the criteria in the draft policy consulted on would become eligible for a new Council home in High Road West. This supports the principle of maintaining a strong and sustainable community in the masterplan area, which was favoured by most respondents.

- 6.14. An amendment has also been made to paragraph 3.3 of the draft policy, to state that to be eligible, residents will need to 'Remain resident within the masterplan area **OR any alternative accommodation provided by the Council** at the time at which properties become available'. This ensures that any residents whom the Council needs to rehouse temporarily outside of the masterplan area to allow the new Council homes to be built, or because their existing temporary accommodation becomes unsuitable during the intervening period, will remain eligible for a new home in the scheme. The Council aims to keep temporary moves to a minimum, and the Local Lettings Policy gives first priority for the new homes to any tenants who have had to be temporarily rehoused for their home to be demolished, a proposal which was favoured by the majority of the respondents.

Consultation on the Love Lane Leaseholder Offer

- 6.15. The Council has engaged with both resident and non-resident leaseholders over several years. During 2014, the Council worked with Love Lane Estate leaseholders to develop a Leaseholder Guide, which was consulted on and approved by Cabinet in December 2014. From November 2017 to January 2018, officers engaged with leaseholders through workshops and door-knocking to develop a more detailed Leaseholder Offer. Attendance, specifically from the resident leaseholders, was consistently good with up to two thirds of resident leaseholders attending all three workshops.
- 6.16. The feedback received through these workshops was utilised to help develop a draft Love Lane Leaseholder Offer. There were however problems with the consultation process, and in March 2018 Cabinet agreed to respond to repeat the consultation. Since then, further engagement took place with the Independent Tenant & Leaseholder Adviser (ITLA) and residents which helped clarify parts of the offer. In March 2020, Cabinet agreed to consult on a new and enhanced draft Leaseholder Offer which addressed these issues and responded to feedback provided.
- 6.17. The consultation on the Leaseholder Offer was held from 5 February 2021 to 19 March 2021. Six responses were received, all from resident leaseholders, which is 24% of resident leaseholders currently living on the Love Lane Estate (25 resident leaseholders total). Engagement officers also spoke to over half of resident leaseholders on the estate at least once during the consultation period, several of whom noted that they had previously provided feedback to the Council on the draft offer in previous rounds of consultation. No responses were received from non-resident leaseholders (of the 23 non-resident leaseholders on the estate).
- 6.18. The responses varied, with half of the leaseholders broadly positive around the offer, with the other responses ranging from mixed to negative. Leaseholders provided constructive feedback regarding the draft offer which has been considered in the paragraphs below. A full analysis of the consultation responses is provided in a report attached at Appendix 1.

Changes to the final Leaseholder Offer from the draft policy

- 6.19. The final Leaseholder Offer features two amendments to the draft policy, which follow consideration of the consultation results and review by officers. These all add reference to the role of the Estate Renewal Rehousing and Payments Discretion Panel. The Panel is able to apply discretion in individual cases where the application of this policy is considered by the Panel to lead to an inequitable or unfair outcome for an individual resident, or to an outcome which is not keeping with the principles of the policy.
- 6.20. Following feedback from a respondent, clarification has been added that the Discretion Panel will be able to consider offering equity loans for properties outside of Haringey based on individual circumstances. This is particularly relevant given the location of the Love Lane Estate in the north-east of the borough, in close proximity to the borough boundary with Enfield. This does not apply to the enhanced equity loan terms (offering a greater proportion of equity) which are available for new properties in High Road West only.
- 6.21. The final policy also includes clarification that to access the leasehold swap option, leaseholders are required to submit a leasehold swap needs assessment form to the Discretion Panel. This has been added to clarify the process for accessing this rehousing option, recognising that leasehold swaps will be subject to very limited availability and will be considered on a case-by-case basis.

Engagement on the proposed commitments to non-secure tenants in temporary accommodation

- 6.22. The Council also engaged non-secure tenants in temporary accommodation on other proposed commitments as part of an offer to these residents. Engagement officers successfully spoke to 124 non-secure tenants (63% of those currently living on the estate) during this period. In conversations between the engagement team and residents, the majority of residents were found to be broadly positive about the commitments. The overwhelming focus of these discussions was on the offer of a new Council home for eligible non-secure tenants, which the Local Lettings Policy will deliver.
- 6.23. Residents had the opportunity to provide feedback via a form which was included in their consultation and engagement pack, alongside the Local Lettings Policy. Twenty-seven responses were received in total, 14 which were blank and submitted alongside the consultation response to the Local Lettings Policy. Of those who wrote comments, most were positive about the commitments and put forward details of their specific rehousing need to be considered. A small number of residents noted that they would like non-secure tenants to be offered a secure tenancy now or prior to the ballot taking place.
- 6.24. In the list of the proposed commitments, the Council stated that it would contribute to the costs of non-secure tenants moving to the new home in High Road West. While no feedback forms received referenced the compensation offer, engagement officers received several questions from residents regarding what moving costs will be covered, with residents expressing a clear desire to see these costs covered by the Council. It is proposed in the Landlord Offer, see paragraph 6.44, that the Council will offer the same package of disturbance payments to non-secure tenants in line with that offered to secure tenants and

resident leaseholders. The Council will however not be liable to pay a Home Loss payment to non-secure tenants.

Responding to other issues raised by non-secure tenants in temporary accommodation

- 6.25. The Council also received feedback from non-secure tenants in temporary accommodation related to their current housing situation. While residents generally responded positively to the offer to remain in the area on a secure tenancy in the new homes, many expressed concerns around living in their existing property for several years while the new homes are being built, particularly those living in overcrowded accommodation (estimated to be around 45% of non-secure tenants living on the Love Lane Estate).
- 6.26. In response to this, the Council has developed a voids and lettings strategy for properties on the Love Lane Estate, which it will implement under the existing policy framework. Under this strategy any properties which become void, and which are not required for demolition in the short-term, will be used to facilitate transfers of households currently living on the estate. The strategy will be reviewed on annual basis in consideration of the demand identified by existing tenants and the wider housing need across the borough.
- 6.27. This approach seeks to help alleviate resident housing issues, by providing an option to move households to more suitable accommodation while they are waiting for their new permanent home to be built. Reasons for a transfer include urgent disrepair issues, critical or serious medical need, or overcrowding. Due to the scale of overcrowding issues on the estate and the limited number of larger properties expected to become available, this will not be a solution for all households. However, it is considered to be a valuable measure to respond to these issues.
- 6.28. The strategy will also support the phasing process for the scheme. While most residents will be able to make one move directly into their new home, there will be some tenants who are required to make a temporary move to allow the new homes to be built quicker. It is the Council's aim to keep temporary moves within the local area, and this approach would mean that many of these moves, particularly for residents living in the later phases of the development, can be facilitated within the Love Lane Estate. This would support the principle of protecting the existing community through the regeneration and minimising disruption, which is reflected in the proposed High Road West Local Lettings Policy. See paragraph 6.14 for details on how any residents who need to make temporary moves will retain their eligibility for the new homes.
- 6.29. The strategy will be communicated to all residents through upcoming engagement and encourage them to contact the Council's Rehousing team if they believe that they may be eligible for a transfer. The Council will also use internal data on housing needs to help identify suitable households as and when a suitable void property becomes available.

Engagement with the community on the masterplan and designs of new homes for Love Lane residents

- 6.30. The Council has worked with residents and the local community since 2012 to develop the masterplan proposals and create a shared vision for the High Road West area. The Masterplan Framework was agreed in 2014 following an extensive engagement and consultation programme over a three-year period. This showed that residents wanted comprehensive change in their local area, including high quality homes, a better mix of shops and restaurants, world class community facilities including a new Library and Learning Centre, safe and welcoming open and play spaces for their children, and more training and employment opportunities.
- 6.31. In 2017, the Council entered into a Development Agreement with Lendlease to deliver the High Road West scheme, who put forward a high-quality proposal to deliver on the shared vision and outcomes set out in the Masterplan Framework. Residents from the Love Lane Estate played a key role in the procurement including the development of a Resident Charter and Resident Design Guide, as well as meeting bidders and commenting on their schemes through a Resident Procurement Panel, which helped shape their proposals.
- 6.32. The Council and Lendlease started a further round of engagement on the emerging masterplan in 2018, with workshops and drop-in sessions taking place. This was paused following the Council's decision to review the scheme and increase the number of Council owned social rented homes being delivered. The agreement of a revised funding package between the Council and the GLA meant that engagement on the masterplan could continue.
- 6.33. This engagement took place across March 2021 and will be the first stage of this masterplan engagement programme, which will continue in May through to July 2021. In this first phase, the Council and Lendlease received 92 print feedback forms, 1,618 digital survey responses, and had 42 live Q&A event attendees. The key findings were as follows:
- 84% of respondents who returned a print feedback form were in support of the proposals, with 49% strongly in support.
 - Public & green spaces was the most responded topic, followed by investment in socio-economic projects.
 - Priorities highlighted by respondents included:
 - Need to ensure that local people, including those on Love Lane Estate, can access the new affordable homes;
 - Public safety and combating antisocial behaviour;
 - Desire for local parks and green and open spaces, including natural wildlife habitats;
 - Sustainability of the scheme;
 - More job opportunities for local people and more diverse range of shops, including independent and small businesses in combination with some national brands;
 - Facilities and infrastructure that support young adults and children
 - Promoting health and wellbeing and support for new community facilities, including the Library and Learning Centre.
 - It was highlighted that residents would like to see more detail going forward on housing affordability, public transport capacity, estate management, and

how the scheme will ensure that local people benefit from the socio-economic investment programme.

- 6.34. To progress these discussions, in May 2021 the Council and Lendlease undertook three online workshops with the community on specific themes, namely Getting Around & Open Spaces, Neighbourhood Look & Feel, and New Community, Workspace & Leisure Facilities. These sessions were well attended with around 30 attendees across the three events. Feedback from these sessions is provided in the engagement report in Appendix 2. The next stages of engagement will take place later in the summer and autumn and will respond to the feedback to date. This will include dedicated meetings with key stakeholders, and further community sessions on the proposals.
- 6.35. Should residents vote 'yes' in the ballot, then community participation will be a priority as the scheme continues to progress. The Council will work with residents and the ITLA to resume the activities of the Resident Design Panel, with the opportunity for residents who were not previously involved to join, who will have an important role in shaping the designs of the new homes. In addition, there will be dedicated design workshops with both Love Lane residents and the wider community on certain elements of the scheme. This includes community uses, such as the Library and Learning Centre, and the open and green spaces.

Details of the resident ballot

- 6.36. In accordance with the GLA's Affordable Housing Capital Funding Guide, local authorities must ask all residents whose homes will be demolished for their approval to re-develop an area of Council housing. This is a requirement of the funding agreement between the Council and the GLA for the High Road West Scheme. This will take place in the form of a ballot of eligible residents on the Love Lane Estate, where residents will be directly asked whether they want the High Road West scheme to proceed.
- 6.37. In order to ensure the ballot is conducted in a fair and democratic way, the Council have appointed Civica Election Services (CES) to oversee the process. They have provided expert guidance and examples of best practice to ensure this ballot is carried out in the correct manner and CES have been consulted at every key milestone.
- 6.38. The following properties will be balloted:
- Brereton Road (Nos 4-18 Even)
 - Charles House (Nos 1-60)
 - Ermine House (Nos 1-60)
 - Kathleen Ferrier House (Nos 1-19)
 - Moselle House (Nos 1-60)
 - Orchard Place (Nos 2-28 Even)
 - White Hart Lane (Nos 3-39)
 - Whitehall Street (Nos 2-32 Even)
 - Whitehall Street (Nos 3-29 Odd)
 - Whitehall Street (Nos 31-61 Odd)

- Whitehall Street (Nos 63-89 Odd)

Timing of the ballot

6.39. It is proposed that the ballot takes place in summer 2021. As set out in the recommendations, the final ballot programme will be approved by the Director of Housing, Regeneration and Planning in consultation with the Cabinet Member for House Building, Placemaking and Development. The programme will meet the requirements set out in the GLA's Affordable Housing Capital Funding Guide, including that the ballot runs for a minimum of three weeks, and that it takes place within six months of Landlord Offer being published.

Voter eligibility

6.40. There are circa 304 eligible voters within the proposed ballot area. The following groups of residents living in the masterplan area will be eligible to vote in the ballot:

- Social tenants. This includes those with secure, assured, flexible or introductory tenancies named as a tenant on a tenancy agreement dated on or before the date the Landlord Offer is published. There are currently 43 social tenants eligible to vote, across 39 households.
- Non-secure tenants in temporary accommodation, who have been on the Council's housing register for at least one year prior to the date the Landlord Offer is published. There are currently 226 non-secure tenants in temporary accommodation eligible to vote, across 190 households.
- Resident leaseholders. Those who have been living in their properties as their only or principal home for at least one year prior to the Landlord Offer being published and are named on the lease title for their property. There are currently 25 resident leaseholders eligible to vote.

6.41. For the purposes of the ballot if a tenancy or lease title is in more than one name, all will be eligible to vote. Civica will issue a registration letter to residents to find and include any eligible voters who did not appear in the Council's in-house records. The indicative numbers set out above are therefore subject to change.

Landlord Offer

6.42. The Landlord Offer document will set out the Council's broad vision for the scheme. The GLA's Affordable Housing Capital Funding Guide sets out the detail as to what the Landlord Offer should contain, including the following as a minimum:

- The broad vision, priorities and objectives for the estate regeneration
- Design principles
- The estimated number of new homes
- Future tenure mix
- Proposed associated social infrastructure
- Details of the full right to return for social tenants
- Details of the offer for leaseholders

- Commitments relating to ongoing open and transparent consultation and engagement
- Maps showing the boundary of the existing estate and the boundary proposed project (if different)
- The question that will be put to eligible residents in the ballot
- The timing of the ballot
- The different ways in which eligible residents may cast their vote in the ballot
- Details of when the results of the ballot will be announced
- Details of how the ballot will be undertaken by an Independent Body and
- Contact details for further advice and guidance on any issues related to the strategic estate regeneration project and/or the ballot.

A summary of the commitments to residents, which will form part of the Landlord Offer, is set out in the following paragraphs and attached in full at Appendix 5.

- 6.43. The offer for secure tenants delivers on the long-standing commitments made to these residents in the Secure Tenant Guide, agreed by Cabinet in 2014. These include the following:
- A new Council home in High Road West, or the option to move to another Council home elsewhere if you prefer;
 - A rent for that new home limited by reference to the existing rents on the Love Lane Estate;
 - A £6,500 home loss payment when you move; and
 - Removals, and other reasonable moving expenses paid for.
- 6.44. The offer for non-secure tenants placed in temporary accommodation on the estate by the Council in line with the High Road West Local Lettings Policy. This will include the following:
- A new Council home in High Road West on a permanent secure tenancy;
 - A rent for that new home limited by reference to the existing rents on the Love Lane Estate; and
 - Removals, and other reasonable moving expenses paid for.
- 6.45. All tenants will be offered a home that is the right size for their needs, including any special adaptations where required. The Council and Lendlease will also work with residents on the design of the new home to decide on the look and feel, for example kitchen units, door fronts and floor coverings.
- 6.46. Residents will have a dedicated re-housing officer to help them with the move to the new home. Officers will contact secure and non-secure tenants to carry out a needs assessment to confirm any medical needs, change in circumstances, or other preferences. Most residents will only have to move once, although a small number of short-term temporary moves may be required for some households. The Council will minimise numbers of households affected and length of short-term moves, with all having a guarantee of a right to return.

- 6.47. The rent for the new homes will be set as set out in paragraph 6.60.
- 6.48. The offer to resident leaseholders is set out in detail in the Love Lane Leaseholder Offer. This is as follows:
- Have the opportunity to purchase a new affordable home in High Road West, with the Council offering to pay a contribution through an enhanced equity loan;
 - Further re-housing options including an equity loan for homes elsewhere in Haringey, and a leasehold swap;
 - Receive the full market value for your home, with an additional 10% as compensation; and
 - Have all reasonable legal and moving costs paid.
- 6.49. Service charges on the new homes will be calculated based on the services that are provided, with the aim to ensure that costs are minimised through designing buildings which are easier and more affordable to maintain. The exact level of service charges will be determined at a later date. We will be working closely with residents to understand the type and level of services that tenants and leaseholders want and need, and ensure that these are affordable.
- 6.50. The elements of the Landlord Offer which relate to the design of the scheme, including the vision, design principles, number of new homes, tenure mix and social infrastructure will reflect the information that the community has already seen and influenced through engagement and will set out how the scheme will;
- Deliver the vision set for High Road West in 2014, which was to ensure that High Road West delivers a vibrant and sustainable neighbourhood which supports the creation of a new leisure destination.
 - Target the delivery of c.2600 homes and 40% affordable housing.
 - Deliver a cutting-edge new Library and Learning Centre and a refurbished Grange Community Hub which will provide improved community facilities early in the Scheme.
 - Deliver substantial new green spaces for the community including a large new community park with an outdoor gym and children's play area
 - Deliver a welcoming new civic square which will be an important focus of local events and activities, bringing the community together, promoting cultural activities and enhancing activity and safety at night.
 - Deliver new commercial, retail and leisure space throughout the Scheme providing a wide range of leisure, employment space, shops, cafes and restaurants around a new civic square.
 - Provide investment in the town centre and a fund for events and activities, as well as meanwhile uses which will revitalise the local centre during construction and afterwards.
 - Provide c.3,300 construction jobs and more than 500 end-user jobs once the development is complete.
- 6.51. As part of a FAQs within the Landlord Offer, the document will include information on what happens in the event of a 'no' result in the ballot. In this scenario, there would not be immediate changes for residents on the Love Lane Estate. The Council would ensure that residents are able to stay in their current

properties whilst a process is undertaken to work with them to understand why they voted 'no' and to develop a revised proposal for the future of the estate. Residents would continue to have support and advice from the High Road West Rehousing and Engagement Team throughout this period.

- 6.52. As set out in the recommendations, the final ballot material will be approved by the Director of Housing, Regeneration and Planning in consultation with the Cabinet Member for House Building, Placemaking and Development.

Ballot question and voting methods

- 6.53. CES advise that the question on the ballot paper is preceded by an introductory pre-ambule, followed by a non-leading question with a clear and unambiguous meaning. It is proposed that the ballot question is framed in a format as set out below:

The Council has asked Civica Election Services to conduct this ballot. You should have received a Landlord Offer document recently which provides details of the proposal for the regeneration of the Love Lane Estate. The offer document also provides details of the proposal for the High Road West scheme.

It is this proposal you are being asked to vote on below.

Are you in favour of the proposal for the regeneration of the Love Lane estate as part of the High Road West scheme?

YES / NO

- 6.54. CES provide multiple options for those eligible to vote: phone, post and online.

Communications strategy

- 6.55. A comprehensive communications and engagement plan has been developed, to ensure all residents have the required information before the ballot. Information to raise awareness of the ballot amongst residents will begin from the announcement of the Cabinet decision, including a letter to all residents in the masterplan area and door knocking, to ensure they have received the Landlord Offer document and answer any initial questions.
- 6.56. The High Road West team will be available to answer any questions from residents at any time during the ballot period, with contact details provided in the Landlord Offer. Officers will also attempt to visit every household at least once during the ballot period through a door-knocking exercise. The Grange building will also be used for ballot information drop-in sessions, with the relevant health & safety risk assessment in place to ensure this is carried out in a covid-secure manner.
- 6.57. As well as the Council's own events, mid-way through the ballot CES will make contact with residents who have not yet registered a vote as a means to encourage voter turnout.

Rent Setting

- 6.58. Current Council rents across the borough are a patchwork of historic rents which are dependent on the policy in place when each tenancy started, with a significantly lower rent-setting policy applying in Haringey prior to 2013/14 and changes introduced by the Government to the way rents are set over the years.
- 6.59. Currently the Council sets new rents at “formula rent”, and this is the rent that would apply to new tenants allocated secure tenancies on the Scheme under the Allocations Policy. Formula rent on the new Council properties at High Road West would result in much higher weekly rent charges than the rent currently paid by tenants living within the High Road West masterplan area. The exact increase would depend on the inputs to the formula at the time and the bedroom size of the property.
- 6.60. The Love Lane Resident Charter, approved by Cabinet in 2014 seeks to ensure that residents are not financially worse off as a consequence of future development. The Council proposes to deliver on this commitment to residents, by ensuring that eligible residents within the masterplan area, who move to the new homes within High Road West are charged no more than 10% more than the average Council rent residents are paying for an equivalent size property on the current Love Lane Estate at the time of their move.
- 6.61. The recommendation to Cabinet ensures that households are not being exposed to the substantial rental increase which would occur if the rents were set in line with formula rents. The increase of up to 10% reflects the fact that residents will be moving to a brand-new home, while limiting the impact on household finances. Increases, the Council believes, will be offset by energy bill savings from the new homes’ increased energy efficiency (e.g. ‘You’ve Got the Power’, HBF, 2017), which will continue to be developed through the design of the new homes, and reflects the fact that residents will be moving to a brand-new home.
- 6.62. The Council therefore believes that a 10% increase is fair and affordable. Officers have been reviewing the approach to rent-setting across London for regeneration schemes and believe that the approach proposed at High Road West is comparable and fair.
- 6.63. New homes at High Road West allocated to residents under the Allocations Policy will have rents set at formula rent, as would be the case in any other secure tenancy they are granted within the borough.
- 6.64. The rent proposals for existing Love Lane tenants are based on long-standing commitments to residents which date back to 2014, and the consequent tenant expectations, which predate the Council’s ERRPP. It should be noted that any future such demolition/ rehousing situations will be determined in light of the ERRP policy and the then prevalent circumstances.

7. Contribution to strategic outcomes

7.1. The delivery of the High Road West Scheme will support the Council in delivering its corporate priorities, as well as supporting the progression of objectives in the London Plan to support regional growth in North London.

7.2. The regeneration at High Road West will help to enhance the area in relation to the following four priorities set out in the Council's Borough Plan (2019-2023):

- Priority 1 – Housing (“A safe, stable and affordable home for everyone, whatever their circumstances”): the Council wants all of its residents to have a safe, stable and genuinely affordable home, and as such is committed to delivering new Council homes, bringing up the standard of private rented housing, and preventing homelessness. The Council has a strong focus on significantly extending housing options for its residents, including direct delivery of homes and initiatives. High Road West makes an important contribution to the borough's housing targets. Overall, the Council has a five year housing target of 12,799, approximately 2,500 per year, with High Road West able to deliver on average, around 10% of this number over the life of the development.
- Priority 2 – People (“Strong families, strong networks and strong communities nurture all residents to live well and achieve their potential”): As a Borough we are seeking to build the capacity of its communities and focus on a strengths-based approach, which doesn't focus solely on needs and deficits but on assets and qualities at individual, family and community level. This work is initially focusing on North Tottenham. Early intervention and prevention is at the heart of this, with services being pulled together around the individual linking in with work to integrate health and social care, including through the delivery of Health and Wellbeing Hubs.
- Priority 3 – Place (“A place with strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green”): The Community Safety Strategy 2019-23 sets out how the Council will deliver on its firm commitments to enhanced safety, including support for vulnerable young people from violence, abuse and exploitation in the Young People at Risk Strategy and through programmes such as Haringey Gold. This is complemented by a focus on promoting physical activity which will be delivered through a 'whole system approach', which is proactive in promoting facilities, improved parks and open spaces, active and safe travel between areas, and direct interventions into schools and communities to promote sports and other activities. High Road West will deliver a series of public and green spaces, including a community park, and include investment into projects which will enable healthy and safe lives for local people.
- Priority 4 - Economy (“A growing economy which provides opportunities for all our residents and supports our businesses to thrive”): Realisation of opportunities for good local business growth and skill and employment growth, in line with the current “community wealth building” approach. The Council approved this approach in October 2019 aimed at supporting the financial and social resilience of the borough's communities. A new Good Economy Recovery Plan provides a focus on a good economy – good jobs, fairness, health and well-being and environmental sustainability. High Road West will include significant investment into employment, education

and training opportunities for local people, to connect residents to sustainable and long-term jobs.

- 7.3. The Local Lettings Policy and Leaseholder Offer are particularly relevant to Priority 1 as they allow residents who wish to remain in the High Road West area to do so, thus supporting communities who wish to stay together.

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

Finance

- 8.1. The HRW Local Lettings Policy and Love Lane Leaseholder Offer being recommended for acceptance differs from the baseline set out in the ERRPP.
- 8.2. The cost implications of compensation for essential relocation costs to non-secure tenants has been assessed. There are 190 non-secure tenants currently living on the Love Lane Estate. Under the policy being recommended via the Landlord Offer, Appendix 5, the estimated cost of the compensation payable to non-secure tenants could range from £0.4m to £0.5m.
- 8.3. It is currently estimated that there will be a minor underspend on the land assembly budget of the HRW scheme of £148m, which can be utilised to cover the compensation cost.
- 8.4. The proposal with regard to future rent for existing tenants described above will be accommodated within the HRA business plan.

Procurement

- 8.5. There are no procurement comments required for this report.

Legal

- 8.6. The Head of Legal and Governance has been consulted in the preparation of this report and comments as follows:
- 8.7. Legal comment is incorporated in the body of this report.
- 8.8. Members are reminded that the Moseley principles of consultation require that the Council must consult at the formative stage of policy, give sufficient reasons for any proposal, and time, to permit intelligent consideration and response, and the product of consultation must be conscientiously taken into account in finalising any proposals.
- 8.9. In approving proposals after consultation, the Council must have regard to the full EQIA and ensure compliance with its Public Sector Equality Duty under section 149 of the Equality Act 2010.

Equality

- 8.10. The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share those protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not.
- 8.11. The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 8.12. The proposed decision is to consider the consultation feedback to recent consultation and engagement with residents, including on the draft Local Lettings Policy and Leaseholder Offer, and approve the final policies in light of feedback. It is also to approve the core commitments of the Landlord Offer document, which brings together and clearly sets out the offers to residents, and to proceed to a resident ballot with Love Lane Estate residents. This will affect residents who live on the Love Lane Estate in Northumberland Park, among whom younger people, women, those from minority ethnic communities, and people with long-term health conditions are overrepresented. It will also affect single-parent households and those on low income who share a similar demographic profile.
- 8.13. If the proposed decision is taken, subject to approval by a resident ballot, the High Road West scheme will develop new high-quality homes including 500 council homes, jobs, new and improved community facilities, commercial space, and green and open spaces in the Northumberland Park area. The scheme will deliver £10m of socioeconomic investment into the area. These benefits will be felt by residents across a range of protected groups, specifically for individuals with protected characteristics who occupy a lower socioeconomic group. Benefits will particularly be felt by, but not be limited to, protected groups overrepresented in lower socioeconomic groups, including BAME residents, women (including single mothers), and residents with limiting health conditions or disabilities.
- 8.14. Draft Equalities Impact Assessments (EqIA) were completed for the draft Local Lettings Policy and Leaseholder Offer prior to the Cabinet of March 2020 and have been finalised following the consultation. These are included as an appendix to this report, and uploaded on to the Haringey Council website.
- 8.15. The Local Lettings Policy EqIA noted that the proposal may disproportionately benefit younger black households on the Love Lane Estate in comparison to those in Band B, and accordingly have a slightly lesser impact on other racial / ethnic groups. The decision may also negatively impact on elderly households in Band B by prioritising non-secure tenants on the Love Lane Estate for the new council homes, however as there is a small number of these households on the housing register, the impact is likely to be relatively small.

- 8.16. Regarding the Leaseholder Offer, no negative consequences were identified for individuals with protected characteristics and an overall positive impact has been identified as the policy makes the existing borough-wide rehousing options more affordable for resident leaseholders.
- 8.17. Both the Local Lettings Policy and Leaseholder Offer have an overall positive impact on the Public Sector Equality Duty by seeking to keep the existing community together, thereby fostering good relations between groups who share a protected characteristic and those do not. The proposals have a specific benefit for groups with protected characteristics across the equality strands, by supporting residents to remain in the local area and retain their networks. By supporting the Council's strategic objectives to achieve better quality homes, and develop the area for residents the proposed decision represents a proportionate means of achieving a legitimate aim.
- 8.18. The Council has engaged residents on the Love Lane Estate over several years, and recent consultation and engagement activities on both housing offers took place between 5 February and 19 March 2021. These were carried out to be inclusive of all protected groups, and steps such as translations of written materials and in 'easy read' formats were taken to ensure accessibility. Due to social distancing restrictions, the council used a range of methods to maximise participation so all service users could be heard and steps were taken to ensure equal access across demographics and tenures to overcome issues of digital exclusion.
- 8.19. 25% of residents on the Love Lane Estate affected by the proposals responded to the consultations, including 27% of non-secure tenants (53 responses) and 18% of secure tenants (8 responses) for the Local Lettings Policy, and 24% of resident leaseholders (6 responses). 103 responses were also received from households on the wider housing register for the Local Lettings Policy who were potentially affected by the proposals. The consultation found broad support for both the housing offers, with very strong support for the Local Lettings Policy, with over 76% of respondents in favour including households not living on the Love Lane Estate.
- 8.20. The commitments of the Landlord Offer, attached at Appendix 5, bring together the commitments set out in the Local Lettings Policy and Leaseholder Offer, alongside previously agreed commitments to residents. The final Landlord Offer will also include information on the wider High Road West scheme proposals. EqlAs relevant to the Landlord Offer, in addition to the two appended to this report, include the following:
- 16th March 2021 - High Road West Approval of GLA Funding EqlA ([link](#))
 - 20th June 2017 – Revisions to the Estate Renewal Rehousing and Payments Policy EqlA ([link](#))
- 8.21. The Love Lane Resident Charter seeks to ensure that residents are not financially worse off as a consequence of future development. In order to deliver on this commitment, a reduced rent, compared with other new council homes in the borough that would be subject to the formula rent, has been recommended for approval by Cabinet.

- 8.22. The recommendation to ensure that rents for eligible residents within the High Road West area are capped at no more than 10% more than the average rent residents are paying for an equivalent size property on the Love Lane Estate at the time of their move, ensures that households are not being exposed to the c.40%-50% rental increase which would occur if the rents were set in line with formula rents. This is particularly important to rent-paying households who are in the lower socioeconomic groups. As reflected in paragraph 6.61 above, the increase of up to 10% reflects the fact that residents will be moving to a brand-new home, while limiting the impact on household finances.
- 8.23. It is anticipated that this limited increase in rent will be offset by cheaper energy bills for residents as indicated through research (e.g. 'You've Got the Power', HBF, 2017) and work will continue to enhance this saving benefit through the design and delivery of the new homes. Taking the information referred to above together, this supports the recommendation for the proposed rent as being fair and affordable.
- 8.24. The only additional commitment to be included in the Landlord Offer that has not previously been described and analysed in a previously published EqIA is the provision of disturbance payments for non-secure tenants in temporary accommodation on Love Lane Estate, to cover their moving costs to their new home. It is believed that this proposal will have an overall positive impact on residents with protected characteristics as it will ensure that they are provided with additional financial support. The benefits of this would be particularly felt by households in lower socioeconomic groups, in addition to more elderly households, who may require more support in the moving process.
- 8.25. As an organisation carrying out a public function on behalf of a public body, Civica, an independent body, who have been procured to administer the resident ballot, will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management arrangements will be established to ensure that the delivery of project does not result in any preventable or disproportionate inequality.

9. Use of Appendices

- Appendix 1: Consultation and Engagement Report for Draft Resident Offers
- Appendix 2: Engagement Report on High Road West Masterplan and New Homes
- Appendix 3: High Road West Local Lettings Policy
- Appendix 4: Love Lane Leaseholder Offer
- Appendix 5: Landlord Offer –Commitments
- Appendix 6: High Road West Local Lettings Policy EqIA
- Appendix 7: Love Lane Leaseholder Offer EqIA

10. Local Government (Access to Information) Act 1985

High Road West Cabinet Papers:

- 16th March 2021 Cabinet Report – High Road West – Conditional Approval of Funding and Next Steps ([link](#))
- 10th March 2020 Cabinet Report - High Road West – Next Steps for Consultation on Resident Offers ([link](#))
- 8th March 2018 Cabinet Report- High Road West Regeneration Scheme – approval of the next steps for the Love Lane Leaseholder Offer and for delegated authority to agree all valuation and compensation packages for the land interests due to be acquired ([link](#))
- 12th September 2017 Cabinet Report- High Road West Regeneration Scheme – appointment of a preferred bidder and next steps ([link](#))
- 13th September 2016 Cabinet Report- Tottenham Housing Zone Phase 2- North Tottenham ([link](#))
- 15th December 2015 Cabinet Report- High Road West Regeneration Scheme Update and Next Steps ([link](#))
- 20th January 2015 Cabinet Report - Site Acquisitions Fund – approval for decisions under Delegated Authority ([link](#))
- 16th December 2014 Cabinet Report- High Road West Regeneration Scheme- Masterplan and Next Steps ([link](#))
- 15th July 2014 Cabinet Report- High Road West Regeneration Scheme Consultation. ([link](#))
- 28th November 2013- High Road West Regeneration Project - Master Plan Option Consultation Feedback and Next Steps. ([link](#))

Housing and Estate Renewal, Rehousing and Payments Policy Cabinet Papers:

- 17 October 2017, Revised Estate Renewal Rehousing and Payments Policy following consultation ([link](#)) [to note, paragraph 6.19 of this report and 3.2 of the Estate Renewal Rehousing and Payments Policy provide further details regarding the Discretionary Panel]
- 12 July 2016 - Estate Renewal, Rehousing and Payments Policy – Final policy for adoption ([link](#))

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Appendix 1: High Road West - Consultation & Engagement Report for Draft Resident Offers

1. Introduction

- 1.1. In March 2020, Cabinet agreed to consult on two draft housing policies, the High Road West Local Lettings Policy and Love Lane Leaseholder Offer, which form the basis of the proposed offer to residents living in the High Road West masterplan area. Cabinet also noted the intention to engage non-secure tenants living in temporary accommodation in the masterplan area on other potential elements of an offer to them.
- 1.2. These consultation and engagement activities took place over a six-week period between 5 February and 19 March 2021. This report sets out the feedback received in these consultation and engagement exercises.

2. Consultation and engagement approach

- 2.1. During the consultation and engagement period the council used a range of methods to maximise participation. This was deemed to be particularly important in light of ongoing social distancing restrictions due to Covid-19, and in response to recent phone surveys with Love Lane Estate residents that indicated that many residents experience barriers to digital participation.
- 2.2. Love Lane Estate residents, and households on the wider housing register who were invited to respond to the Local Lettings Policy consultation, were all informed of the consultation and engagement relevant to them. Bespoke letters were posted and dedicated online Q&A events took place for each group.

Tenure group	Consultation and engagement activities
Secure tenants on Love Lane Estate (LLE)	Local Lettings Policy consultation
Non-secure tenants in temporary accommodation on LLE	Local Lettings Policy consultation and engagement on other potential elements of a proposed offer
Resident leaseholders on LLE	Leaseholder Offer consultation
Non-resident leaseholders on LLE	Leaseholder Offer consultation
Households on housing register and not living on LLE	Local Lettings Policy consultation

- 2.3. The consultation and engagement methods used are summarised in the following table, with details on these helped ensure equal access across demographics and tenures to overcome issues of digital exclusion.

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Method	Description	Ensuring equal access to consultation and engagement
<p>Letters and hard copies of consultation and engagement materials sent out</p>	<p><u>Love Lane residents</u></p> <p>A consultation pack, with a foreword from the Leader of the Council, was sent to all 44 Love Lane secure tenants, 197 non-secure tenants and 48 leaseholders at the start of the consultation period.</p> <p>This included information on upcoming consultation and engagement activities, with the relevant policy and questionnaire booklet included, as well as a free postage return envelope. It also stated the closing date for the consultation and details of how to respond.</p> <p>A reminder postcard was also sent to Love Lane residents two weeks before consultation close.</p> <p><u>Households on the housing register</u></p> <p>An email or letter was sent to all households on the housing register (not living on Love Lane) in advance of the consultation start for the Local Lettings Policy. A total of 9,972 emails were sent inviting the recipient to take part in an online survey and 1,511 letters sent to those without a known email address, alerting them to the consultation and providing a link to a webpage with information on the consultation and an online consultation questionnaire.</p> <p>A dedicated email address and phone number were provided to allow consultees to ask questions, and to allow those without access to the internet to request that a paper consultation form and stamped address return envelope be sent to them. A total of 53 paper forms and envelopes were sent on request.</p>	<p>Translated copies were also sent on request, with versions produced in six different languages.</p> <p>Residents had the option of submitting their response online or providing verbal feedback over the phone if they were not able to return by post.</p>
<p>Phone calls to all Love Lane residents</p>	<p>The council's HRW Engagement & Rehousing team attempted to call all residents on the estate for whom contact details were available.</p> <p>In total, officers spoke to 172 Love Lane residents during the consultation period at least once, 65% of the total number of</p>	<p>Following initial contact by the HRW team, residents were able to choose a time for a phone call which was suitable for them, whether this was day or evening.</p>

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	<p>tenants and resident leaseholders on the estate. This included:</p> <ul style="list-style-type: none"> • 31 secure tenants (out of 44, 70%) • 124 non-secure tenants in temporary accommodation (out of 197, 63%) • 17 resident leaseholders (out of 25, 68%) <p>The purpose of these calls was to check they had received the materials, answer any initial questions to inform their response to the consultation, and direct them to upcoming online events. Officers also spoke to residents around the Masterplan and New Homes engagement material, which is summarised in Appendix 2.</p> <p>Residents were offered a detailed follow-up call with a member of the HRW team to talk through the policy, and 5 residents took this up option.</p> <p>Residents had the option to call or email the HRW Engagement Officer at any time during the consultation via contact details included in their letter.</p>	<p>The team were also able to arrange for a translator to support the phone conversation. Two residents took up this option.</p> <p>Residents had the option of a regular phone call or video call depending on their preference.</p> <p>This approach was designed to replace the option of attending a drop-in session or the HRW team undertaking a door-knocking exercise to speak to residents which would be normal practice prior to the Covid-19 restrictions.</p>
<p>Dedicated Local Lettings Policy mailbox and phone line for households on wider housing register</p>	<p>A dedicated mailbox (LLP@haringey.gov.uk) and phoneline was in place for households on the wider housing register (non-Love Lane) to contact regarding the consultation.</p> <p>There were a total of:</p> <ul style="list-style-type: none"> • 89 emails received and • 103 phone calls with residents. <p>All residents who attempted to call and left a message were subsequently called back and spoken to.</p>	<p>The dedicated mailbox and phone line was in place to ensure that all residents could speak to an officer regarding the consultation and request hard copies or translated materials if they wished to.</p>
<p>Website, online events and social media</p>	<p>A dedicated consultation webpage was in place (www.tottenham.london/HRWconsultation) with links to online versions of the consultation materials and online polls. This website was referenced in correspondence with residents.</p> <p>Due to coronavirus and the ongoing restrictions in place, the Council was unable to hold information sessions in person for consultees. Instead, the Council held</p>	<p>Online events were available to watch back online after the event at a convenient time for the resident, with the option to provide feedback after the broadcast.</p> <p>The HRW team worked with residents who required extra help to access digital content, including on using the online event software (Microsoft</p>

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	<p>dedicated online Q&A events for each tenure group on Love Lane and the wider housing register. These events were available as recorded sessions on the website for those who were unable to attend the live event.</p> <p>The dates for the events were as follows and are available to be watched back at the following links:</p> <ul style="list-style-type: none"> - Tuesday 16 February 2021, 1pm – Love Lane secure tenants (link) - Tuesday 16 February 2021, 6pm – Love Lane non-secure tenants in temporary accommodation (link) - Tuesday 23 February 2021, 1pm – Love Lane leaseholders (link) - Tuesday 23 February 2021, 5.30pm – Households on the housing register not living on Love Lane (link) <p>There was a total of 19 live attendees across the four sessions. Due to the limitations of the technology, it is not possible to confirm the number of residents who watched the event back following the live broadcast. Officers received requests for the links to the broadcast from several residents.</p> <p>The Haringey Twitter account also publicised the consultations. (one example can be seen at this link)</p> <p>Residents who expressed an interest in attending the session were also texted a link to the event in the hours prior, via the GOV.UK Notify service.</p>	<p>Teams). As part of the investment in socio-economic outcomes in HRW, the intelligence gathered from residents on who had digital barriers was used to target laptop provision, working with the Haringey Adult Learning Service (HALS).</p> <p>As outlined above, phone calls with the HRW team were available for residents to talk to the proposals and answer questions as an alternative for those that did not have digital access.</p>
Local Lettings Policy infographic video	<p>A seven-minute infographic video (link) was produced to explain the draft Local Lettings Policy for both Love Lane tenants and those on the wider housing register.</p> <p>This was hosted on YouTube and linked to on the consultation webpage. The HRW team also sent the link to residents who had expressed an interest via text.</p>	<p>The video was available to watch on both laptop and smartphone. The short length was an option for those who did not have time to watch the full online events.</p> <p>Translated copies of the script were also available on request, although no residents requested these.</p>

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3. Consultation on the Draft Local Lettings Policy

Overview and consultation response

- 3.1. Consultation on the Local Lettings Policy sought the views of:
- Secure, assured and non-secure tenants living on the Love Lane Estate or elsewhere in the masterplan area
 - Households on the housing register
- 3.2. A total of 164 responses were received, which is broken down across groups in the table below. In total 61 residents living in the masterplan area responded to the consultation (around 25% of those eligible to respond) and 103 households on the wider housing register (around 1% of this group).

Consultee group	No. of post responses	No. of online responses	Total	Total eligible to respond	% response rate
Non-secure tenants in the masterplan area	50	3	53	197	27%
Secure tenants in the masterplan area	6	2	8	44	18%
Households on the housing register and not living in the masterplan area	17	86	103	11,483	1%
Total	73	91	164		

- 3.3. The draft High Road West Local Lettings Policy Consultation Questions booklet summarised and asked questions around the two key proposals which form part of the draft policy. These relate to the eligibility criteria for new council homes in High Road West, and the order of prioritisation for new home lets. There was also an opportunity to provide general feedback around the draft policy. The feedback to these proposals is summarised below.

Proposal: Eligibility for new Council homes in High Road West

- 3.4. The booklet sets out the council's proposed eligibility criteria for the new council homes in High Road West alongside two alternative options, with the rationale described for why this option is preferred over the alternatives. The preferred option includes eligibility for most residents in the masterplan area, including non-secure tenants in temporary accommodation. The two alternative options place limitations on the eligibility criteria for residents in the masterplan area to varying degrees.

A summary of the three options consulted on is set out below:

Option	Residents eligible for a new council home in High Road West
Option 1 (The Council's	<ul style="list-style-type: none"> • Secure and assured tenants in the masterplan area • Non-secure tenants in temporary accommodation who:

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preferred option)		<ul style="list-style-type: none"> ○ Have been accepted as homeless by the Council at least 12 months prior to the publication of the Landlord Offer AND ○ Have lived within the masterplan area for at least 12 months prior to the publication of the Landlord Offer.
Option 2 (Alternative option)		<ul style="list-style-type: none"> • Secure and assured tenants in the masterplan area • Non-secure tenants in temporary accommodation who: <ul style="list-style-type: none"> ○ Have been accepted as homeless by the Council pursuant to an application made BEFORE 9 November 2012 AND ○ Have lived within the masterplan area for at least 12 months prior to the publication of the Council's Landlord Offer
Option 3 (Alternative option)		<ul style="list-style-type: none"> • Secure and assured tenants in the masterplan area

All applicants under the Local Lettings Policy would need to meet the eligibility and qualification criteria under the Council's Housing Allocations Policy 2015 (as updated from time to time) up until the point they are rehoused.

Any homes not allocated to residents within the masterplan area would be made available to the wider housing register.

- 3.5. 141 respondents answered questions on this proposal. Of these, 90% were in favour of Option 1, with 5% each in favour of Option 2 and Option 3. This preference for Option 1 was reflected across all three consultee groups. A breakdown is presented in the table below.

Option	<i>Non-secure tenants in the masterplan area</i>		<i>Secure tenants in the masterplan area</i>		<i>Households on the housing register and not living in the masterplan area</i>		Total	
	No.	%	No.	%	No.	%	No.	%
1	29	94	8	100	90	88	127	90
2	1	3	0	0	6	6	7	5
3	1	3	0	0	6	6	7	5
Total	31	100	8	100	102	100	141	100

23 respondents did not answer the questions on this proposal, including 22 non-secure tenants in the masterplan area, and 1 household on the housing register and not living in the masterplan area. See paragraph 3.11 for commentary on the former.

- 3.6. Commentary on the responses from each consultee group are provided in the table below.

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Group	Commentary
<p>Non-secure tenants in temporary accommodation within the masterplan area</p>	<p>Of non-secure tenants who answered questions on this proposal, 94% were in favour of Option 1.</p> <p>The responses from this group indicate that this option was preferred as it offered the opportunity of a secure tenancy council home to many of these residents, with associated benefits for affordability and security, and protected the stability of the existing community. Example responses as follows:</p> <ul style="list-style-type: none"> • I would like a secure tenancy so that in the future I will have the right to buy • It allows many residents to remain in their existing communities • Option 1 seems to be the only option that allows non-secure tenants in temporary accommodation and have lived on Love Lane Estate after 2012 to be given an opportunity to be rehoused in the new homes. Therefore, as I fall into this category of residents I think this is the best option for me and others like myself • It gives assurances to people living on the estate it caters for the majority of people • I welcome the opportunity for me and my children to have a place to call home • For 10 years in temporary accommodation not better for me still stress in temporary accommodation • It is fair that everyone on the estate receive a council property <p>One resident in this group was in favour of Option 2, and one resident in favour of Option 3. Both noted that this was more suitable for their personal circumstances. The respondent in favour of Option 3 noted that this was due to them not having lived on the estate for 12 months, and therefore not meeting the eligibility criteria under Option 1.</p>
<p>Secure tenants within the masterplan area (Love Lane Estate)</p>	<p>All secure tenants in the masterplan area were in favour of Option 1. Responses indicated that this was preferred for the security it provided of remaining in the existing area in a council property, in line with the existing commitments of the Secure Tenant Guide, agreed by Cabinet in 2014. Example responses as follows:</p> <ul style="list-style-type: none"> • I have lived in the area all of my life and have family and friends who live close by • I want to stay in the community I've always been in • Fair for everyone concerned • Almost all tenants will be rehoused under this option
<p>Households on the housing register and not living in the masterplan area</p>	<p>88% of households on the housing register and not living on the masterplan area were in favour of Option 1.</p>

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	<p>Responses indicated that this option was generally preferred as it represented the fairest option and protected the existing community in the area whose homes are due to be demolished. There was also recognition that there would still be opportunities for households on the wider housing register to access a new council home in the High Road West development. Example responses are provided below.</p> <ul style="list-style-type: none"> • Seems like a fair option for all. It takes into consideration the community rather than breaking it up. • It is the fairest and least disruptive option in order to preserve the existing community. Better prioritisation and makes sense. • I choose council's preferred option because it gives priority to even temporarily accommodation family's. • People who are on the housing register are able to bid for the new built for property too. • The council have a better ideal on how to manage individuals home issue • It does sound the fairest option. My concern, as a local on the housing register, that I won't get a look in at these new homes due to priority • Option 1 seems to be the most thought out proposal in regards transparency, fairness to existing tenants in the masterplan area and equality to those on the housing register (at least 250 homes to be made available) <p>Six residents in this group were in favour of Option 2, and six residents in favour of Option 3. These respondents noted that these options were fairer or had a lesser impact on other households on the council's housing register.</p> <p>It should be noted that six residents who responded in favour of Option 1 indicated in their response that they believed they were currently living in the High Road West masterplan area, which influenced their response. Many respondents also put forward details of their specific housing situation to be considered.</p>
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Proposal: Order of prioritisation for new home lets

- 3.7. The consultation booklet describes the proposed priority order for new home. In general, this prioritises residents in the masterplan area for rehousing by phase, in the order in which their homes are required for demolition. Once all residents in the masterplan area have been rehoused, then the new homes would be made available to households on the housing register. It also proposes that eligible secure and assured tenants are given priority over non-secure tenants in the rehousing process for each block. Consultees were asked whether they agreed with the proposal.
- 3.8. 142 respondents answered questions on this proposal. 88% of these respondents were in favour of the council's proposed priority order, with 12% not in favour. This

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response in favour of the proposal was reflected across the three consultee groups. A breakdown is provided in the following table.

Response (Do you agree with this priority order?)	<i>Non-secure tenants in the masterplan area</i>		<i>Secure tenants in the masterplan area</i>		<i>Households on the housing register and not living in the masterplan area</i>		Total	
	No.	%	No.	%	No.	%	No.	%
Yes	28	90	8	100	89	86	125	88
No	3	10	0	0	14	14	17	12
Total	31	100	8	100	103	100	142	100

22 respondents did not answer the questions on this proposal, all of whom were non-secure tenants in the masterplan area. See paragraph 3.11 for commentary on this.

3.9. Commentary on the responses from each consultee group are provided in the table below.

Group	Commentary
Non-secure tenants in temporary accommodation within the masterplan area	<p>Of non-secure tenants who answered questions on this proposal, 90% were in favour of the council's proposed priority order.</p> <p>Respondents were generally in favour of the proposals as the priority order would bring less disruption by way of the phasing approach, and by prioritising residents whose homes are due to be demolished first.</p> <p>Many respondents used this question to reiterate their preference for the council's proposed eligibility criteria, including the offer of a secure home to eligible non-secure tenants, relevant to the previous proposal. Example responses as follows:</p> <ul style="list-style-type: none"> • It will help those in need first • This priority order seems to bring the least amount of disruption • The priority order is fair because the people that have been living in these properties more than me but there is also people with medical needs like myself • Because the council will help residents get a new home faster and support principle of maintaining the continuity of the existing community living in each block <p>Three respondents were not in favour of the council's proposed priority order. In their answer to the question, two respondents stated that the approach was unfair, and that all residents should have an opportunity to move to the new homes at the same time. The other respondent referred to their individual housing circumstances and requested that they were prioritised on this basis.</p>

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<p>Secure tenants within the masterplan area (Love Lane Estate)</p>	<p>All secure tenants in the masterplan area were in favour of the proposed priority order. Respondents generally agreed that secure tenants, who have generally lived on the estate for a longer period of time, should be prioritised. Example responses as follows:</p> <ul style="list-style-type: none"> • The proposal offers the least amount of disruption to residents. A transition which results in the fewest moves (i.e. rehousing) is ideal • Priority to rehouse long term tenants is very sensible • Because it is fair
<p>Households on the housing register and not living in the masterplan area</p>	<p>86% of households on the housing register and not living in the masterplan area were in favour of the proposed priority order.</p> <p>Respondents generally agreed that priority for the new homes should be given to residents in the masterplan area whose homes are proposed to be demolished. As with the previous proposal, there was recognition that there would still be opportunities for households on the wider housing register to access a new council home in the High Road West development.</p> <p>Some residents also noted that once eligible Love Lane residents had been rehoused, then households on the housing register with the most urgent housing need should be prioritised for the remaining homes. The policy would achieve this by letting the remainder of the homes in line with the council's Housing Allocations Policy. Example responses are provided below.</p> <ul style="list-style-type: none"> • Priority being given to Love Lane residents is the main concern as they are highly affected • I completely agree with the priority order as I understand that those whom have had their houses demolished are more in need of permanent housing. • I agree with the priority because other people apart from Love Lane tenants will be given the other opportunity as well • I feel people the people who homes are having homes demolished should be house 1st then longest bidders <p>14 respondents, 14% of this group were not in favour of the proposed priority order. The respondents generally stated that priority should be given to households who had been on the housing register the longest, regardless of their location, or should be given to those with specific housing needs, including residents with disabilities, single parents, and those with young children.</p> <p>An Equalities Impact Assessment (EqIA) has been produced to assess the impact of the proposal on groups with protected characteristics, see Appendix 6 of the May 2021 Cabinet report.</p>

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Other comments

- 3.10. The final question in the consultation booklet sought to capture any other comments around the draft policy which were not captured by the previous questions or related to the two proposals put forward.
- 3.11. 41% of non-secure tenants in temporary accommodation in the masterplan area did not respond to questions on the two proposals. In responding to the final question, all these respondents wrote variations of a message requesting that non-secure tenants in the masterplan area be offered “secure tenancies prior to the ballot”. This refers to the resident ballot scheduled to take place on the Love Lane Estate in summer 2021, in line with the Mayor of London’s Estate Regeneration Resident Ballot requirement. Some respondents also noted that they would like the offer of a new council home to be extended to elsewhere in the borough, beyond only the High Road West scheme, and that additional guarantees be made regarding this offer beyond the Local Lettings Policy.
- 3.12. The offer of a secure tenancy to non-secure tenants in the scheme is only deemed to be possible by delivering High Road West and the 500 new council homes. The 500 council homes will be sufficient to rehouse not only all secure and non-secure tenants on Love Lane, but also 250 households with the highest priority on the wider housing register which is seen to be a fair balance of protecting the stability of the existing community while also providing a substantial number of new council homes for the households with the most pressing housing need in the borough.
- 3.13. Across all three consultee groups there were questions around the time it would take to build the new council homes and when eligible residents would be able to move in. Several respondents living in the masterplan area noted their specific requirements, such as need for a ground floor property, and asked that these be considered in the lettings process.
- 3.14. Many respondents who were households on the housing register who were not living in the masterplan area provided information on their individual circumstances and asked questions around the likelihood of them being able to move to one of the new council homes at High Road West. It is not possible to comment on individual circumstances through this consultation. In addition, as the new homes will take several years to build, it is not possible to give details on the implications for individual households living outside the masterplan area at this stage.

Proposed change – amending the proposed eligibility criteria for non-secure tenants in the masterplan area

- 3.15. As noted in the table in paragraph 3.6, one consultation response was received from a non-secure tenant in the masterplan area, who stated that they would not be eligible for a new council home in High Road West under the current criteria, due to having lived on the estate less than 12 months prior to the proposed date of publication of the Landlord Offer. As set out in paragraph 5.5, engagement officers also spoke to four non-secure tenants by phone, who also expressed their disappointment that they were not eligible under the current criteria.

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- 3.16. In response to this, it has been decided in the final Local Lettings Policy to reduce the duration of time that non-secure tenants are required to have lived in the masterplan area from at least 12 months prior to the publication of the Landlord Offer, **to at least 6 months**. This responds to this feedback received across consultation and engagement and means that the very small number of tenants currently living in the masterplan area who were not eligible under the criteria in the draft policy, which is less than 10 residents, would be made eligible for a new Council home in High Road West.
- 3.17. This supports the principle of maintaining a strong and sustainable community in the masterplan area, which was favoured by most respondents. It also recognises that by the time these tenants are required to relocate as a result of the regeneration, they will have lived on the estate for a much longer duration and are likely to have settled within their community.

Demographics of respondents

Age range	No.	%
Under 20	0	0
21-24	2	1
25-29	12	7
30-44	49	30
45-59	67	41
60-64	7	4
65-74	8	5
75-84	1	1
85-89	0	0
90 and over	0	0
(blank)	18	11
Total	164	100

Disability	No.	%
Have a mental or physical health condition	45	27
Do not have a mental or physical health condition	100	61
(blank)	19	12
Total	164	100

Ethnicity	No.	%
Asian	12	7
Black	77	47

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Mixed	15	9
White	13	8
Other	26	16
(blank)	21	13
Total	164	100

Sex	No.	%
Female	108	66
Male	38	23
Prefer not to say / (blank)	18	11
Total	164	100

Gender	No.	%
Same as birth sex	136	83
Prefer not to say	6	4
Differs from sex	1	1
(blank)	21	12
Total	164	100

Sexuality	No.	%
Bisexual	1	1
Gay man	0	0
Heterosexual	116	71
Lesbian woman	2	1
Prefer not to say	20	12
(blank)	25	15
Total	164	100

Refugee or Asylum Seeker	No.	%
A refugee	15	9
An asylum seeker	5	3
(blank)	144	88
Total	164	100

Religion	No.	%
Christian	79	48
Muslim	36	22

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Other	6	4
No religion	13	8
(blank)	30	18
Total	164	100

Language	No.	%
Albanian	2	1
Arabic	3	2
English	74	45
French	5	3
Mandarin	2	1
Polish	5	3
Portuguese	7	4
Somali	8	5
Spanish	4	3
Turkish	12	7
Other	10	6
(blank)	32	20
Total	164	100

4. Consultation on the Draft Leaseholder Offer

- 4.1. Consultation on the Local Lettings Policy sought the views of resident and non-resident leaseholders on the Love Lane Estate. The draft Love Lane Leaseholder Offer Consultation Questions booklet considered the sections of the draft policy in turn, with specific questions around the proposed changes and enhancements to the council's Estate Renewal Rehousing and Payments Policy 2017 (ERRPP).
- 4.2. 6 legitimate responses were received, 5 responses by post and 1 completed online. All responses were from resident leaseholders, representing 24% of those currently living on Love Lane Estate (25 resident leaseholders total). In conversations between engagement officers and resident leaseholders who did not provide a response, several noted that they had provided feedback to the Council on the draft offer in previous rounds of consultation, which has informed the draft policy. Further information on previous consultation with leaseholders can be found in paragraphs 6.15 and 6.16 of the Cabinet report.
- 4.3. No responses were received from the 23 non-resident leaseholders who own properties on the Love Lane Estate at the time of consultation. It should be noted that, apart from a more restrictive definition of resident leaseholder, the draft Leaseholder Offer includes only one change from the baseline offer in the ERRPP for non-resident leaseholders. This relates to the payment of compensation for 'Decent Homes' works,

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which was not covered within the ERRPP but is an existing commitment of the 2014 Leaseholder Guide, and therefore is not a new proposal.

- 4.4. A further 9 responses were received which were all completed online. These respondents either did not provide their address or provided an address outside of the Love Lane Estate. All of these responses were in favour of the proposals, and did not provide any further written feedback beyond stating 'yes' 'no' or 'unsure' to the questions. In phone calls with leaseholders, no residents spoken to stated that they had submitted an online form. Based on this, it is deemed highly unlikely that these responses came from leaseholders on Love Lane Estate, and it is inferred that these may have originated from respondents completing the incorrect form for the Local Lettings Policy consultation. These responses have been discounted and have not been considered as part of the consultation analysis.

Proposal: Definition of a resident leaseholder

- 4.5. Respondents were asked whether they agreed with the proposed definition of a resident leaseholder. The Leaseholder Offer has a different definition of resident leaseholder to the ERRPP for the purposes of eligibility for rehousing options. The definition within the Leaseholder Offer reflects the Leaseholder Guide definition.
- 4.6. Three respondents (50%) were in favour of the proposed definition of a resident leaseholder. No further comments were provided by these leaseholders.
- 4.7. Three of the respondents were not in favour of the definition. The reasons provided are summarised as follows:
- Preference that the definition of resident leaseholder should include historic residency, as a leaseholder may have interrupted recent occupancy for personal reasons, and then return within the proposed timeframe. The current definition would exclude such a leaseholder.
 - The current definition would penalise anyone who legitimately moved in as a resident leaseholder since December 2014, which is particularly unfair due to the long timescales for the regeneration scheme and is designed to save the council money. It is also unlikely that landlords would move back for an additional 5% value in compensation, which would be cancelled out by the costs of removing tenants and moving back into the property.
- 4.8. The option of using the ERRPP definition of a resident leaseholder for the purposes of the rehousing options was considered by officers. However, it was considered that this would go beyond the Council's aim of ensuring the existing community can be kept together. Under the ERRPP definition, there is a risk that buy-to-let landlords could move into a Love Lane property in response to the publication of the masterplan, to secure the rehousing offer at the expense of public funds for Council housing. Furthermore, by increasing the number of people considered as a resident leaseholder, the cost to the Council would be significantly greater, particularly because of the enhanced terms being offered for Love Lane residents. In the Council's view, this additional cost would not be a reasonable use of public housing funds.

Appendix 1: High Road West - Consultation & Engagement Report for Draft Resident Offers

Proposal: Enhanced equity loan terms – Minimum contribution

4.9. Respondents were asked whether they agreed to the enhanced equity loan terms for resident leaseholders to buy a new home within the High Road West area. This includes a reduction to 25% minimum contribution to buy a new home, with the council offering an equity loan to cover the outstanding balance.

4.10. Four respondents (67%) were generally in favour with the proposed minimum contribution of 25%. These respondents noted that:

- I will be offered the equity loan and that gives me a lot of chance to buy a property.
- The 25% minimum contribution for the enhanced equity offer strikes the right balance for us.
- As an offer to allow a resident leaseholder access to remain mortgage free the offer provides a workable solution.

These respondents did however put forward some concerns and comments alongside this, summarised as follows:

- The Home Loss payment should be separate and not required as part of the contribution.
- If a resident leaseholder has an existing mortgage or second charge, then they may not be able to use the total funds given for their existing property, without acquiring additional funds to repay their debt. This could present issues if a leaseholder cannot re-mortgage for example.
- If the new homes are expensive, then the 25% contribution may be too high.

4.11. Two respondents (33%) were not in favour of this proposal, with one respondent providing the reasons for this, summarised as follows:

- The need for an equity loan shows that the homes are unaffordable and too expensive to buy outright from the compensation package. Resident leaseholders who have paid off their mortgage will now have additional debt to the council. The leaseholder would retain 100% of the responsibilities for repair and service charge obligation.

4.12. Officers considered the option of the Council making up the difference in value between existing and new homes for resident leaseholders, and for the Home Loss payment to be excluded from any requirement to invest equity into a new home. However, these proposals were not supported as these would result in a significant amount of funds being required from the HRA, and would reduce the amount available for the Council to fund repairs and maintenance of Council stock and for acquiring new Council owned homes for the most vulnerable residents in the borough.

4.13. In regard to a situation in which a resident cannot afford 25% of the new property, the Leaseholder Offer sets out that their individual circumstances would be considered in the light of an independent financial assessment, to find the most appropriate way of enabling them to stay in the area without adversely affecting their financial situation.

Appendix 1: High Road West - Consultation & Engagement Report for Draft Resident Offers

- 4.14. In regard to service charges, in the new development, officers will be working closely with leaseholders to understand the type and level of services that they want and need and to ensure that these are affordable.

Proposal: Enhanced equity loan terms – Passing on the equity loan

- 4.15. Respondents were asked whether they agreed with the 12-month grace period for family members / beneficiaries in the event of the death of the leaseholder, to decide whether to sell the property and use the proceeds to find alternative accommodation or to pay off the equity loan and retain the leasehold property. There was one positive response to this proposal, two mixed, and three negative.
- 4.16. The positive or mixed responses generally indicated that they were in favour of the opportunity for the adult child to be the owner of the property. All three respondents expressed some concerns around a situation arising where the adult child was not able to repay the equity loan, and one suggested that the grace period should be extended, particularly due to the need to pay for funeral funds.
- 4.17. Of the three negative responses, two provided additional comments. Both stated that the 12-month grace period is too short, with one noting that leaseholders should have the ability to leave the property to another beneficiary.
- 4.18. Officers considered enabling the equity loan arrangement to be transferred to children or another beneficiary under the leaseholder's will. However, this option was considered to not be a prudent use of HRA funds, as this would tie up a substantial amount of public housing funds for many years, which otherwise could be used for funding other Council housing. The 12-month grace period was considered a reasonable period of time for family members to consider their options properly and to investigate obtaining a mortgage.

Other comments on the equity loan offer

- 4.19. Respondents were also asked if they had any other comments around the equity loan offer. Two responses were received to this question, with one resident noting that an option to use the equity loan areas in other parts of England would be an attractive offer. The other respondent stated that they were not in favour of the equity loan offer and expressed concerns about the affordability of the new homes.
- 4.20. In response to the feedback received, clarification has been added that the Discretion Panel will be able to consider offering equity loans for properties outside of Haringey based on individual circumstances. This is particularly relevant given the location of the Love Lane Estate in the north-east of the borough, near the borough boundary with Enfield. This does not apply to the enhanced equity loan terms which are available for new properties in High Road West only.

Proposal: The option to complete a leasehold swap

Appendix 1: High Road West - Consultation & Engagement Report for Draft Resident Offers

- 4.21. Respondents were asked whether they agree with the proposal to provide the option of leasehold swap option for resident leaseholders. This is the option to swap their property for an existing council property elsewhere in the borough, subject to limited availability. This option was previously made to Love Lane resident leaseholders in the Leaseholder Guide but does not appear in the ERRPP.
- 4.22. Four respondents (67%) were generally in favour with the proposal to offer of a leasehold swap. Three of these did not provide any further comments. One respondent noted that they would like to see additional details provided such as a list of available properties, timescales of availability and information on the lengths of leases provided (i.e. would these be extended beyond the length of their existing lease on the Love Lane Estate). A question was also raised on whether the value of the property could be increased in combination with an equity loan option.
- 4.23. Two respondents (33%) were not in favour of this proposal. One respondent provided additional comments, stating that the leasehold swap was the 'least bad option on offer' but noting that this was subject to availability and that they would still not like to relocate / prefer to stay in their current location. This respondent suggested that offering a secure tenancy to resident leaseholders would be a better option.
- 4.24. The final policy includes clarification that to access the leasehold swap option, leaseholders are required to submit a leasehold swap needs assessment form to the Discretion Panel. This has been added to clarify the process for accessing this rehousing option, recognising that leasehold swaps will be subject to very limited availability and will be considered on a case-by-case basis.
- 4.25. The council's rehousing team will be engaging resident leaseholders on the detailed leasehold swap process in the coming months, including working with leaseholders to complete a needs assessment form if this is a preferred option.

Other comments on the rehousing options for resident leaseholders

- 4.26. Respondents were also asked whether they have any other comments regarding the proposed re-housing options for resident leaseholders. Two responses were received to this question, with one respondent noting their preference to stay in the area in a new home in High Road West, with the other stating that they would prefer not to move from their existing property.

Proposal: Option to appoint an independent single joint expert if an agreement cannot be reached on the valuation

- 4.27. Respondents were asked whether they agree with the proposal to appoint an independent single joint expert if an agreement cannot be reached on the valuation. The single joint expert (a third valuer) would help them reach an agreement, and reasonable costs will be covered by the council.
- 4.28. Three respondents were in favour of the proposal as the expert is jointly agreed by both sides, representing a fairer process. One reiterated that the expert should be independent and not a council employee.

Appendix 1: High Road West - Consultation & Engagement Report for Draft Resident Offers

4.29. Three respondents were not in favour of the proposal. The reasons provided are summarised as follows:

- The opinion from a single joint expert seems restrictive and possibly not unbiased – if three were used then a more balanced decision could be made.
- The council is not allowing you to choose your own surveyor.
- I do not believe that the “joint expert” would be sufficiently neutral as a local authority has more power and influence over members of the surveying profession than does an individual profession.

4.30. These responses suggest that there were misconceptions amongst respondents around the valuation process and the role of the single joint expert, indicating this could have been communicated clearer in the consultation material. All leaseholders can appoint a qualified valuer to act on their behalf, with reasonable costs reimbursed by the Council. If an agreement cannot be reached between the Council’s valuer and the leaseholder’s valuer, then the parties can appoint a single joint expert (a third valuer). Both parties would need to agree the choice of the expert, who would be jointly appointed, and would be a RICS qualified valuer. Officers will engage leaseholders to ensure they are familiar of the valuation process and their ability to appoint an independent valuer/surveyor.

Other comments on the valuation process

4.31. Respondents were asked whether they had any other comments regarding the proposed valuation process. Two responses were received to this question, with one leaseholder noting that the valuation should be fair and receive market value, and the other stating that they did not want to move out of their existing home into the new properties. In regard to the first point, leaseholders are entitled to receive the full market value for their property.

Proposal: Decent Homes reimbursements

4.32. Respondents were asked whether they agreed with the proposal that all Love Lane leaseholders will be able to claim for compensation for Decent Homes works carried out before the council’s Cabinet agreed the High Road West masterplan in December 2014.

4.33. Three respondents were in favour of this proposal and did not provide any further comments. One respondent did not respond to this question. Two respondents were not in favour of the proposal, with one noting that some residents had not benefited from the Decent Homes work improvements and that these should be carried out on existing properties, with these residents also not benefiting from additional compensation.

Other comments on the payments for resident and non-resident leaseholders

Appendix 1: High Road West - Consultation & Engagement Report for Draft Resident Offers

- 4.34. Respondents were asked whether they had any other comments on the payments for resident and non-resident leaseholders. Three responses were received to this question, summarised as follows:
- All payments should be separate and not contribute towards purchasing a new home.
 - Properties may be sold for less than their estimated value. For example, my property is a two bedroom and the price given for my property is less compared to other two bedrooms around the council.
 - I do not want to move and am not interested in shared equity or shared ownership as these represent a poor financial deal and a real decline in my tenure status. I wish to remain in my current home with 100% equity. Leasehold new build properties do not fill me with confidence. I am not interested in expensive new facilities and services which will inflate the service charges, and fear inflated ground rents in place of the council pepper-corn style ground rent.
- 4.35. As noted, leaseholders are entitled to full market value of their property, and a dispute resolution process (through the single joint expert approach) is put forward in the Leaseholder Offer in cases where an agreement on the valuation of the existing property cannot be reached. Officers will also be working closely with leaseholders to understand the type and level of services that they want and need and to ensure that these are affordable.
- 4.36. The Leaseholder Offer put forward by the council needs to be generous but also fair, in striking a balance in both providing support to existing leaseholders and funding other housing within the borough, including for the borough's most vulnerable residents.

Other comments on the Love Lane Leaseholder Offer

- 4.37. Respondents were asked whether they had any other comments on the draft Love Lane Leaseholder Offer. One response was received to this question, which raised concerns around the size of the reply envelope included with the consultation booklet and its suitability given the size of the document to be returned. This feedback will be responded to in future consultation and engagement exercises.

5. Engagement with non-secure tenants in temporary accommodation

- 5.1. The Council also engaged non-secure tenants in temporary accommodation on other proposed commitments as part of an offer to these residents. The list of proposed commitments was sent to all non-secure tenants in temporary accommodation on the estate. The commitments include the promise of a new council home in High Road West for eligible residents which meets their rehousing need, as well as support from the council through the rehousing and regeneration process, and contribution to their moving costs.

Appendix 1: High Road West - Consultation & Engagement Report for Draft Resident Offers

- 5.2. A feedback form was included in the consultation and engagement pack sent to non-secure tenants. 27 responses were received in total, all by post. Of these, 13 provided written comments, and 14 of these were blank. Of those who wrote comments, the following points were raised:
- 7 respondents were positive around the commitments and the new home offer
 - 5 respondents provided details of their specific housing need to be considered in the lettings process, included concerns about their current overcrowding situation
 - 2 respondents stated that they would like non-secure tenants to be offered a secure tenancy now or prior to the ballot taking place (see 3.11 for further commentary on this)
 - 2 respondents stated that the existing homes on the Love Lane Estate are of a poor quality
 - 1 respondent stated that they would not be eligible for the new council home under the current criteria
- 5.3. As noted in paragraph 2.3, engagement officers spoke to 124 non-secure tenants in temporary accommodation (63% of those living on the estate) across the consultation and engagement period. In conversations with residents, the majority were found to be broadly positive about the commitments. The overwhelming focus of these discussions was on the offer of a new Council home for eligible non-secure tenants, and of the specific rehousing need and preferences of these residents. There was also a focus on the phasing and timescales of the scheme.
- 5.4. Several residents raised questions around the level of compensation that will be offered to non-secure tenants to cover the costs of moving to the new property. expressed a clear desire to see these costs, such as removal vans and expenses for fittings and disconnections, covered by the Council. In response to this, it is proposed in the Landlord Offer that the Council will offer the same package of disturbance payments to non-secure tenants in line with that offered to secure tenants and resident leaseholders. The Council will however not be liable to pay a Home Loss payment to non-secure tenants.
- 5.5. Engagement officers also spoke to four non-secure tenants over the phone who stated that they would not be eligible for a new council home in High Road West under the current criteria and expressed their disappointment that the offer was not extended to all non-secure tenants currently living on the Love Lane Estate. In response to this, a change to the eligibility criteria in the final Local Lettings Policy has been made, see paragraphs 3.15 to 3.17.

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High Road West Masterplan + New Homes Engagement

Interim Engagement Report

Soundings June 2021

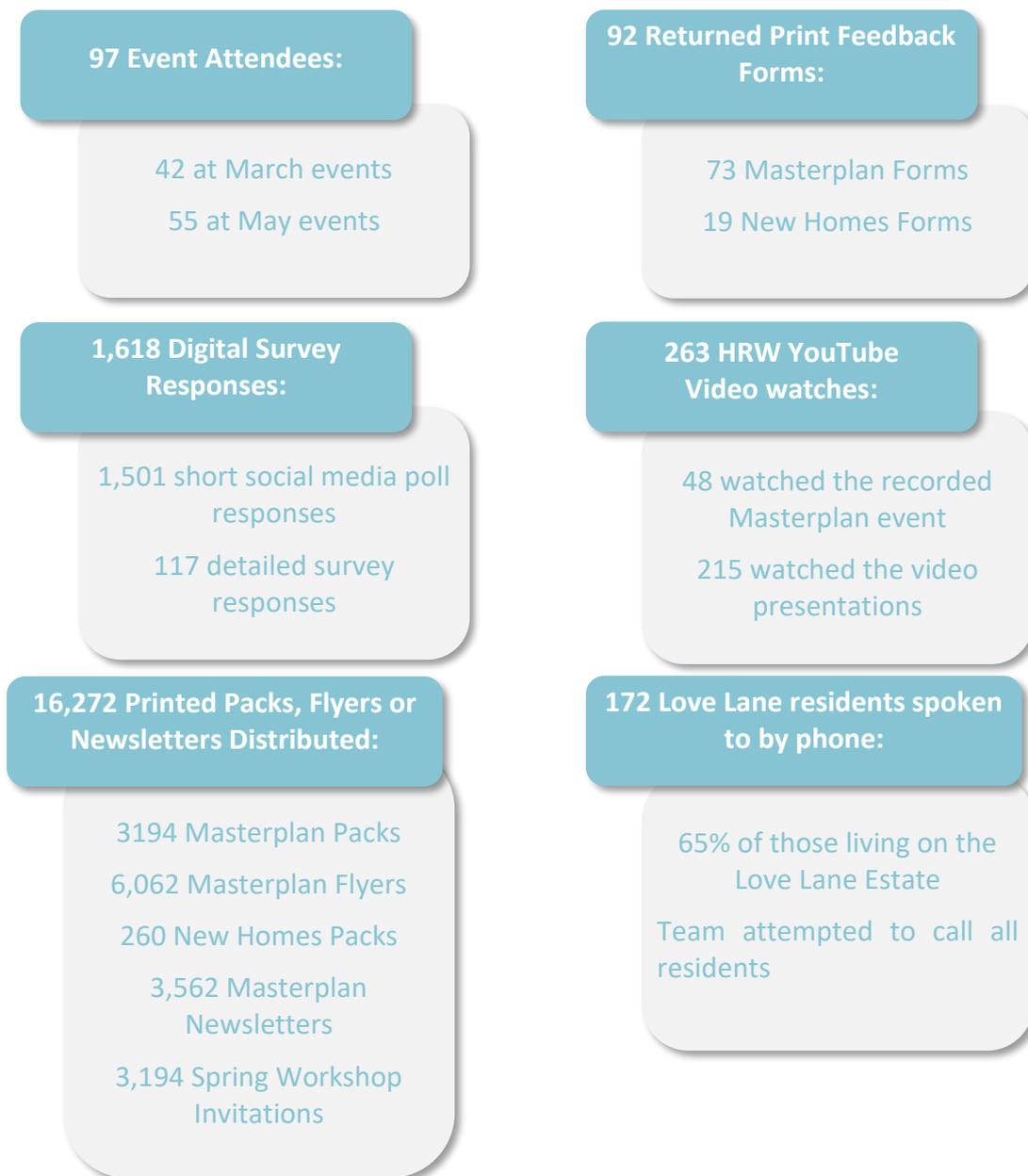


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Chapter 1: Introduction

Engagement Snapshot

Over the course of the four-week Winter public engagement for High Road West Masterplan and New Homes component we received the following levels of feedback and attendance to events:



Engagement Process

The Council and Lendlease have developed an engagement strategy for High Road West to run from Winter until the early Autumn of 2021. The aim of this strategy is to gather feedback from the local community on the Masterplan proposals that will influence the final planning application. The strategy also has a strong focus on including the residents of the Love Lane Estate, hearing their thoughts and needs, as well as ensuring they understand the resident ballot process set to take place in the summer of 2021.

The strategy makes a clear distinction between ‘Consultation’ and ‘Engagement’.

Consultation is the dialogue with residents in the development area to ensure that the policies put forward respond to the needs of local people.

Engagement is active, ongoing and informed joint working which ensures local people help shape the development proposals.

This report covers the engagement activities carried out and feedback received during February and March 2021, with an initial summary of the first activities carried out in May 2021. The engagement material and content used during this time can be found at <https://www.highroadwest.london>.

During February and March, the project team carried out a range of engagement exercises with the following focus:

Love Lane Estate Consultation-

The consultation centred around the Local Lettings Policy and the Leaseholder Offer developed by Haringey Council to provide a generous and fair offer to residents on the Love Lane Estate, including the option for existing tenants and resident leaseholders to stay in the scheme area, and ensuring that residents are not financially worse off by the proposals. The delivery of the offers will be subject to a positive result in the Resident Ballot, due to take place in summer 2021. All consultation activities have been conducted by Haringey with findings and data provided to Soundings to feed into the New Homes Engagement activities and materials. See the Consultation & Engagement on Resident Offers report, appended to the July 2021 Cabinet decision, for a full analysis of the feedback received in these exercises.

New Homes Engagement

The New Homes engagement activities with the Love Lane Estate residents focussed on the design of the new homes, communicating the living and design options available to residents and promoting the importance of participating in the Resident Ballot, so they can decide whether the High Road West scheme takes place.

Masterplan Engagement

Additionally, and in parallel to this, engagement regarding the overall Masterplan design was carried out with both the Love Lane Estate residents and the wider community, including residents living nearby, businesses, and people who visit the area.

The purpose of this period of engagement was to re-introduce the Masterplan to the local community after a pause in activity since 2018. The Masterplan Information Packs sent out to the community set out the four key themes of the project, the vision, and invited individuals to get involved at this early stage of the strategy.

The following table sets out a summary of activities so far undertaken during the Winter of 2021 and proposed to take place during the Spring and Summer for the New Homes Engagement and the Masterplan Engagement.

New Homes & Masterplan Engagement
(Delivered by Soundings, Lendlease & Haringey)

2021 Stage & Timing	New Homes (Love Lane secure tenants + TA + leaseholders)	Masterplan (Love Lane + wider community)
Winter 22 nd Feb – 9 th March	<ul style="list-style-type: none"> Resident phone calls- round 1 Press release- GLA funding announcement Understanding digital access Haringey Website update New Homes Information Packs New Homes Live Q&A Sessions 	<ul style="list-style-type: none"> Stakeholder Mapping Lendlease Website update Masterplan Information Packs Digital & print surveys Live virtual Q&A Sessions Online Video Presentations Engagement summary Newsletter Phone calls enquiries
Purdah: 22 nd March – 8 th May	<ul style="list-style-type: none"> Ongoing phone conversations to ensure residents understand the New Homes Packs & Ballot process 	<ul style="list-style-type: none"> Preparation of Spring engagement materials and events 1-1 meetings with immediate neighbour group reps
Spring	<ul style="list-style-type: none"> Resident phone calls- round 2 Grange drop-in sessions, subject to restrictions 	<ul style="list-style-type: none"> Workshops with immediate neighbour key stakeholders Public Masterplan workshops
Ballot Voting Period	<ul style="list-style-type: none"> Ballot voting period Grange drop-in sessions, subject to restrictions 	<ul style="list-style-type: none"> Potential ongoing group meetings with key immediate neighbours & stakeholders
Summer / Autumn	<ul style="list-style-type: none"> Resident Design Workshops Resident phone calls- round 3 	<ul style="list-style-type: none"> Newsletter 2- 'You said, we did'? Physical public exhibition event (subject to Covid restrictions)

Chapter 2: New Homes Engagement

New Homes Engagement Materials

From December 2020 through January 2021, the Haringey engagement team undertook a round of informal phone call conversations with the residents of Love Lane estate that qualify for a new home to find out their preferred method of communication and understand their access to digital platforms. It was clear that in order to deliver information in a fair and accessible method in a way that encourages feedback, a combination of digital and analogue materials would need to be adopted.

The New Homes Engagement ran from Monday 22nd February to Friday 19th March, during which time we produced the following materials.

‘The New Homes Pack’

This pack was distributed to the 260 residents living within the Love Lane Estate that are eligible for new home in the High Road West development under the offer from the Council to residents, which was out for consultation at the same time.

Document Title	Front Cover	Purpose
Love Lane New Homes Cover Letter		To introduce the purpose of the engagement and explain the difference between the New Homes Pack and the Housing Policy Consultation documents residents had already received.
Introduction & Checklist		To explain what’s inside the New Homes Pack, how to use each document, where and how to give feedback and promote events.

New Homes Leaflet

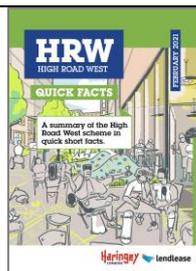


To provide details as to the key features of the new homes (size, choice, safety & security, outdoor space), show floor plans and introduce and encourage participation in the Resident Design Panel

New Homes Feedback Form

To ask for feedback on the features of the new homes detailed within the New Homes Leaflet and provide an opportunity for ideas and further thoughts.

New Homes Quick Facts Booklet



To provide a quick-reference source for the commonly asked questions, organised by tenure. Questions and answers related to issues such as compensation, choice, needs assessments, timing, and costs.

Project Timeline



To show how we got to where we are today, the intended sequence of events moving forward, and key milestones such as the Resident Ballot and the proposed commencement of construction.

Translation Form

To give residents the opportunity to request all information in their preferred language or format.

All Packs also included a Freepost return envelope to return their feedback and/or translation forms.

New Homes Engagement Events

The project team promoted and held two Live Q&A Information Sessions via Microsoft Teams held on the following dates:

- Event 1- 11am Saturday 6th March- 11 attendees
- Event 2- 7pm Tuesday 9th March- 9 attendees

These events provided the Love Lane residents with the opportunity to 'meet' the project team, watch a brief presentation giving an overview on the New Homes packs they had received, and ask questions.

In order to make the events as informative as possible, we also collated a list of questions that had been sent in prior to the events via phone, email or feedback forms so we could cover as many wide-reaching topics as possible and address the community's concerns.

New Homes Event Findings

The main topics that were brought up in the attendee's questions are as follows:

- **Parking**- whether this will be provided in the new development, how much and to whom.
- **Floor plans**- further details on the choice in floor layouts and what the options are.
- **Space and storage**- questions around cupboard space in kitchens, the size of bedrooms.
- **Timing**- many residents are keen to find out when the development will start, when they can move into a new home and how the phasing will work.
- **Moving house**- resident had questions around where they might be moved to if they had to do so twice.
- **Needs assessments**- residents sought clarification as to whether there would be an updated needs assessment of their latest circumstances and if the new homes will be suitable and adapted to their family and disability needs.
- **Living costs**- residents sought more information around the cost of rent in the new homes and if they can choose their own energy provider.
- **Gardens and outdoor space**- residents wanted to know more about which buildings will have rooftop gardens, whether certain outdoor areas will be accessible to everyone or be private and if there will be parks and play areas for children.

New Homes Feedback Form Findings

260 printed New Homes Feedback Forms were sent out to the residents of the Love Lane Estate within their 'New Homes Pack' on Thursday 25th February. Recipients were encouraged to fill these in to provide feedback on the contents and information within the pack both in writing, and over the phone in conversations with the Haringey Council Engagement Officer.

We received 19 returned Feedback Forms during the one-month engagement period, the findings have been summarised in the table below:

New Homes Feedback Form Response Analysis Summary

Theme	Positive feedback	Areas Requiring Further Discussion	Additional Information Requested
Theme 1: Design and Space Features	Many comments generally praised the design & space features with some specific complements relating to the private space provision, insulation & soundproofing. Another resident noted, separate to the homes, that they particularly liked that there will be more job opportunities for young people in the scheme.	Some residents stated that they are currently on 100% equity lease & would prefer not to transfer to shared equity.	A few residents expressed a need for more information on Whitehall Mews, the split between private & affordable homes & if rent & service charges will increase with the new homes
Theme 2: Options to Customise New Homes	Residents are generally happy about the ability to customise the new homes to their individual needs.	Some residents feel they already customised their home at their own expense & don't want to move, while another seeks to ensure the new homes have good ventilation in bathrooms to avoid mould.	N/A
Theme 3: Energy Efficiency and Cost Saving Features	Comments were generally happy about saving on living costs. Some specifically mentioned their support of using water-saving fixtures and high-speed broadband.	Several residents requested the ability to choose their preferred energy supplier.	There was a request for more information around how the new homes will be sustainable.

Theme	Positive feedback	Areas Requiring Further Discussion	Additional Information Requested
Theme 4: Accessible and Adaptable Homes Features	Residents were supportive of the adaptability of the homes supporting greater independence of residents. Some specifically supported lifts in the buildings & the ability to live in low-medium rise blocks if required.	N/A	Some residents sought assurance that homes will be adapted for those with disabilities.
Theme 5: Safety and Security Features	Many residents were pleased with the security features & how they will reduce unwanted guests within their buildings.	A few residents were worried about the reliability of CCTV & electronic entry systems & that they could increase service charges.	N/A
Theme 6: Floor Plans	Residents were positive of the floor plans with some particularly happy with how spacious the homes look in the bedrooms, kitchen & living & are very happy with the balcony/private outdoor space.	Some residents suggested they would like a separate kitchen & living room, with others wanting to see more kitchen cupboard space & more space in general.	Some residents suggested they would like to see a 2-person, 2-bedroom flat shown in the floor plans.

New Homes Phone Calls

February / March

During February and March, the Haringey Love Lane Estate Engagement Team called all the residents of the Love Lane Estate. The purpose of these calls were to ensure they received the Masterplan/New Homes engagement packs, as well as the Housing Offer consultation material (see Appendix 1 of the July Cabinet report), and ask if they had any questions or concerns. Officers also directed residents to upcoming online events.

In total the engagement team spoke to 172 residents on the estate (65% of the total number). Please see below for a summary of question responses and key themes brought up in conversations:

Information Packs Receipt

Of the 87 recorded responses to this question, 85 confirmed they had received the New Homes information pack, 1 did not, and 1 wasn't sure.

Non-secure tenants being aware of New Homes Offer

Of the 27 temporary accommodation residents that were asked this question, 26 confirmed they understand they are eligible for a new home in the High Road West development.

Interest in being involved in Resident Design Panel

Of the 34 recorded responses to this question, 25 expressed an interest in being involved in the Design Panel in the future stages.

Analysis Summary of Anecdotal Conversations

As these phone calls were also of a general nature, the key points made within conversations that did not relate to the questions were also noted:

Positive Feedback

21 residents stated they supported the new homes proposals and saw them as 'good news'.

Areas for Further Discussion

17 specific topics were identified as requiring further discussion. These related either to their current living situations or the New Homes designs and housing offer, below are the 4 most popular topics:

- **Overcrowding**- 7 residents told the engagement officers that they are currently living in overcrowded conditions and are eager for this to change.
- **Moving and Decanting**- 6 residents expressed concern over the potential number of moves they may need to make during the regeneration process of the Love Lane Estate.
- **Estate Management**- 5 residents were unhappy about the current state of the Estate and the amount of litter that is building up.
- **Anti-social behaviour Issues**-3 residents expressed concern around the amount of antisocial behaviour that occurs in and around the Estate in its current state.

Further Information to be Provided

There were 15 different topics and points noted as requiring more information for residents in future phases of the High Road West engagement process, below are the 5 most popular topics:

- **Timing and Decant Process**- 17 residents asked questions around the length of time between when they would need to move house, when their current homes might be demolished, and when their new home could be ready.
- **Housing Offer**- 8 residents sought clarity around if and what type of new homes is on offer to them.
- **Public Transport Capacity**- 6 residents wanted more information around how the new development will adapt to the addition of new residents in the area.
- **Support with consultation process**- 6 residents were eager to gain support to get involved with the engagement process, such as the council's laptop loan scheme.
- **Tenancy Security**- 5 residents were eager to get more information in writing regarding the security of their tenancy in the new development.

Resident Suggestions

5 different suggestions were put forward by the residents. These included:

- Wanting safer cycle parking for residents.
- Requests for the new home bidding process to allocate homes on a first-come-first-served basis.
- A secure ballot process,
- Street art to add vibrancy to the community
- Resident contributions to the final designs of the new homes.

Chapter 3: Masterplan Engagement

Masterplan Engagement Materials

Due to the inability to host a large physical event with covid-19 restrictions in place at the time, we wanted to ensure we were reaching as many members of the local Tottenham community as possible with our print and digital materials, and that everyone that wanted to participate was able to.

'The Masterplan Pack'

The following items were sent to 3,194 addresses immediately surrounding the High Road West site in order to relaunch the Masterplan Engagement process, share where the planning and design process is at, promote the scheduled online events, and provide an opportunity to give feedback.

Document Title	Front Cover	Purpose
Masterplan Cover Letter		To re-introduce the Masterplan engagement process, why we're sending the pack and how to get involved.
Masterplan Information Booklet		To provide an overview of the Masterplan vision, four key themes, set out design aspirations, transport, phasing and timeline details. This also promoted the two upcoming online engagement events.
Masterplan Feedback Form		

Translation Form



To give residents the opportunity to request all information in their preferred language or format.

All Packs also included a Freepost return envelope to return their feedback and/or translation forms.

The Masterplan Flyer

The following Masterplan Flyer was distributed to 6,062 addresses beyond the Masterplan Pack boundary within a 1km radius to the High Road West site:

Document Title	Front Cover	Purpose
Masterplan Flyer		To re-introduce the Masterplan engagement process, why we're sending the pack and how to get involved.

Social Media Promotion

As well as these physical items that were posted out to the community, a series of social media Twitter posts were published during March to promote the public engagement for the Masterplan and encourage the community to download the Information Booklet and get involved.

Masterplan Engagement Events

The project team promoted and held two Live Q&A Information Sessions via Microsoft Teams held on the below dates:

- Event 1- 11am Saturday 6th March- 11 attendees
- Event 2- 7pm Tuesday 9th March- 9 attendees

These events provided the wider community the opportunity to ‘meet’ the project team, watch a brief presentation giving an overview on the Masterplan packs they had received and the content within them, and ask questions.

In order to make the events as informative as possible, we also collated a list of questions that had been sent in prior to the events via phone, email or feedback forms so we could cover as many wide-reaching topics as possible and address the community’s concerns

The recording of this event can be watched on YouTube at the below link:

High Road West

<https://youtu.be/3wWt-xfVRkUvA>

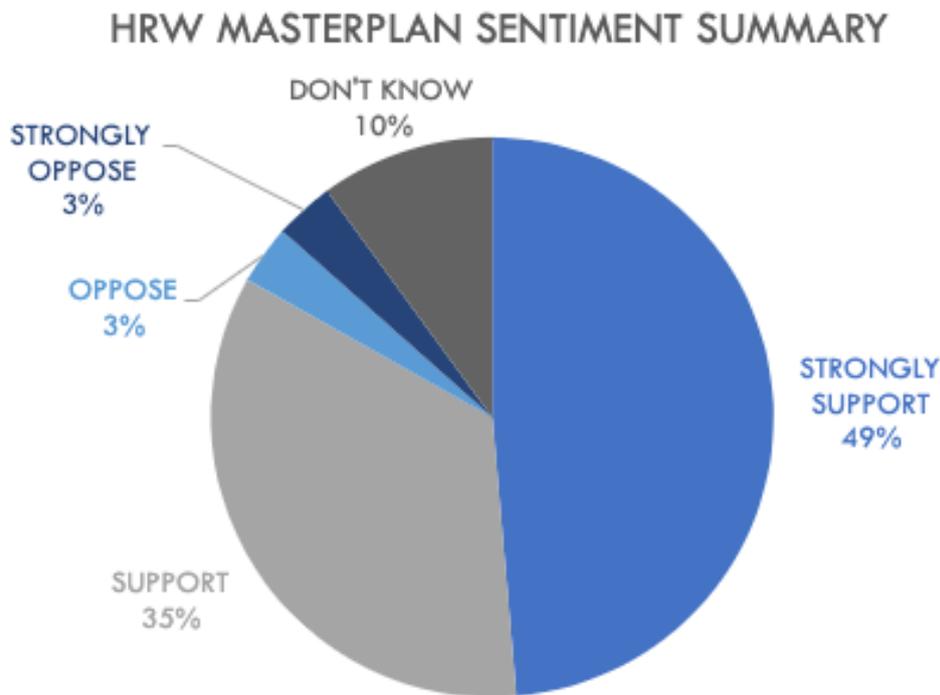
Masterplan Feedback Form Findings

Over 3000 printed Masterplan Feedback Forms were sent out to the local community surrounding the High Road West site on Tuesday 23rd of February. Recipients were encouraged to provide feedback by either filling in a form and returning via post or taking the online survey.

We received 73 filled-in printed Masterplan Feedback Forms and 117 digital surveys. The key response findings summarised below:

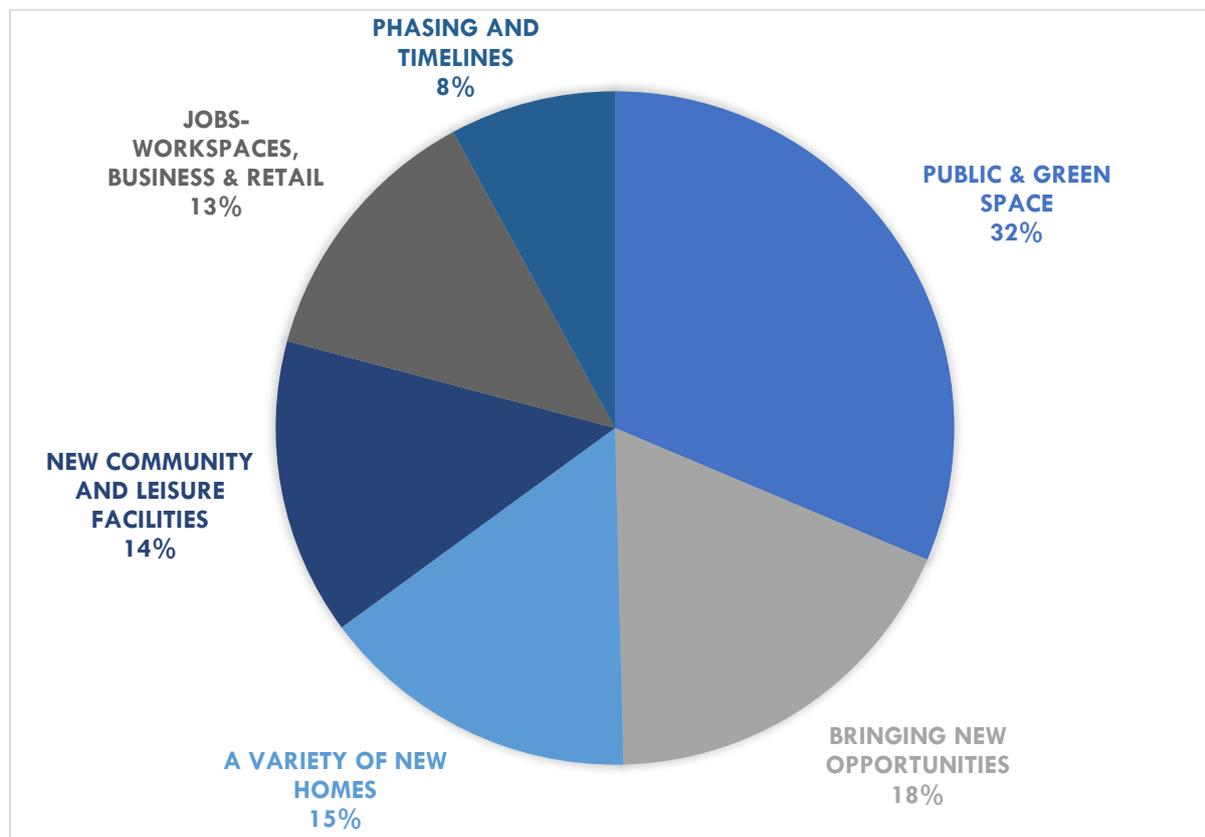
Overall Theme Sentiment

The first part of all the questions within the feedback form was a sentiment scale question to gauge how participants felt about each theme presented in the Masterplan Booklet. The below graph shows the results of all sentiment questions combined:



Theme Share Within Responses

Of the 379 separate question responses analysed there was a clear priority of topics referenced which can be broken down as follows:



Masterplan Feedback Form Response Analysis Summary

The following table summarises the findings of the Masterplan print and digital Feedback Forms. The findings have been categorised under the following headings:

- *Positive Feedback*
- *Areas requiring Further Discussion*
- *Additional Information Requested*
- *Community Suggestions and Ideas*

Masterplan Feedback Form Response Analysis Summary

Theme	Positive Feedback	Areas Requiring Further Discussion	Additional Information Requested	Community Suggestions and Ideas
Theme 1: A Variety of New Homes	There were many complementary comments towards the scheme, some that focussing on improved neighbourhood character.	9/30 comments wanted to ensure enough homes would be provided for local residents. 5 would like to see increased social housing.	8/13 comments sought more info around the social & affordable housing split.	2 specific suggestions were made: a) to put taller buildings between the station & Peacock Park, b) to ensure balconies are bird-proof.
Theme 2: Public & Green Spaces	Many respondents welcomed the play areas & family-friendly public facilities as well as being happy about overall modernisation of the area.	17/32 comments wanted to know how crime will be reduced & 6 wanted to know how public realm management will deliver the holistic regeneration required in the area.	6/20 comments sought info about HRW impact on public transport capacity. 5 wanted to know more about maintenance & combatting littering.	NA
Theme 3: Jobs, Workspaces, Business & Retail	Respondents were happy with the types & range of shops proposed as well as new jobs for the area.	Some respondents wanted to ensure local businesses are being prioritised and that local shops can stay in the area.	Some respondents sought more info on how jobs will help local residents.	Respondents would like to see greater variety of food & retail, especially in the evening.

Theme	Positive Feedback	Areas Requiring Further Discussion	Additional Information Requested	Community Suggestions and Ideas
Theme 4: New Community & Leisure Facilities	there were many positive comments about the proposals helping mental & physical wellbeing of local community.	Respondents felt strongly about the maintenance of community assets and ensuring facilities are suited to locals.	Some respondents would like more information about the library.	There were 14 different suggestions of what to include, the most popular being a swimming pool, cinema, childcare & facilities for elderly.
Phasing & Timelines	A few respondents agreed that the current timeline should help deliver higher quality.	Residents would generally like the project to happen sooner with the start date being later than anticipated.	Many responses requested more information on timing and were unsure if Love Lane residents would be rehoused.	NA
Bringing New Opportunities	20/36 comments were in support of the proposal helping local people. 10 comments suggesting HRW should aim to bring	Many respondents wanted to ensure improvements will target local residents.	Respondents would like to know how Initiatives will help the local youth specifically.	Some suggested providing business loans & training for local people specifically.

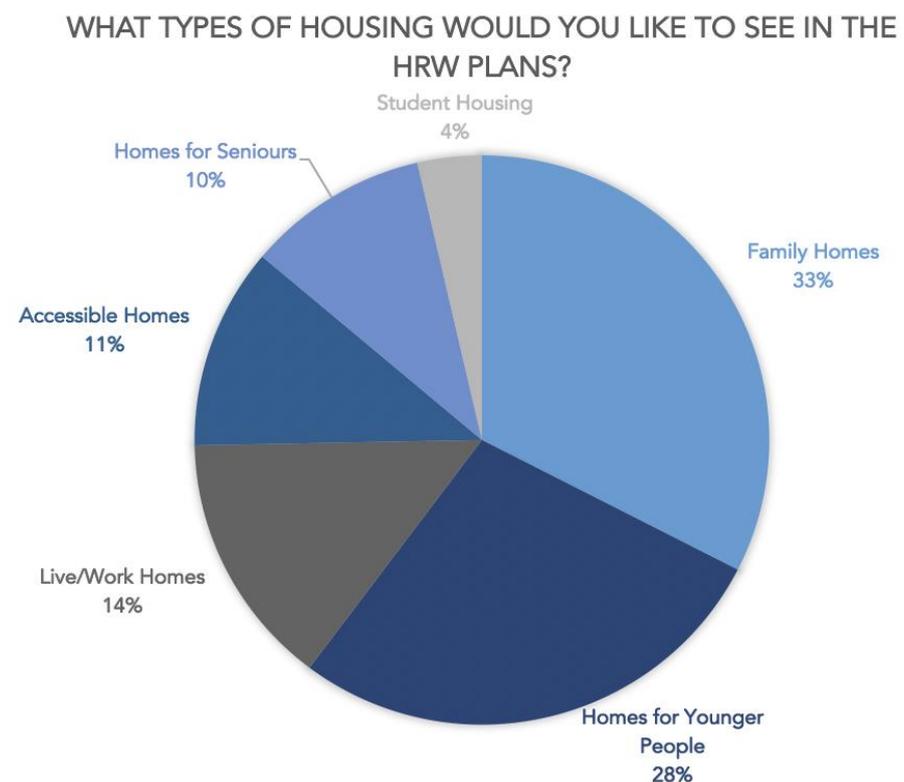
Theme	Positive Feedback	Areas Requiring Further Discussion	Additional Information Requested	Community Suggestions and Ideas
	more money into the local economy.			

Masterplan Online Poll Findings

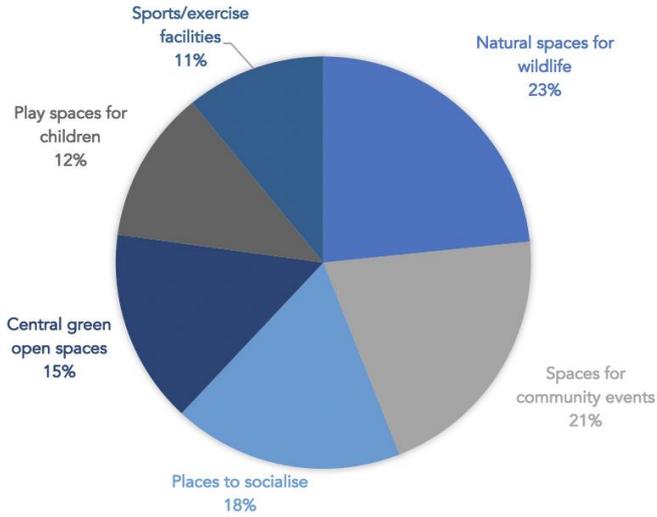
Between Tuesday 22nd February and 19th March an online survey poll was publicised on social media and hosted by Built ID digital engagement specialists. The survey was advertised via social media and internet adverts targeted at individuals located within a 3km radius of the site.

Over the course of 4-week period 1,500 individuals took part on the survey which included a combination of multiple choice and free-text questions.

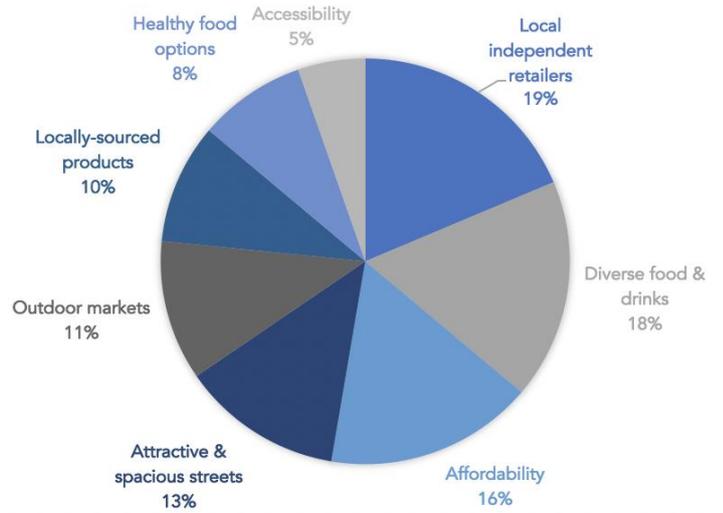
There were 3 free-text questions which attracted 895 responses and 6 ‘voting questions’ which received 9,606 individual ‘votes’.



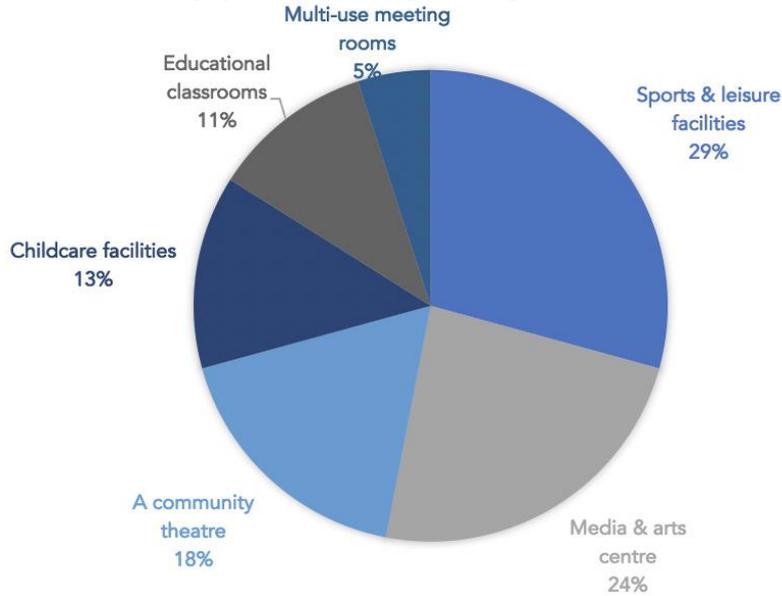
WHAT TYPES OF PUBLIC SPACES WOULD YOU LIKE TO SEE IN THE LOCAL AREA?



WHAT IS MOST IMPORTANT FOR NEW RETAIL & SHOPPING AREAS IN HIGH ROAD WEST?



WHAT TYPES OF COMMUNITY USES WOULD YOU LIKE TO SEE IN THE NORTH TOTTENHAM AREA?



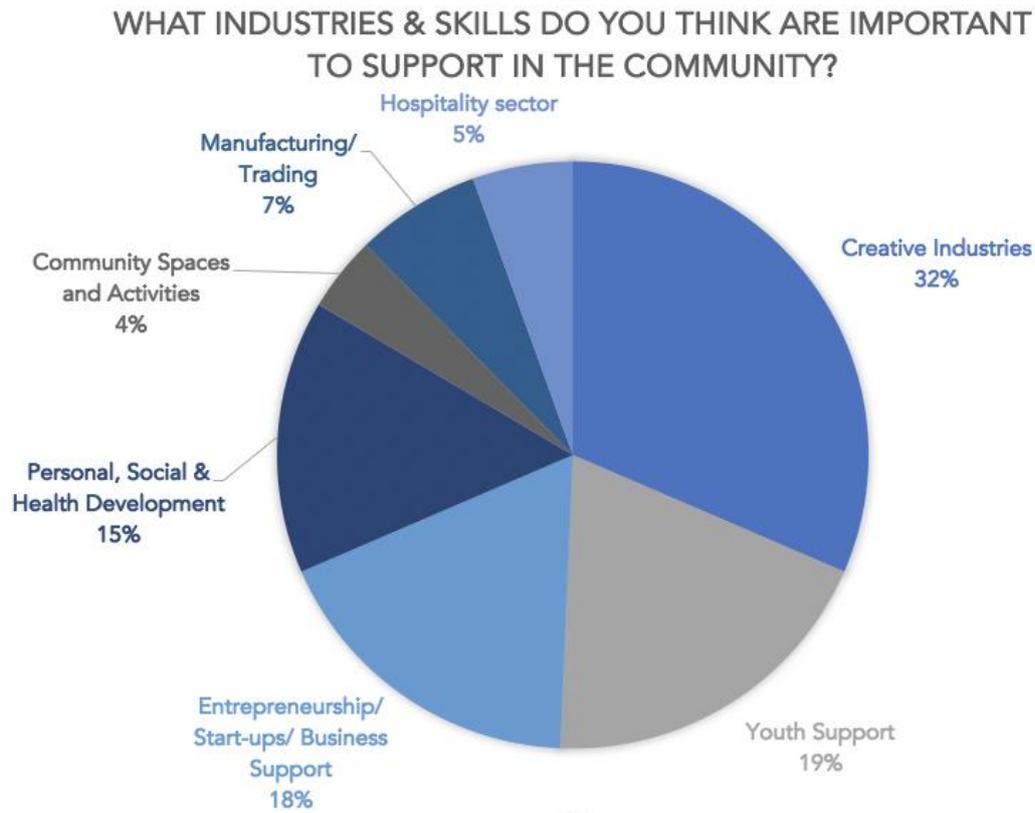
Free -Text Question Response Themes

“What industries & skills do you think are important to support in the community?”.

Respondents voted for the following options:

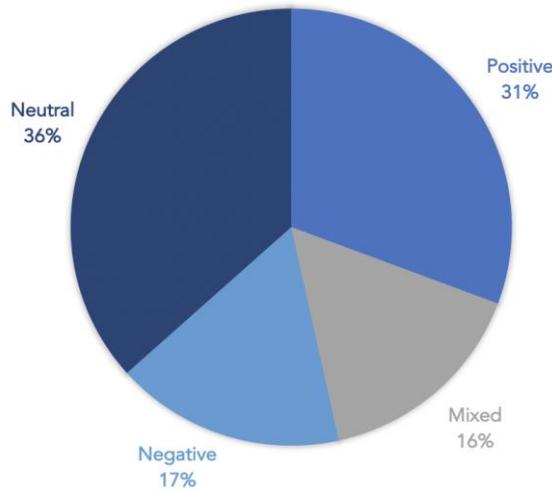
- Training & support into work- **66%**
- Digital skills training- **26%**
- Write your own- **7%**

Of the 91 participants who decided to provide their own free-text answer the following 7 groups of ideas were found:



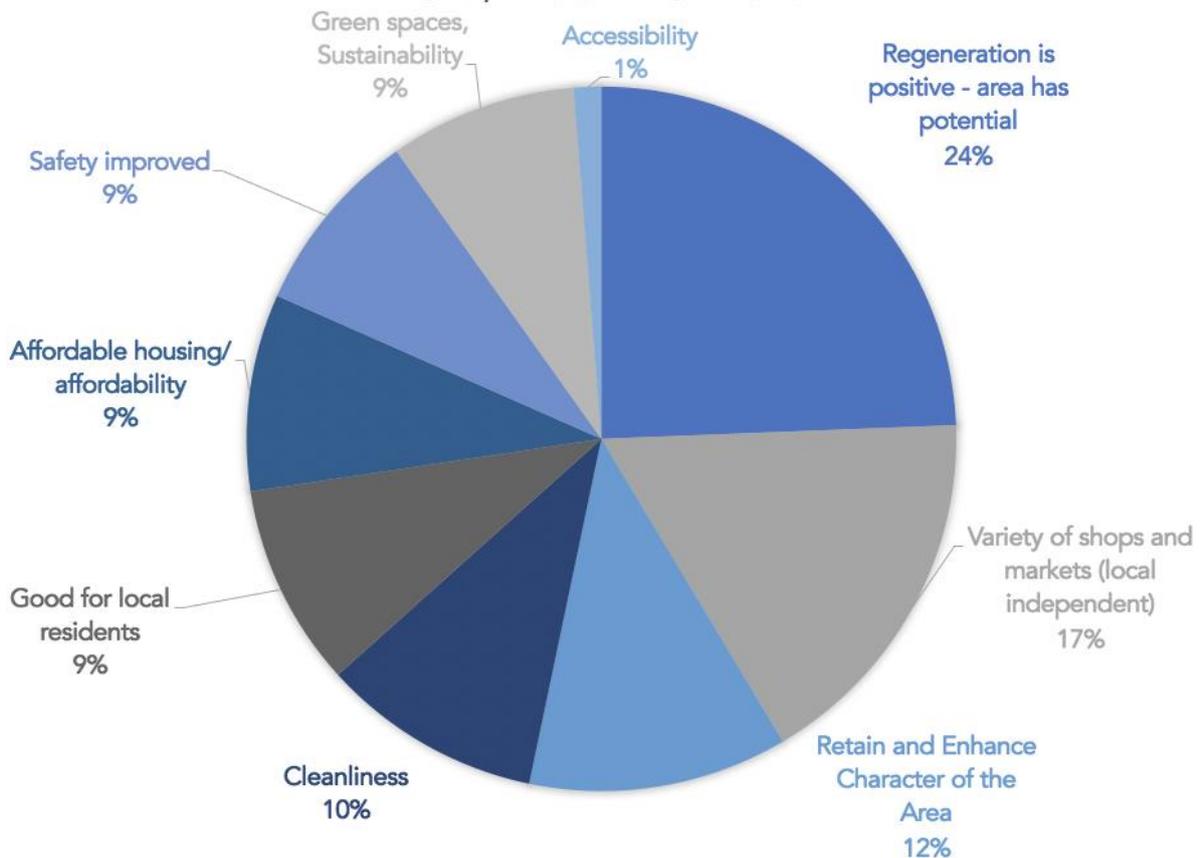
“How do you feel about improving the areas of the High Road, THFC & the station?”

HOW DO YOU FEEL ABOUT IMPROVING THE AREAS IN THE HIGH ROAD, THFC & THE STATION?



This question also attracted 419 individual free-text responses, many of which covered multiple topics within one answer. There were 11 dominant themes that are represented below:

HOW DO YOU FEEL ABOUT IMPROVING THE AREAS OF THE HIGH ROAD, THFS & THE STATION?

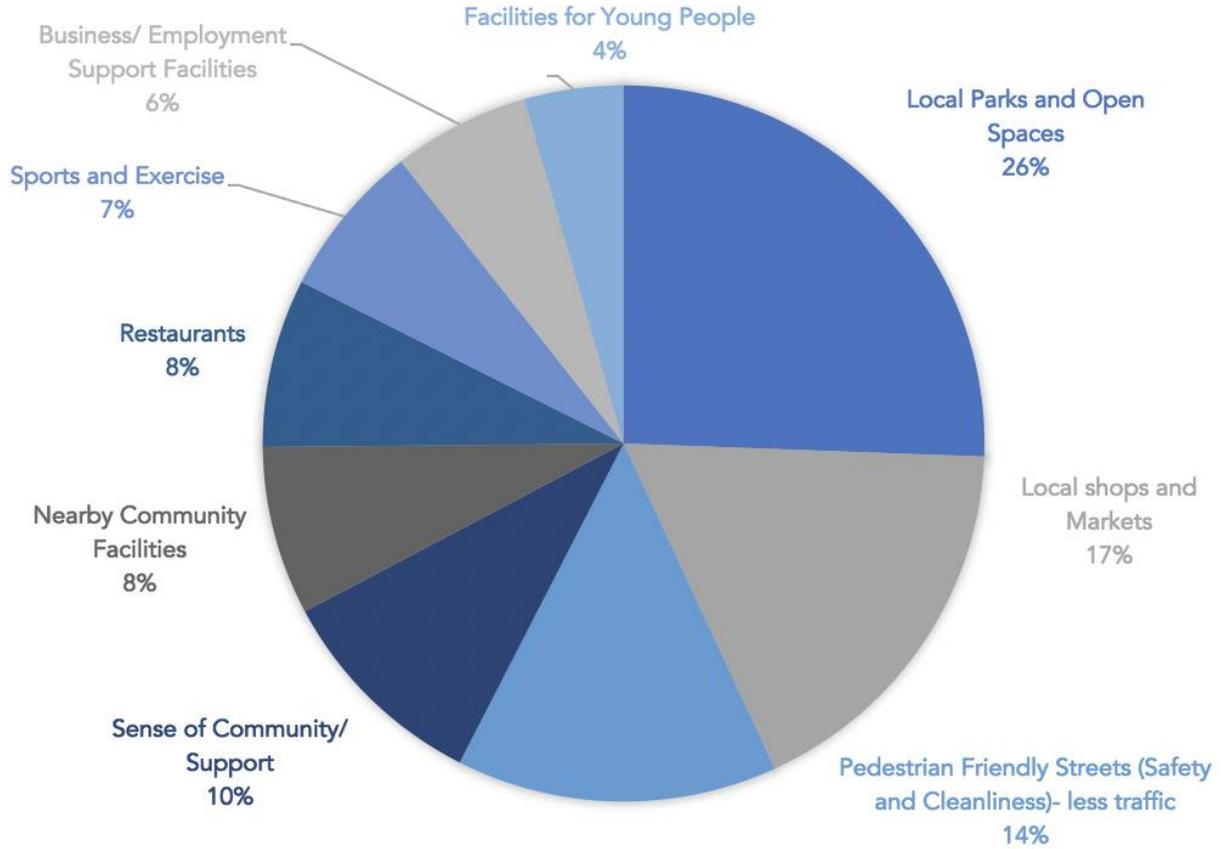


“What’s become more important in your local area since the outbreak of Covid-19?”

This question attracted 332 valid free-text responses with the following dominant themes:

High Road West

WHAT'S BECOME MORE IMPORTANT IN YOUR LOCAL AREA SINCE THE
OUTBREAK OF COVID-19?



Chapter 4: Conclusions

New Homes Engagement Conclusions

In order to inform the next stage of engagement for the High Road West New Homes design development, some key findings have been summarised below. These represent the combined feedback collected from:

- The two Live New Homes Q&A events- 20 attendees
- The Printed Feedback Forms- 19 responses
- The resident phone calls- 172 residents contacted

Resident Priorities

The following topics have been identified as being strong priorities by the residents spoken to or feedback provided during this engagement:

- **Design and Space Features-** residents have made it clear that they would like choice in the design features of the new homes and that sufficient storage is very important to them.
- **Outdoor space-** residents were particularly eager to find out more details about the types of private and communal outdoor space available to them in the new development.
- **Energy Efficiency and Cost Saving Features-** there were several questions about the cost of running the homes and ensuring this is comparable to their current living costs.
- **Accessible and Adaptable Homes Features-** many residents, even those without accessibility needs themselves, saw the value in providing adaptable homes for the disabled and elderly.
- **Safety and Security Features-** a common theme throughout the feedback was to ensure the new development combatted anti-social behaviour, ensure the new homes feel safe, and enable children to play safely in the public realm and near their homes.
- **Floor Plans and choice-** there are mixed preferences towards open plan kitchen/living versus a separate kitchen space, highlighting the priority to provide choice in this aspect.

Areas Requiring Further Discussion

- **Storage**- some residents were concerned that there will be less storage within the new homes compared to what is provided in the Love Lane flats.
- **Safety**- there is a concern from existing residents that the new development may not address the current antisocial behaviour experienced. Residents would like further reassurance that measures will be taken to address this in the future.
- **Room sizes**- residents want to understand further detail on the room sizes and ensure they are adequate for their needs.
- **Moving house**- many residents are unsure how many times they may have to move house in order to live in the new High Road West development which in some cases, making them unsure if they'd like to wait to live in the new development.

Additional Information Requested

- **Disability adaptability**- some residents were eager for more information as to how the new homes can be adapted to specific disabilities and mobility difficulties.
- **Sustainability**- more information would be welcomed to explain exactly how the new homes will be more sustainable and these key features.
- **Energy provision and choice**- residents would like to know what energy provider will be adopted in the new scheme and if they will have a choice either collectively or as individual households.
- **Whitehall Mews**- some residents would appreciate more information on the Whitehall Mews first phase of the development.
- **Housing tenure**- more explanation could be given to show how many council, affordable and private homes will be delivered within the new development, as well as where they will be located in relation to each other.
- **Parking**- more information is required for future engagements on the topic of parking to explain how provisions will be made for those with disabilities, if parking permits will be available in the new development and if households will be able to keep a car if they chose to live in High Road West.
- **Timing and Phasing**- residents are eager to hear more specific details about who will move into what phase, when the first buildings will be demolished and when the first new homes will be available.

Masterplan Engagement Conclusions

In order to inform the next stage of engagement for the High Road West Masterplan development some key findings have been summarised below. These represent the combined feedback gathered from:

- The two Live Masterplan Q&A Virtual Events- 12 attendees
- The Print Feedback Forms- 73 responses
- The Digital Survey- 1,501 responses

Community Priorities for the Masterplan

See below the dominant ideas, suggestions, and priorities that participants expressed they would like to see delivered in the High Road West Masterplan:

- **Local parks and open spaces-** participants are eager to see more detail on the green and landscaped space within the new development ensuring that is safe, well-maintained, and family-friendly. This was particularly clear in the context of what people prioritise in the wake of the Covid-19 pandemic.
- **Sustainability-** many respondents would like to see High Road West pushing the status quo with regards to sustainability performance and standards.
- **Neighbourhood quality-** this priority was brought up in relation to many different themes of the development including New Homes, Green & Open Space and Jobs, Workspace and Retail. There is a consensus that the community are proud of their local place identity and would like that to shine through, whilst recognising the area could be improved.
- **Natural wildlife habitats-** many comments were made in support of incorporating more natural wildlife habitats into the new development to increase biodiversity and promote human wellbeing.
- **Youth facilities-** there was much support for providing facilities and infrastructure that will support and entertain young adults and children.
- **Independent and diverse high street and retail-** there were many calls from the community to ensure that the new retail, food and beverage offer within High Road West is diverse, includes independent and small businesses with a combination of some national brands, and most importantly that the new spaces support and compliment the existing business community on the High Road.
- **Promoting health and wellbeing-** there was a clear emphasis on ensuring that the new development provides a good quality of life and in turn, improved wellbeing for its future and existing residents. Suggestions included providing abundant healthy fresh food produce options, an outdoor gym, clear and attractive walking routes and an increased sense of greenery and nature.

- **A variety of homes-** whilst the digital survey responses prioritised homes for families and young people, it is important to recognise the younger demographic of these respondents. Many other comments in the paper feedback forms recognised the needs of the elderly and those with disabilities too, confirming a need for homes to suit a variety of needs and demographics.
- **Safety-** safety and specifically, the desire to incorporate CCTV cameras around the site is a theme that was mentioned within all questions and topics. The community are eager to have safer homes, methods of transport, public spaces and facilities as this has been an issue for many local residents to date.

Areas Requiring Further Discussion

- **Providing enough homes for locals-** whilst many respondents were happy with the design and quantity of the homes being proposed, there was an emphasis that these were attainable and suitable for the existing Tottenham community, especially the residents of Love Lane Estate.
- **Affordability and Local Identity-** affordability of houses, retail and amenities was highlighted as an area requiring further discussion and ensuring the local identity is celebrated within the proposals.
- **Safety-** the feedback made it clear that currently many residents do not feel the streets are safe around north Tottenham and want to ensure that the regeneration of the area will address this.
- **Ongoing maintenance-** many people are very supportive of the proposals and design but want to understand and be assured that there is a good long-term maintenance and estate management strategy in place.
- **Local businesses-** want to be assured that there will be opportunities for them as part of the regeneration and that their long-term business viability is not impacted by new businesses coming into the area.
- **Timing-** there was a clear general response here that those in support of the scheme, wanted it to be delivered as quickly as possible and were in fact more frustrated that regeneration is a long process.

Additional Information Requested

Based on the feedback provided, the information communicated to the community during the Winter Masterplan Engagement showed that the following areas were lacking information:

- **Housing affordability**- the community would like to see more clarity around tenure split and affordability for the homes. Whilst it was made clear that there will be 500 council owned homes let at council rent, respondents would like to see more detail on the tenure mix across the remaining proportion of the 2,600 homes.
- **Public transport capacity**- respondents were generally happy to hear about the increase of cycling infrastructure and promotion of public transport. However, there were many requests from respondents to provide more information around how the development team is working with Transport for London to ensure the transport needs of the additional residents, visitors and workers is catered for.
- **Estate management**- many respondents were happy to see the plans but would like clarity around how the development will be maintained and by whom in the future.
- **Local job opportunities**- feedback suggests a strong emphasis on supporting and uplifting local residents and businesses. More information is required to show how this will be kept local to demonstrate that a core aim of the scheme is to ensure that local people benefit directly from the new employment, education, and training opportunities.
- **Love Lane residents rehousing**- many respondents, mainly from the wider community, were very eager to make sure that the existing residents of the Love Lane Estate will be rehoused in the new development, suggesting that this fact was could be made clearer in future stages of the engagement.

Chapter 5: Next Steps & Recommendations

Spring Engagement

This period of engagement will take the findings presented in this report into strong consideration when planning the activities, communications, and themes. There will be a particular focus on the 'areas of local interest relating to the broader masterplan' and the 'additional information requested', to ensure the residents and local community feel satisfied they have all the necessary facts to make an informed assessment of the New Homes and Masterplan proposal.

The local community surrounding the development site and the residents of the Love Lane Estate will be invited to a series of four Masterplan Theme Workshops which will incorporate our engagement findings to date, and seek to delve deeper into issues that the community has expressed an interest in under the following topics:

1. **Public and Green Spaces**
2. **New Community and Leisure Facilities**
3. **Getting around**
4. **Homes, Neighbourhoods & Architecture**

A promotional flyer will be distributed to the 3,000 residents living around the High Road West site, as well as inviting key stakeholders and those that participated in this round of online surveys via email.

Summer Engagement

It is intended that the in-depth workshops undertaken during summer engagement will derive more ideas and solutions that can be incorporated into a set of final designs for the Masterplan. Provided Covid-19 social distancing measures allow, this will include a Physical Public Exhibition at The Grange. The aim of this event is to provide the community confidence that there has been a consistent feedback loop as well as provide another opportunity to give comments on the designs before the planning application is submitted later in the year.

The period also presents an opportunity to meet again with the residents of the Love Lane Estate and discuss the design features of the new homes in more detail through a series of face-to-face Resident Design Workshops.

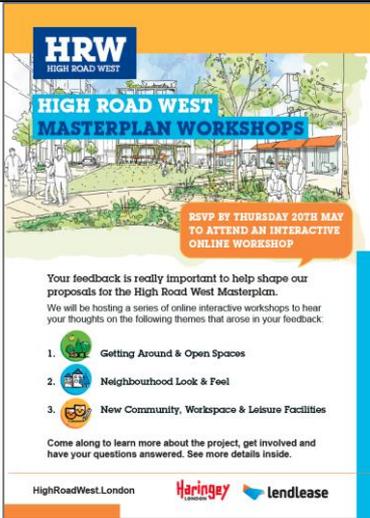
Chapter 6: Spring/Summer Engagement

Masterplan Engagement

Masterplan Engagement Communications & Materials

Masterplan Workshop Promotion and Invitations

The following communications were sent out to the local community to promote the Masterplan Theme Workshops hosted at the end of May. Interested individuals were asked to RSVP by Thursday 20th May in order to receive a ‘Workshop Activity Pack’ ahead of the event.

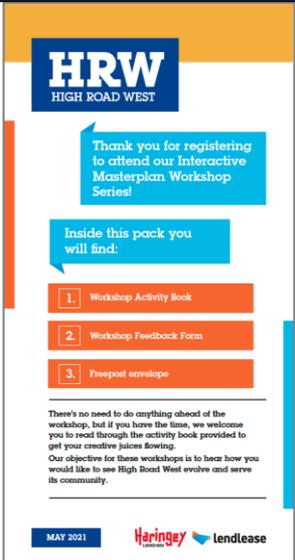
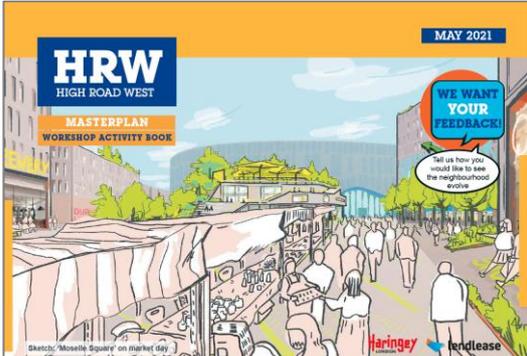
Item	Front Page	Date & Distribution
Masterplan Theme Workshop Flyer	 <p>The flyer features the HRW logo at the top left. Below it is a colorful illustration of a modern residential development with trees and people. The text reads: 'HIGH ROAD WEST MASTERPLAN WORKSHOPS'. A red call-to-action box says 'RSVP BY THURSDAY 20TH MAY TO ATTEND AN INTERACTIVE ONLINE WORKSHOP'. The main text states: 'Your feedback is really important to help shape our proposals for the High Road West Masterplan. We will be hosting a series of online interactive workshops to hear your thoughts on the following themes that arose in your feedback.' A numbered list follows: 1. Getting Around & Open Spaces, 2. Neighbourhood Look & Feel, 3. New Community, Workspace & Leisure Facilities. At the bottom, it says 'Come along to learn more about the project, get involved and have your questions answered. See more details inside.' Logos for HighRoadWest.London, Haringey, and lendlease are at the bottom.</p>	Monday 10 th May Distributed to 3,194 residents (including the residents of the Love Lane Estate) living within a 5 minute walk (approx.. 400metres) to the High Road West site.
Masterplan theme Workshop Invitation Email	 <p>The email content starts with the HRW logo and the text 'You're invited to our online masterplan workshops'. Below is the same colorful illustration of the development. The text continues: 'Thanks for taking part in the Give My View online poll about the High Road West project back in February/March. You can now continue the discussion by joining an interactive, online workshop. We'll be asking what's most important to you for the future of North Tottenham as well as giving you the opportunity to ask the project team any questions you might have.' A red button at the bottom says 'RSVP here'.</p>	Wednesday 19 th May Distributed to over 1000 email addresses collected from the first round of engagement in February and March 2021. Addresses were collected via Built ID and engagement events.

Masterplan Workshop Activity Pack

Recipients of an invitation flyer or email had to RSVP on the High Road West project website to attend a workshop. They were able to attend all three if they chose too.

The RSVP form requested the attendees to provide their contact details and postal address in order for the engagement team to post attendees a Workshop Activity Pack.

This pack provided participants an idea of what to expect in the live workshop (although there was no request for them to prepare anything ahead of the event), act as a tangible and visual prompt during the discussions, and a method for providing written, more detailed feedback after the event.

Item	Front Page	Purpose
Introduction & instructions flyer		<p>A4 Narrow 4-pages</p> <p>This document introduced the workshops, conveyed what topics would be discussed in which of the three workshops and provided detailed instruction for how to use Zoom software and join the event.</p>
Masterplan Workshop Activity Book		<p>A4 60 pages</p> <p>The Activity Book provided an aid for the workshop activities. There was a separate chapter for each of the three sessions for attendees to fill in and return to the project team.</p>

Workshop
Feedback Form

HRW
HIGH ROAD WEST

WORKSHOP FEEDBACK FORM

Your Details

Name and Surname _____

Email address _____

Phone number _____

Which of the following groups do you identify with?

Resident on Love Lane Estate Resident in the local area

Local Business Owner Community Group/Organisation

Other, please specify _____

(The information you share will be used by Haringeey Council, Lendlease and Soundings for the purposes of ensuring we hear the views of the community. Your data will be stored on a secure server and will not be shared with third parties. You can withdraw your consent to share your data at any time by contacting the project team.)

Workshop feedback

1. Which of the Masterplan Theme workshops did you attend?

Theme 1: Getting Around & Open Spaces- Tuesday 25th May 6.30pm

Theme 2: Neighbourhood Look & Feel- Tuesday 25th May 7.30pm

Theme 3: New Community Workspace & Leisure Facilities- Thursday 27th May 6.30pm

2. Did you find the workshop's you attended useful and informative?

Yes very Somewhat Not really Not sure

Haringeey lendlease

A4 2 pages

The feedback form reflected on the workshops, asked how attendees found the quality and topics discussed in the events as well as what they would like to discuss and how in the future.

Freepost return
envelope



A1

Provided to all attendees in order for them to return their Workshop Activity Books and Feedback Forms.

Masterplan Engagement Events

Event Summaries

The three workshops held in May 2021 were a great success and well attended. The activities were designed to be as engaging and interactive as possible, using the digital tools to our advantage and ensure engaging virtually was not seen as a draw-back.

The attendees asked some excellent questions of the project team and provided many useful insights as to the priorities of these representatives of the local community. Feedback provided after the event was positive which was evidenced by many attendees attending more than one, or all three of the workshops during the week.

The below sets out the dates of the three online and virtual Masterplan Theme Workshop events and how many people attended:

Theme	Date	No. Attendees
Getting Around and Open Spaces	Tuesday 25 th May 6.30pm	15
Neighbourhood Look and Feel	Tuesday 25 th May 7.30pm	16
New Community, Workshops and Leisure Facilities	Thursday 27 th May 6.30pm	24

Each event was hosted on Zoom video conferencing software where the facilitator shared their screen and followed a presentation. The presentation structure was as follows for all three workshops:

- Introduce the panel and project team
- Instructions on how to use Zoom
- Brief project introduction and context
- Theme introduction and map of where the infrastructure being discussed will be located in the future High Road West site
- Interactive workshop activity
- Conclusions and reminder to return Feedback Forms and the Workshop Activity Book

Masterplan Workshop Conclusions

Below is a summary of the main priorities, suggestions and concerns expressed throughout the three workshops. These comments were collected during the live events from verbal discussions as well as the written feedback returned to the project team after the events.

Workshop 1- Getting Around & Open Spaces:

- **Biodiversity** was identified as a priority and something to be incorporated into all types of outdoor space.
- The **ongoing maintenance of gardens, green and open spaces** was a frequent concern, with participants often being in support of an idea proposed in the workshop activity, as long as it will be maintained into the future. Comments were particularly cautious about seasonal restrictions of **water features** that could date easily and soon break or be vandalised.
- Perception that **landscaped space will become messy and littered**. Several believe that tree-lined streets would encourage littering and not be maintained.
- **Safety** is a priority for all transport and open space features and **designing out anti-social behaviour** must be a priority in future designs. Several comments expressed concern around any feature that might encourage loitering, such as benches. This highlights a need to build confidence and awareness among local people as to the positive outcomes of street furniture and interventions.
- **CCTV** is seen as a must for the majority of workshop participants.
- Providing **reliable & safe alternatives to cars** will be important in encouraging those that can adopt more sustainable modes of transport. Streets need to feel safer and the frequency of local buses and trains will need to increase in order to make car alternatives more attractive. Currently the priority is still on individual car ownership and not impeding on these journeys.
- Participants recommend **working with Tottenham Hotspur** to encourage sustainable transport modes on match days to reduce impact of these events on the local community.
- Further information about the advantages of using **Car Clubs** could be beneficial in the local community. Many participants did not see the benefit of car-sharing facilities.
- Views on **street parking** were conflicting. Some requested more spaces as they currently find parking in the streets expensive and difficult. While others would prefer less parking and clutter on their streets.
- Many would like to see more space for and occurrence of regular and **seasonal events**, however these should be in moderation, not too frequent and take place on the periphery so as not to dominate key public open spaces.
- The management of **match-day traffic to reduce impacts on residents** both pedestrian and vehicular was a high priority.
- Most comments were **very supportive of the provision of child-centric infrastructure to ensure high quality** spaces for children to play and feel safe in near their homes.

Theme 2- Neighbourhood Look and Feel

- **Building heritage and materiality** was a strong priority that came from comments about new buildings for High Road West. Respondents were generally open to new style buildings but wanted to ensure they respect the local context, especially its industrial past.
- Participants were in support of **incorporating details of interest such as cobbles, and varied architecture** as long as it remains **accessible** to all and maintains some level of continuity throughout the development.
- More work could be done to try and **identify what the local identity of North Tottenham really is**. Participants were somewhat in support of 'celebrating notable people, music and

local history' but more needs to be done to define the specifics of these cultural identity features.

- There were many suggestions directed at **ensuring the new development caters for people working from home** such as well-adapted homes and good Wi-Fi provision.
- There was much support for **mitigating overshadowing of tall building as much as possible and ensuring they** have green spaces around them. However feedback was also **cautious of overly open and sparse spaces that can feel bleak and unsafe.**
- Most people agreed that busy streets feel safer and support local businesses.
- Comments regarding **private outdoor space** varied with some suggesting balconies can become untidy and unsightly, others in strong support of private balconies and many suggesting that there should be both private gardens and balconies in the development.
- Many participants put forward **local examples of well-executed public parks and spaces** that High Road West could take inspiration from:
 - Tottenham Marshes,
 - Bruce Castle Park,
 - Tottenham Cemetery,
 - Tottenham Peace Garden,
 - Kings Cross

Theme 3- New Community, Workshops and Leisure Facilities

- The most common remark mentioned in relation to the features of the library was **ongoing maintenance**. Participants see a definite need for improved, new library facilities but sought reassurance that they would be well-maintained into the future.
- The **library** was recognised as an important facility to support learning and socialising as well as an alternative work environment for professionals working from home.
- There was great support for the adoption of **hobbies and craft clubs in the new community hub** especially for their ability to help combat loneliness and provide more opportunities for local people to meet.
- Many participants felt that the **many clubs already exist in the area** would benefit from having access to the new community hub or library which might also increase participation and uptake.
- The feedback on introducing **food producers** as a key user of the light industrial workspaces was overwhelmingly positive. Reasons for this include the **economic benefits**, as well as being an opportunity to add to **North Tottenham's wider reputation and transition away from being focused only on football**.
- Comments were also supportive of other ways to utilise the light industrial space such as for **creative making and local services** (car repair, carpentry etc), however many made recommendations to **address the quality of current stock of industrial buildings** in the area rather than providing new stock.
- With regards to **restaurant options**, the focus was primarily on delivering **better quality, more diverse and healthier food choices** to local residents. The most popular request was for **better day time, family-friendly yet affordable dining options**.
- Many participants were **cautious of introducing too many night-time dining and drinking establishments** into the local area for fear of encouraging anti-social behaviour. This was felt to be encouraged by the proximity to the football stadium on match days.
- There was varying sentiment with regards to **independent versus 'big brand' food and shopping outlets**, with some preferring recognised brands that they can trust, and others being very encouraging of local entrepreneurs and their contribution to local identity. There was also concern that independent shops contribute to the gentrification of an area.
- Additional suggestions in relation to food and shopping included a **post office, no more betting shops, night-time cafes** and **shisha bars** for non-alcohol related evening entertainment.
- With regards to **community events and activities**, there was some support for **family fun-fairs and festivals**. **Food markets, outdoor cinemas** and **arts and craft fairs** were also popular ideas.

High Road West Local Lettings Policy

1. High Road West scheme

- 1.1. High Road West is a once in a lifetime opportunity and will bring wide reaching improvements to the local area, delivering what the community have told us are their priorities. Priorities such as providing much needed new high-quality homes including council homes, new jobs, new and improved community facilities, employment space, as well as enhanced green and open spaces.
- 1.2. The scheme will also see £10 million of social and economic investment into the local community, and provide opportunities for residents to benefit from education, employment, and training.
- 1.3. The High Road West masterplan, which was agreed by the Council's Cabinet in 2014 following consultation with residents and the wider community, includes the Love Lane Estate. To deliver the scheme, residential blocks on the Love Lane Estate and other properties within the High Road West masterplan area which are residential or part residential will need to be demolished.

2. The need for a Local Lettings Policy

- 2.1. The Council is committed to ensuring a fair and equal borough – and are clear that when any part of Haringey is being redeveloped the residents in that area are an integral part of that neighbourhood's future.
- 2.2. The Council has made long-standing commitments to secure and assured tenants on the Love Lane Estate ("the Estate") regarding their future rehousing options including the right to a new Council home within High Road West if they wish.
- 2.3. As some tenants and leaseholders have chosen to relocate since the approval of the masterplan, there is now a substantial number of non-secure tenants living in temporary accommodation on the Estate. Many of these residents have lived on the Estate for over five years and have established links within their community.
- 2.4. These non-secure Council tenants will be affected by the scheme and need to be rehoused. Without a Local Lettings Policy, under the terms of Haringey's Housing Allocations Policy (2015), these non-secure tenants would maintain their existing housing priority and would be likely to be rehoused in temporary accommodation off the Estate.

- 2.5. In order to promote a strong and stable community through maintaining the existing community on the Estate and within the masterplan area, the Council is proposing to prioritise eligible non-secure tenants in temporary accommodation both on the Estate and within the wider High Road West area, whose homes need to be demolished, for the new homes which will be built as part of the scheme, in addition to secure and assured tenants.
- 2.6. Non-secure tenants in temporary accommodation will not have additional priority for any other social homes outside of the Estate. This Local Lettings Policy applies solely to new Council homes made available as part of the High Road West scheme. If they wish to do so, non-secure tenants will be able to bid for properties elsewhere under the Council's Choice Based Lettings System. It should be noted that the tenant will maintain their current priority position on the Housing Register. If they decide to accept an offer of social housing elsewhere, such residents will no longer be eligible for rehousing under this Local Lettings Policy to new homes built in High Road West.
- 2.7. Any non-secure tenants in temporary accommodation not eligible for new housing will be rehoused to other forms of accommodation when their homes are required for demolition.

3. Eligibility

- 3.1. The High Road West scheme will require the demolition of residential and part-residential properties both on the Estate and elsewhere within the masterplan area. The Local Lettings Policy will apply to secure tenants, assured tenants and non-secure tenants in temporary accommodation who live in the residential parts of any of those properties and who meet the eligibility criteria set out in this section.
- 3.2. This policy applies to eligible non-secure tenants in temporary accommodation in the masterplan area irrespective of their landlord, provided that they have been placed there by the Council under its homelessness duties.
- 3.3. For non-secure tenants in temporary accommodation to be eligible, the applicant will need to:
 - Have been accepted as homeless by the Council AND have lived within the masterplan area in a property requiring demolition for at least 6 months immediately prior to the publication of the Council's Landlord Offer document (The publication date of the Landlord Offer is currently scheduled for summer 2021)

- Remain resident in the masterplan area OR any alternative accommodation provided at the time at which properties become available AND
 - Have a continued homelessness duty accepted by the Council: those who voluntarily leave their temporary accommodation or to whom the Council's duty ends will no longer be eligible for an offer
- 3.4. In regard to the second bullet under 3.3, this would ensure that any eligible tenants who are placed in alternative temporary accommodation outside of the masterplan area by the Council following publication of the Landlord Offer would retain their eligibility and right to return. While most tenants are likely to stay in their existing property until the new homes are available for let, the Council may need to move a limited number of residents, for the following reasons:
- 3.4.1. To allow their existing home to be demolished and the development to take place, assuming that a new home which meets their rehousing needs is not yet available for let, or
- 3.4.2. Where their temporary accommodation becomes unsuitable during the intervening period, for example critical or serious medical need or to alleviate serious overcrowding.
- 3.5. All tenants will need to continue to meet the eligibility and qualifying criteria under the Council's Housing Allocations Policy (as updated from time to time) throughout the period from the adoption of this Local Lettings Policy up to the point of their rehousing, whether in the High Road West scheme or elsewhere.
- 3.6. To be granted a secure tenancy, the applicant must be an existing named tenant. Other household members will not be entitled to their own tenancy in a new home in High Road West, save under exceptional circumstances.

4. Rehousing process for High Road West

- 4.1. The delivery of the High Road West scheme will involve the demolition of existing housing and its replacement with new housing on a phased basis.
- 4.2. The phasing approach means that a first phase of new housing will be built which residents can move into in advance of their former homes being demolished. New homes will then be built on the newly demolished area, which the next phase of rehoused tenants can move into. This happens on a 'rolling' basis until all residents are successfully rehoused.
- 4.3. In certain situations, it may not be possible to achieve a single move to the new property, and it may be necessary to move a resident temporarily in order to gain vacant possession of housing required for demolition.

5. Priority for newly built social homes in High Road West

- 5.1. The prioritisation system for newly built social home lets within each phase will generally work as follows:

Priority 1 – Any tenants who have had to be temporarily rehoused for their home to be demolished to allow the development to take place, and remain eligible as set out in section 3, in order of their tenancy start date

Priority 2 - Secure and assured tenants living in the next block(s) required for demolition, in order of their tenancy start date

Priority 3 – Non-secure tenants living in temporary accommodation in the next block(s) required for demolition (or who previously lived in such block(s) but have been rehoused outside the masterplan area: see 3.4.2 above), in order of the date at which the Council accepted a rehousing duty towards them

Priority 4 – Households in the subsequent block(s) required for demolition, in line with the order of prioritisation in 2 and 3

Priority 5 – Households on the Housing Register and not living in a property required for demolition under the scheme.

- 5.2. The Council may depart from this prioritisation order in exceptional circumstances, for example in a situation where evidenced critical medical need may justify higher priority to be given to a tenant within the masterplan area who would otherwise fall under a lower priority banding.
- 5.3. Where new homes are adapted for people with a disability, such homes will be ring fenced to those specific residents who live in a property in the masterplan area requiring demolition. If there are adapted homes left over after the allocation to eligible residents, the homes will be allocated to applicants on the Housing Register. Such homes will not be allocated to general needs applicants unless it is demonstrably the case that there are no households which include someone with a disability who wishes to occupy them.
- 5.4. Households will initially be entitled to bid for a new home in the scheme on the basis of the priority provided by this policy. The Council reserves the right to make direct offers to households who either have already been temporarily rehoused off the Estate or have not successfully bid for a new home by the date 12 months before the Council expects to require vacant possession of their existing home. If such a tenant, refuses a direct offer of a new home in the scheme, then the Right to Return or Remain will no longer apply. These tenants will no longer have priority under this Local Lettings Policy.

5.5. An Equalities Impact Assessment (EqIA) has been produced for the High Road West Local Lettings Policy and is appended to the Cabinet decision of July 2021. Hard copies are available on request.

6. Relevant policies

- [Love Lane Secure Tenant Guide \(2014\)](#)
- [Housing Allocations Policy \(2015, revised 2017 and 2018\)](#)
- [Estate Renewal Rehousing and Payments Policy \(2016, revised 2017\)](#)

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HIGH ROAD WEST

Love Lane Leaseholder Offer

Final Policy

May 2021

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Section 1- Introduction

What is this policy?

This policy sets out the Council's commitments to leaseholders on the Love Lane Estate who are affected by the High Road West scheme. It includes re-housing options for resident leaseholders and guarantees on the payment of compensation for both resident and non-resident leaseholders.

High Road West is a once in a lifetime opportunity and will bring wide reaching improvements to the local area, delivering what the community have told us are their priorities.

Priorities such as providing much needed new high-quality homes including council homes, new jobs, new and improved community facilities, employment space, as well as enhanced green and open spaces.

The scheme will also see £10 million of social and economic investment into the local community, and provide opportunities for residents to benefit from education, employment, and training.

If you have questions on the information provided in this document, please contact your Community Engagement Officer Lauren Schneider by email: lauren.schnieder@haringey.gov.uk or phone: 07816 151961. The High Road West Team will be able to talk you through its contents.

Alternatively if you prefer you can contact the Love Lane Independent Tenant and Leaseholder Advisor, 'Microfish' (led by Damian Tissier) at damiantissier@gmail.com.

How has the policy been developed?

The policy has been developed through engagement and consultation with leaseholders over several years. It seeks to address leaseholders' concerns such as affordability and to ensure that resident leaseholders can stay within their community and benefit from the scheme.

It builds on the High Road West Leaseholder Guide, which was subject to public consultation and agreed by Cabinet in 2014. The Council commitments to leaseholders which are set out in section one of the Leaseholder Guide still stand.

The borough-wide revised Estate Renewal Rehousing and Payments Policy 2017 (ERRPP), which has also been subject to public consultation and agreed by Cabinet is also relevant to this policy. The ERRPP sets out the Council's general commitments to residents living on estates that are affected by estate renewal schemes.

What are the Council's commitments to leaseholders?

The Council's commitments to leaseholders include the following:

All resident leaseholders have a guaranteed Right to Return

This means that if you are a resident leaseholder, you will be able to either remain on the estate until your new home is ready, or move away and return when your new home is built.

All resident leaseholders who wish to move away will be supported to do so

This means that if you are a resident leaseholder, you will be offered practical support to find a new home on the open market. Qualifying resident leaseholders will also have the option to seek financial support to acquire a new home within the borough with an equity loan.

No resident and non-resident leaseholder will be financially worse off as a result of the estate renewal

This means leaseholders will receive the market value of their property, compensation for the loss of their property and a payment to cover relevant costs. It is understood that certain housing costs can change over time and are out of the control of the Council, but the commitment that no leaseholder will be financially worse off as a result of the renewal scheme is met by the provision of Home Loss or Basic Loss and Disturbance payments to cover the costs of moving, as well as the commitment to ensuring there is always an offer available that is affordable, enabling them to stay within the original area.

The Council also maintain the other commitments of the Leaseholder Guide, including openness, transparency and fairness in the delivery of High Road West and working with residents closely throughout the process.

You will always be able to speak with a dedicated officer and/or through the Independent Tenant and Leaseholder Advisor if you have any issues or questions.

What is the definition of a resident leaseholder?

There are two definitions applicable to different parts of this offer.

For the purposes of Rehousing (section 2 of this offer) a resident leaseholder is:

A leaseholder who lives in their property continuously from 16th December 2014, when the High Road West masterplan was agreed, up until the date they need to move out for their property to be demolished.

For the purposes of Payments (section 4 of this offer) a resident leaseholder is:

A leaseholder who has lived in their property continuously for a period of one year ending on the date they need to move out for their property to be demolished.

Section 2: Rehousing for Resident Leaseholders

Summary information

What rehousing support will I have?

The Council is committed to working with each resident leaseholder to ensure you are successfully rehoused. Your dedicated Rehousing Officer will be able to help you every step of the way. You will also be able to access advice from the Love Lane Estate Independent Tenant and Leaseholder Advisor and from an independent financial advisor.

What are the rehousing options for resident leaseholders on the Love Lane Estate?

The rehousing options that are available to resident leaseholders on the Love Lane Estate are:

1. Buy a new home in the High Road West area with an enhanced equity loan from the Council

This option means that you will buy and own a new leasehold home in the High Road West scheme. Your contribution towards the new property would include the value of your current home and your Home Loss Payment. The remaining difference in price would be made up by an equity loan from the council, which you would not have to pay any rent or interest on. The terms for this rehousing option are detailed on pages [8-9].

You also have an option to acquire a new shared ownership home. In a shared ownership home, you will own a share of the home and pay rent on the portion of the property retained by the Council or another provider. Whilst this option is available to Love Lane resident leaseholders, the more affordable enhanced equity loan option within this policy should mean that the shared ownership option is not required.

2. Buy a home elsewhere in Haringey with financial support from the Council

This option allows you to buy and own any property being sold in Haringey on the open market up to 1.83 times the value of your current property. Your contribution towards the new property would include the value of your current home and your Home Loss Payment. The remaining difference in price would be

made up by an equity loan from the council, up to 40% of the value of the new property, which you would not have to pay any rent or interest on. The terms for this rehousing option are detailed on pages [10-11].

This offer is aimed at assisting resident leaseholders to remain in the area and so it is expected that properties bought would be within the borough. However, resident leaseholders can approach the Discretion Panel if they wish to purchase properties outside the borough.

There may be opportunities for intermediate homes to be offered to leaseholders arising as part of new schemes across the borough, in line with the equity loan terms set out in this section.

3. Buy a home without financial support from the Council

This option means that you will buy a home without any financial support from the Council. The terms for this rehousing option are detailed on page [12].

4. Request a leasehold swap

Subject to availability, this option means that you will buy and own the leasehold of a Haringey Council-owned property of equivalent value. The terms for this rehousing option are detailed on page [13].

5. Exceptional circumstances

In exceptional circumstances where a residential leaseholder wishes to remain in the scheme area but cannot afford to qualify for an equity loan, the Council will review each case on its merits to provide the most suitable housing offer they can afford. This is described in more detail on page [14].

Can I get independent financial advice?

Yes; the Council will provide with you with a list of suggested independent financial advisors (FCA registered), or you can choose others if you wish. Reasonable costs associated with the independent financial advice will be reimbursed by the Council.

The independent financial advisor can advise you on how much you can afford to contribute towards a new home, including the mortgage you can afford. They will also be able to provide help in accessing mortgages.

Resident leaseholders' re-housing options explained

1. Buying a new home in the High Road West area with an enhanced equity loan from the Council

What are the terms?

If you would like to buy a new home in the High Road West area but you cannot afford to do so outright, the Council will help you by offering an equity loan. The equity loan terms for this option are as follows:

- The Council will contribute money to help you buy your new home.
- You must make a minimum contribution towards your new home. This should be the same amount you received for the market value of your home on the Love Lane Estate plus your Home Loss Payment.
- If you are unable to invest the whole value of your current home (e.g. because of difficulties re-mortgaging), the maximum amount you can reasonably contribute towards the new home will be determined through a financial assessment, but should not be below 25% of the value of the new home. Your independent financial advisor will be able to help you work with the Council to complete this financial assessment.
- **You will NOT have to pay any rent or interest on the equity owned by the Council.**
- You will be the sole legal owner of the property. The Council's equity share will be secured as a charge on the property along with any mortgage you may have taken out.
- You will be responsible for repairs, service charges and all other costs associated with the property and will be able to sublet, subject to the usual requirements to notify the freeholder and any lease terms.
- The equity loan only needs to be repaid when the home is sold or transferred to another owner (excluding the circumstances set out in the 'Will I be able to pass on the equity loan' section below). For example, if the Council has contributed 10% of the price paid for the new home when you acquired it, then you will need to pay the Council 10% of the value of the property when the property is sold or transferred.
- You can choose to pay off a portion (a minimum of 10% at any one time) or all of the Council's equity at any point in time. To do this a valuation must be

undertaken (each party covering their own valuation costs) and any administrative costs met by you.

What if I cannot afford 25% of the new property?

If you have exceptional circumstances, for example the maximum amount you could reasonably contribute towards the new home is less than 25% of the value of the new property, then your individual circumstances will be considered in the light of the independent financial assessment, to find the most appropriate way of enabling you to stay in the area without adversely affecting your financial situation.

Will I be able to pass on the equity loan?

In the event of your death, you will be able to pass on the equity loan to your spouse, civil partner or a person living with you as your partner, as long as your partner resided at the home with you at the time of your death and as long as they can afford to retain the same level of equity in the property as you did. The equity loan will not be able to be passed on to anyone other than a partner and must be repaid in full when the property is transferred to another owner.

We understand that there may be some cases where you have an adult child or another family member living with you in the property. This individual will have 12 months to decide whether to:

- (i) sell the property and use the proceeds to find alternative accommodation or
- (ii) pay off the equity loan (e.g. by obtaining a mortgage for that amount) and remain living in the property as a leaseholder.

Ownership and responsibilities

New homes in High Road West will be available as leasehold properties. Similar to Right to Buy, this means that there is a lease for a fixed period of time. You are responsible for repairs, service charges and all other costs associated with the new property.

2. Buy a home elsewhere in Haringey with financial support from the Council

What are the terms?

If you would like to buy a new home elsewhere in the borough but you cannot afford to do so outright, the Council will help you by offering an equity loan. The equity loan terms for this option are as follows:

- The Council will contribute money to help you buy your new home.
- The property must be on the open market in Haringey, and no more than 1.83 times the value of your current property.
- You must make a minimum contribution towards your new home. This should be the same amount you received for the market value of your home on the Love Lane Estate plus your Home Loss Payment, and not be below 60% of the value of the new home.
- **You will NOT have to pay any rent or interest on the equity owned by the Council.**
- You will be the sole legal owner of the property. The Council's equity share will be secured as a charge on the property along with any mortgage you may have taken out.
- You will be responsible for repairs, service charges and all other costs associated with the property and will be able to sublet, subject to the usual requirements to notify the freeholder and any lease terms.
- The equity loan only needs to be repaid when the home is sold or transferred to another owner (excluding the circumstances set out in the 'Will I be able to pass on the equity loan' section below). For example, if the Council has contributed 10% of the price paid for the new home when you acquired it, then you will need to pay the Council 10% of the value of the property when the property is sold or transferred.
- You can choose to pay a portion (a minimum of 10% at any one time) or all of the Council's equity at any point in time. To do this a valuation must be undertaken (each party covering their own valuation costs) and any administrative costs met by you.
- There may be opportunities for intermediate homes to be offered to leaseholders arising as part of new schemes across the borough, in line with the equity loan terms set out in this section. For instance, these have been provided at the 500 White Hart Lane development. Residents will be made aware of these if they arise.

- This offer is open to all resident leaseholders for properties inside the borough and may be extended to properties outside of Haringey following an application to the Estate Renewal Rehousing and Payments Discretion Panel.

Will I be able to pass on the equity?

In the event of your death, you will be able to pass on the equity loan to your spouse, civil partner or a person living with you as your partner, as long as your partner resided at the home with you at the time of your death and as long as they can afford to retain the same level of equity in the property as you did. The equity loan will not be able to be passed on to anyone other than a partner and must be repaid in full when the property is transferred to another owner.

We understand that there may be some cases where you have an adult child or another family member living with you in the property. This individual will have 12 months to decide whether to:

- (i) sell the property and use the proceeds to find alternative accommodation or
- (ii) pay off the equity loan (e.g. by obtaining a mortgage for that amount) and remain living in the property as a leaseholder.

3. Buy a home without financial support from the Council

You may wish to use the money from the sale of your property on the Love Lane Estate, plus other funds, to buy a new property on the open market either within the High Road West scheme or elsewhere without Council assistance.

If you choose this option, the Council can provide practical help in finding a new home. The level of help to be provided will be assessed on a case by case basis, in accordance with individual needs, and may include (but is neither guaranteed to include nor restricted to) the provision of:

- Information on how to purchase a property on the open market such as finding solicitors etc.
- Information on any other leasehold properties the Council knows are for sale
- Advice on intermediate housing options in Haringey

Additional support may be provided where the Council assesses that you would have difficulty purchasing a new home on the open market – for example, if you have support needs. This support may include practical assistance and help in arranging a new mortgage, arranging surveys and advice on the legal steps needed to complete a purchase. Any offer of additional support and the level of support given will be at the Council's discretion.

4. Request a leasehold swap

What are the terms?

In exceptional circumstances, the preceding offers may not be suitable for all leaseholders. Resident leaseholders may therefore approach the Estate Renewal Rehousing and Payments Discretion Panel and request a leasehold swap to exchange your property for an existing Council property elsewhere in the borough.

Where a leasehold swap is approved, the Council will try to facilitate this. However, the Council has a very small number of properties available of the appropriate size, value and location. It should be noted therefore that the choice will be very limited and dependent on what properties are available at the time of request.

The leasehold swap terms are:

- The property you wish to move to must be of equivalent value, allowing for reasonable variation between the valuations of the two properties.
- Subject to very limited availability, you will be able to acquire another Council property of the same number of bedrooms or smaller than the existing property.
- You will not be required to contribute your Home Loss payment to facilitate the transaction, nor can this be used to acquire a higher value property.

How will the leasehold swap process work?

To access the leasehold swap, you will need to complete a leasehold swap needs assessment form with your Rehousing Officer and submit this to the Estate Renewal Rehousing and Payments Discretion Panel for approval. This form will allow you to state your preferences, including:

- Preferred postcode within the borough
- No. of bedrooms (same size or smaller than existing property)

The Rehousing Officer will then be able to advise on how many properties are likely to become available subject to these preferences. If your request is approved and a suitable property becomes available, your Rehousing Officer will contact you with available times to view the property. Once you have viewed the property, you can then decide if you wish to proceed with the swap.

If more than one leaseholder is interested in the property, then the first to state their desire to proceed with the swap following the viewing period will generally be given priority, similar to the home-buying process. However, if applicable, the Council may

choose to prioritise residents who are less equipped to find and purchase a property on their own (e.g. those who are elderly or disabled).

5. Exceptional circumstances

What if I can't raise enough funds to acquire a home?

If you are unable to raise sufficient funds to qualify for an equity loan the Estate Renewal Rehousing and Payments Discretion Panel will review the options available to you and identify the most suitable offer that you can afford. This may include alternative financing, a smaller property or a rental offer.

Section 3: Valuation process- Resident and Non-Resident leaseholders

You will be entitled to receive the full market value of your property. The Council will enter into negotiations with you to seek a mutually agreeable value for your home. During the process of negotiation, officers and the Independent Tenant and Leaseholder Advisor (ITLA) can explain your compensation entitlements and the Council's procedures for purchasing your property. If you are a resident leaseholder your rehousing options and available support will also be discussed with you.

The Council aims to provide you with support and time to consider your options and will advise you of any dates by which you need to decide if you want to sell your property by agreement. All offers relating to buying your property will be set out in writing for you to accept or reject, following a suitable period and process of negotiation of the valuation.

Who will value a leaseholder's property?

The Council will appoint a qualified valuer to act on its behalf to undertake a valuation of the property to determine its market value. All leaseholders can appoint a qualified valuer to act on their behalf. Reasonable costs associated with this will be reimbursed by the Council.

Valuations will take into account any improvement works undertaken before the valuation date. They are undertaken on the basis of open market valuations which are based on the 'existing use' of the area and do not take into account any increase or decrease attributable to the estate renewal or the fact that the purchase may be acquired under future compulsory conditions.

What happens if there is no agreement on the valuation?

If the Council's valuer and your valuer cannot reach agreement, then the parties can appoint a single joint expert (a third valuer) to help resolve the dispute.

The single joint expert will be a RICS qualified valuer with appropriate experience in compulsory purchase valuation cases. Both parties will need to agree on the choice of the expert, who will be jointly appointed. The process is voluntary, confidential and non-binding, and has been demonstrated to work successfully between parties in reaching agreement. The Council will cover the costs of the single joint expert and also the reasonable costs for you to be professionally represented through this process.

Should you not accept the single joint expert's valuation, then you have the right to appeal to the Upper Tribunal (Lands Chamber), as set out on pages [20-21].

Section 4: Payments - Resident and Non-Resident Leaseholders

The amount of compensation you will receive will depend on whether you are a resident or a non-resident leaseholder. The following sections summarises the compensation available.

Resident Leaseholders

What compensation are resident leaseholders entitled to?

If you are a resident leaseholder you will be able to claim for the following:

- The market value of your property
- Home Loss Payment
- Disturbance Payments - to cover the reasonable costs of moving
- Decent Homes works compensation (where applicable)

What is a Home Loss Payment?

You are entitled to receive a Home Loss Payment to compensate you for the loss of your home. This figure is set by the government and is currently assessed at 10% of the market value of the property, with a minimum of £6,400 and a maximum payment of £64,000 as of January 2020.

If you do not qualify for a statutory Home Loss payment, for example, because the property has not been your only or main residence for a year prior to the date your property needs to be demolished the Council may, in exceptional circumstances, make a discretionary Home Loss payment not exceeding the statutory amount.

What are Disturbance Payments?

Disturbance Payments are made to compensate you financially for expenses associated with the need to move. Disturbance Payments will be made under the Land Compensation Act 1973.

The list below, sets out examples of items which will be covered by the Disturbance Payment and are considered reasonable under that Act:

- Removal costs from the current home to the new home, which will be paid directly to the Council's approved removal firm or to your removal firm where you obtain two estimates which have been approved by the Council prior to the move. For vulnerable residents, this might include additional support, such as furniture packing and unpacking.
- Redirection of mail for each authorised surname living at the address.

- Telephone and internet disconnection and reconnection, including additional lines.
- Disconnection of any television aerials or satellite dishes connected either to an existing television or that allows the proper operation of television equipment. Reconnection will only apply with the express approval of the landlord at the new address.
- New homes may have television aerials and systems installed as part of the specification.
- Washing machine, cooker, dishwasher and plumbed fridge disconnection and reconnections to be carried out by the removal firm's operatives (who must be suitably qualified to the appropriate trade standards).
- In some cases, payments may also be made for replacing white goods or furnishings owned by the tenant where the existing white goods/furnishing do not fit into the new property.
- Carpets and curtains.
- Special locks and alarm refitting if these are currently fitted at the old property. They must be dismantled and refitted by a qualified locksmith or recognised alarm company and all locks and alarms must meet the relevant British standard for security. Front door and window grilles would not be covered.
- Dismantling and re-fitting of fitted resident owned furniture (such as kitchen units and wardrobes).
- Any extra costs of new school uniform if moved to a different area, which necessitates a change of school (supported by letters from the respective schools).
- Reimbursements for wage or salary loss on the day of the removal, provided loss of earnings is certified by the employer, for up to two members of the household.
- Reasonable costs you occur, if approved in writing by the Council prior to the cost being incurred, for example travel to viewings, replacement of sheds, additional childcare paid for pre-school children on the day of the move and outside furniture which cannot be dismantled, etc. Redecoration may also be payable in particular circumstances and that this will be considered on a case by case basis. In the unlikely event that a leaseholder needs to move off the Love Lane Estate before moving to their new home in High Road West, the Disturbance Payments may need to be paid twice.

Additional payments available to resident leaseholders

As a resident leaseholder you can also claim for additional Disturbance Payments on top of those set out above. These are any costs associated with selling your current property and purchasing a new one. The new home can be outside the High Road West area, but must be within the UK and the property must be purchased, and the claim made, within one year of the Council purchasing your property on the Love Lane Estate, to be eligible for this payment.

The payment of these additional costs is dependent on the rehousing option you choose and can include:

- Early mortgage redemption fees at the existing property
- Conveyancing costs
- Mortgage and lender fees arising from the purchase of a replacement property
- Stamp duty land tax arising from the purchase of a replacement property
- Solicitor/legal fees arising from the purchase of a replacement property
- In some cases, payment for replacing white goods or furnishings owned by the leaseholder where the existing white goods/furnishing do not fit into the new property
- Removal and reinstatement of disabled adaptations as agreed by Haringey Council's Occupational Therapist

If you are not moving into one of the new homes in the High Road West area, Disturbance Payments will need to be claimed within one year of the property being acquired unless there are exceptional circumstances.

How will payments be made to me?

All payments will be made directly to you. Claims for Home Loss payments can be made up to six years after you have moved and will be paid by the Council within three months of receiving the claim.

Any arrears will normally be offset against any Home Loss payment. This includes service charge or major works arrears. Deductions may also be made for any Council Tax arrears.

The property value, Home Loss and Decent Homes works compensation are paid on completion of the sale. Disturbance payments may come later. An earlier advance payment of at least part of the total payment may be considered in exceptional cases of financial hardship.

For Disturbance Payments, you will be offered two payment options:

- A Claim Option where you submit a Disturbance Payment claim form for any legitimate expenses with receipts or proof of expenses
- A Fixed Payment Option where you receive a fixed sum payment instead of claiming for each expense. Payments are based on property size and are currently set at:

1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
£1,650	£2,000	£2,400	£2,780

Disturbance payments will only be made in respect of one replacement property so in cases where joint leaseholders are not purchasing another property together, they will need to decide who will claim.

What if I need payments made in advance?

Emergency payments may be made available to those who will need this payment to secure a new home. If you are moving into one of the replacement homes within the High Road West area, Disturbance Payments may include expenses associated with moving twice if this involves first living in temporary housing. This will not apply if you have rejected an offer of a new home and have chosen to fund your own temporary housing because you want to return to a particular block or location. In these circumstances, the Council will only fund costs relating to one move.

Non- Resident Leaseholders

What payments are non-resident leaseholders entitled to?

If you are a non-resident leaseholder you will be able to claim for the following:

- The market value of your home
- A 7.5 % Basic Loss Payment
- Compensation for any reasonable costs incurred as a result of purchasing a new property in the UK, e.g. conveyancing costs
- Decent Homes works compensation (where applicable)

What is a Basic Loss Payment?

You are entitled to receive a basic loss payment of 7.5% of the agreed value of the property (up to a maximum of £75,000 as of January 2020).

You are not entitled to any disturbance payments.

Additional payments available to non-resident leaseholders

Leaseholders are entitled to claim costs associated with selling their current property and purchasing a new one. The Council will reimburse leaseholders for reasonable legal costs incurred, up to the amount that would be payable if the purchase price of the new property was equivalent to the market value of the existing property.

The new home can be outside the High Road West area, but must be within the UK and the property must be purchased, and the claim made, within one year of the Council purchasing your property on the Love Lane Estate, to be eligible for this payment.

Payment of these additional costs is dependent on the option taken by each individual leaseholder and freeholder in relation to rehousing, and can include:

- Early mortgage redemption fees at the existing property
- Conveyancing costs

- Mortgage and lender fees arising from the purchase of a replacement property
- Stamp duty land tax arising from the purchase of a replacement property
- Solicitor/legal fees arising from the purchase of a replacement property

How will payments be made to me?

All payments will be made directly to you. Claims for Basic Loss payments can be made up to six years after you have moved and will be paid within three months of receiving the claim.

Any arrears will normally be offset against any Basic Loss payment. This includes service charge or major works arrears. Deductions may also be made for any Council Tax arrears.

The property value, Basic Loss and Decent Homes works compensation are paid on completion. Other costs, such as reasonable costs for purchasing a new property, may come later.

Resident and Non- Resident Leaseholders

The Leaseholder Guide mentioned Decent Homes Work reimbursements - is this still available?

Yes. Love Lane Estate leaseholders will be able to claim for compensation for Decent Homes work which was carried out before the Council's Cabinet agreed the High Road West masterplan in December 2014 and is not captured in the valuation of the property. The compensation will be calculated on a sliding scale, for example if you paid £18,000 for new windows which were due to last 30 years, but you only had the enjoyment of the windows for 10 years they will be compensated for the 20 year loss, i.e. £12,000 compensation would be due.

What if I do not agree with the level of payments made to me?

The Council would like to ensure that all payments are agreed in advance by both parties and would be happy to discuss any issues arising. However, there may be occasions when you'd like to access the complaints procedure.

The Council has a two-stage complaints process, which can be used in relation to appeals against the application of this offer. For more information visit:

www.haringey.gov.uk/contact/council-feedback/complaints-about-council

Where the appeal is regarding the valuation of the property, leaseholders are encouraged to discuss this with the Council and if necessary, implement the single joint expert process. All leaseholders have the statutory right to refer the matter to the Upper Tribunal (Lands Chamber) to determine the appropriate level of

compensation. Further advice on this can be provided by the Love Lane Estate Independent Tenant and Leaseholder Advisor.

Information on the Lands Chamber of the Upper Tribunal can be found at:
<https://www.gov.uk/courts-tribunals/upper-tribunal-lands-chamber>

Section 5: Further information

Ensuring leaseholders are not financially worse off

The Council is committed to ensuring, so far as possible, that no resident should be financially worse off as a result of the High Road West scheme. But this does not necessarily mean that every leaseholder will pay exactly the same housing costs after the move as they did before the move.

For resident leaseholders, it is noted that lending rates and criteria are subject to change over time, and are beyond the control of the Council, so the cost of the same value mortgage may differ between properties. This means that housing costs will change for some leaseholders, particularly if they move to larger or smaller homes. The commitment that no resident leaseholder will be financially worse off as a result of the High Road West Scheme is met by the provision of Home Loss and Disturbance payments and the commitment to ensuring there is always an offer available that is affordable to them, enabling them to stay within the original area. This offer may be open market purchase, with an equity loan either within or outside the estate renewal scheme (but within Haringey).

For resident leaseholders, other costs, such as utilities, insurance, service charges, Council Tax and mortgage rates will also change – some falling, some rising. The Council will work hard with the High Road West development partner, Lendlease, to keep service charges in particular as low as possible. But any changes in these charges, which are outside the control of the Council, are not considered to be covered by the commitment that no tenant or leaseholder will be financially worse off as a result of the renewal scheme.

For non-resident leaseholders, the commitment that no leaseholder or freeholder will be financially worse off as a result of the renewal scheme is met by the statutory provisions. This offer does not seek to resolve leaseholder issues which are not caused by the scheme itself, such as existing financial problems or costs that are beyond the Council's control.

The Estate Renewal Rehousing and Payments Discretion Panel

In individual cases the Council may need to apply discretion where the application of this policy would lead to an inequitable or unfair outcome for an individual resident, or to an outcome which is not in keeping with the principles of this policy.

Any such decision on the use of discretion will be made by the Estate Renewal Rehousing and Payments Discretion Panel, and will be at the request of the resident affected. The Panel will have authority to apply or amend the application of this policy in individual cases where the specific circumstances would lead to outcomes which are not in keeping with these principles. It will not however have power to amend the policy generally.

Updating the offer

Haringey Council reserves the right to amend the offer in any way in the future as a result of any changes in legislation, circumstances or otherwise.

An Equalities Impact Assessment (EqIA) has been produced for the Love Lane Leaseholder Offer and is appended to the Cabinet decision of July 2021. Hard copies are available on request.

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Landlord Offer – Commitments

1. Our promise to secure tenants

If residents vote 'yes' for the High Road West scheme, secure Council tenants living on the Love Lane Estate will get:

- A new Council home in High Road West, or the option to move to another Council home elsewhere if you prefer
- A £6,500 home loss payment when you move
- Removals, and other reasonable moving expenses paid for
- A home that is the right size for your needs
- A home adapted to your needs
- Choice of kitchen fittings, tiles and flooring, plus wall paint colour where possible
- A safe and secure home, meeting all current building regulations
- A well-insulated and easy to heat energy efficient home
- A dedicated re-housing team to support you with your move

All tenants will need to continue to meet the eligibility and qualifying criteria under the Council's Housing Allocations Policy (as updated from time to time).

2. Our promise to non-secure tenants living in temporary accommodation

If residents vote 'yes' for the High Road West scheme, non-secure tenants placed in temporary accommodation by the council who are currently living on the Love Lane Estate will get:

- A new Council home in High Road West, on a permanent secure tenancy
- Removals, and other reasonable moving expenses paid for
- A home that is the right size for your needs
- A home adapted to your needs
- Choice of kitchen fittings, tiles and flooring, plus wall paint colour where possible
- A safe and secure home, meeting all current building regulations
- A well-insulated and easy to heat energy efficient home
- A dedicated re-housing team to support you with your move

For non-secure tenants in temporary accommodation to be eligible, the applicant will need to have been accepted as homeless by the Council AND to have lived within the masterplan area in a property requiring demolition for at least 6 months prior to the publication of the Council's Landlord Offer document AND to remain resident in the masterplan area OR any alternative temporary accommodation provided by the Council until the time at which new properties become available.

All tenants will need to continue to meet the eligibility and qualifying criteria under the Council's Housing Allocations Policy (as updated from time to time).

Non-secure tenants in temporary accommodation will not have additional priority to bid for any other social homes available in the borough.

3. Our promise to resident leaseholders

If residents vote 'yes' for the High Road West scheme, resident leaseholders on the Love Lane Estate will get:

- The opportunity to buy a new home in High Road West, with the Council offering to pay a contribution through an enhanced equity loan
- For residents that prefer to live elsewhere, the options to:
 - Buy a home elsewhere in Haringey with financial support from the Council
 - Buy a home without financial support from the Council
 - A leasehold swap with an existing Council-owned property in the borough, subject to limited availability
- Market value for your home on the sale of your property, with an additional 10% as compensation
- All reasonable legal and moving costs paid
- Additional payments available for reasonable costs associated with selling your current home and buying a new one
- Reasonable costs covered for an Independent Financial Advisor (IFA), who can advise you on how much you can afford to contribute towards a new home

To access the rehousing options described above, resident leaseholders will need to have lived in their property continuously from 16 December 2014, when the High Road West masterplan was agreed, up until the date they need to move out for their property to be demolished.

For the purposes of payments, a resident leaseholder is a leaseholder who has lived in their property continuously for a period of one year ending on the date they need to move out for their property to be demolished.

The Love Lane Leaseholder Offer (see Appendix 4) provides further detail on the offer to leaseholders.

4. Moving to your new home

The Council will support you and your family every step of the way and make the move to your new home as easy as possible.

The Council will help with:

- Removals
- Disconnecting and reconnecting appliances
- Redirecting mail
- Reconnecting telephone, TV and broadband
- Replacing major appliances if they don't fit in your new kitchen
- Replacing fitted furniture
- Packing/unpacking costs

The moving process will look like this:

Timeframe	How we'll support you	Summary
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All along the way	Keeping in touch	Your rehousing officer will be in touch with you to keep up to date on your household's requirements, and let you know when the new homes are available.
6 weeks before move	Visit your new home	You can visit your new home and have a look around before you move in. You can even start taking measurements.
Moving day	Moving day	You will get all the support you need with the move, from help moving boxes and packing/unpacking a van, through to making sure all your furniture is where you need it to be.
1 month after moving	Checking everything is going well	Your rehousing officer will carry out a home visit to check you are settled in and if there is anything else they can help with.

We recognise that moving can be a stressful time for you and your family, and that's why we are committed to providing additional support to you through the process.

This includes organising events and activities, with special sessions and support focused on digital access and skills, opportunities for young people, employment and health and wellbeing. A dedicated community engagement officer will be there for you and your family.

5. How will phasing work for Love Lane residents?

To minimise disruption for residents, the redevelopment will take place in a series of 'phases'. The first phase of new homes will start by 2022, and it will take several years after that to rehouse all residents on the Love Lane Estate.

Over the next year we will work closely with residents to develop this phasing plan, ensuring that everyone understands when they will need to move.

The first new homes will be built at Whitehall Mews, and once complete, the first residents from the Love Lane Estate will be able to move in.

Once all residents have moved out of their existing building, this will be demolished and new homes built in its place, ready for residents from other parts of the estate to move into. The phasing process will continue until the Love Lane Estate is fully redeveloped and all residents have been rehoused.

Whilst your new homes are being built, most residents will be able to stay in their existing home and make one move directly into the new property.

There will be some tenants who need to make a temporary move, so we can build the new homes quicker. It is our aim to keep any temporary moves to a minimum, and where we can, keep these within the Love Lane Estate or as close as possible. If you do have to make a temporary move, you will be offered a new home in High Road West as soon as they are ready for let.

6. Support in your current home

We know how important it is that your current home is well maintained and looked after. The Council and your landlord, Homes for Haringey, will be working closely to make sure that any issues you might have are dealt with quickly and effectively while you are waiting for your new home to be built.

7. Further details on your housing offer

A home that fits your needs

If you are a tenant on the estate you will receive one offer of accommodation for a new home in High Road West that, as a minimum, meets the housing needs of your household.

The High Road West re-housing team will contact all secure tenants and those residents living in temporary accommodation to either carry out and complete a new Housing Needs Assessment, or to confirm details of a Housing Needs Assessment which has previously been completed so we can confirm:

- Changes in circumstances
- Medical and other needs
- Preferences regarding the specification of your new home in High Road West (please note that as far as possible, attempts to meet stated preferences will be made, but these cannot be guaranteed for all cases)

If an existing secure or non-secure tenant is currently in a property which is larger than the assessed need, they will be able to apply for a new home which has up to one bedroom above the assessed need. To qualify for an additional bedroom the tenant must meet certain criteria, such as, having no rent arrears and no record of anti-social behaviour, and this will also be subject to an affordability check for the resident.

If there is a change in any resident's circumstances, these changes must be confirmed within a reasonable time scale in person or in writing to the High Road West rehousing team. All relevant documentation must also be supplied within 12 months of this change.

A final needs assessment will be made by the Council at the time that the new homes are ready to be allocated, to ensure that your circumstances remain the same.

Tenancy rights

All tenants who move into Council properties in High Road West will be offered a permanent lifetime tenancy. For existing secure tenants, tenancy rights will not be affected by moving into a new home and will remain with the Council, and you will retain your Right to Buy. For eligible households currently living in temporary accommodation you will move onto a permanent tenancy with the Council.

Adaptations

If you, or a member of your family who has been living with you for at least twelve months, requires any special adaptations to their home, for example grab rails, a wheelchair accessible kitchen etc, then your dedicated re-housing officer will ensure that an Occupational Therapist completes a full assessment and that all the correct adaptations are made to your new home before you move.

Split households

In exceptional cases, for example if a suitable sized family home is not available in the new development at High Road West, larger families with children over 18 may be able to 'split' their households, e.g. adult children may be able to move into their own accommodation. This will be considered on a case-by-case basis and determined by a housing needs assessment.

Rent levels

The new homes for tenants on the housing register, will be at Council rent levels, the most affordable type of rented homes, set in line with the formula for social rents.

Eligible tenants living in Love Lane Estate who are moving to a new home in the scheme, will have initial rental charges for the new homes in High Road West at no more than 10% above the average Council rent for an equivalent size property on the Love Lane Estate (to the bedroom size property that they are moving to) at the time of the move, and no less than that average Council rent.

Service charge

If you are a tenant you currently pay a service charge with your rent. Leaseholders also pay a service charge.

Service charges will be calculated based on the services that are provided with the aim to ensure that costs are minimised, while still ensuring that the buildings are managed and maintained to a high quality. We will be working closely with residents to understand the type and level of services that tenants and leaseholders want and need, and ensure that these are affordable.

Council Tax

Council Tax charges will be assessed when the new homes are built. The banding of property for Council Tax is not assessed by the Council, but by the Valuation Office Agency.

Usually, when a property is demolished and a new property of similar size is rebuilt in its place, the band of the new property would be similar to the band of the original property. It is possible that marginal differences in layout and design might mean that the new property is a band higher or lower. Generally there should be little or no change. If you are on a low income or benefits, you may be eligible for a Council Tax reduction.

Housing Benefit/Universal Credit

If you are on a low income or receive benefits you may be eligible for support to help pay your rent, Council Tax and service charges.

Right to buy

Tenants will have the opportunity to buy their new home in line with the Right to Buy legislation in place at the time. You can find out more at www.gov.uk/right-to-buy-buying-your-council-home.

Parking

We will be undertaking a parking survey in the coming weeks to better understand the parking requirements of Love Lane residents, which will help inform the designs of the new neighbourhood. We will be speaking to residents in detail regarding parking provision over the coming months.

8. What happens after the ballot?

The resident ballot is an important milestone, but it will not be the end of engagement. If residents vote 'yes', then we will:

- Work closely with residents, as well as businesses on the wider community, to develop a planning application for High Road West
- Work with a Resident Design Panel to help inform the design of the new homes in the scheme
- Work closely with the Love Lane Residents Association and the appointed Independent Tenant & Leaseholder Advisor (ITLA) to maximise participation and engagement in the regeneration
- Work with residents on the detailed phasing plan and ensure that everyone knows when they need to move
- Commence the investment programme in social and economic projects made possible by the scheme, which will create better prospects for residents, build community capacity and enable healthy and safe lives
- Continue to run engagement and networking events at the Grange, such as coffee mornings and our digital access hub
- Continue to update you through a newsletter and on our website to make sure you are up to date on what is happening

EQUALITY IMPACT ASSESSMENT

The Equality Act 2010 places a 'General Duty' on all public bodies to have 'due regard' to the need to:

- Eliminating discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advancing equality of opportunity for those with 'protected characteristics' and those without them
- Fostering good relations between those with 'protected characteristics' and those without them.

In addition the Council complies with the Marriage (same sex couples) Act 2013.

Stage 1 – Screening

Please complete the equalities screening form. If screening identifies that your proposal is likely to impact on protected characteristics, please proceed to stage 2 and complete a full Equality Impact Assessment (EqIA).

Stage 2 – Full Equality Impact Assessment

An EqIA provides evidence for meeting the Council's commitment to equality and the responsibilities under the Public Sector Equality Duty.

When an EqIA has been undertaken, it should be submitted as an attachment/appendix to the final decision making report. This is so the decision maker (e.g. Cabinet, Committee, senior leader) can use the EqIA to help inform their final decision. The EqIA once submitted will become a public document, published alongside the minutes and record of the decision.

Please read the Council's Equality Impact Assessment Guidance before beginning the EqIA process.

1. Responsibility for the Equality Impact Assessment

Name of proposal	High Road West Local Lettings Policy (LLP)
Service area	Regeneration & Economic Development
Officer completing assessment	Scott Mundy
Equalities/ HR Advisor	Melissa Nalubwama-Mukasa
Cabinet meeting date (if applicable)	July 2021
Director/Assistant Director	Robbie Erbmman

2. Summary of the proposal

Proposal

The draft High Road West (“HRW”) Local Lettings Policy (“LLP”) sets out how the Council proposes to prioritise secure and assured tenants, and non-secure tenants in temporary accommodation living on the Love Lane Estate for the new social rent homes which are due to be delivered as part of the High Road West Scheme.

The High Road West Scheme will involve the comprehensive regeneration of the area, which will require the phased demolition of all existing Council-owned homes on the Love Lane Estate.

The existing 297 homes currently on the estate will be replaced by 500 new Council-owned homes at council rent, in addition to a variety of other new homes and other benefits including new jobs and employment space, green and open spaces and improved community facilities.

Haringey’s Housing Allocations Policy 2015 determines which applicants on the Housing Register should be prioritised for Council housing. In normal circumstances, an applicant’s priority is based on their Housing Needs Banding – A, B or C –as well as when the tenant first applied and when their banding priority started.

However, in exceptional circumstances Haringey Council and its partners may decide to allocate properties on a different basis to that defined in the Housing Allocations Policy. This can be done through a Local Lettings Policy. A Local Lettings Policy can be used to achieve a variety of policy objectives, such as protecting existing stable communities.

The Council has made a long-standing commitment to secure Council tenants regarding their future rehousing options, and their offer of a new secure Council tenancy within High Road West if they choose.

As some tenants and leaseholders have chosen to relocate since the approval of the masterplan, there is now a substantial number of non-secure Council tenants living in temporary accommodation on the Love Lane Estate, many of whom have lived on the Estate for over five years, have established links and have settled in their community.

Figure 1 – change in tenure mix on Love Lane Estate

Tenure	No. of tenants December 2014	% of estate	No. of tenants April 2021	% of estate
Secure tenants	193	65	44	15
Non-secure tenants	19	6	197	68
Leaseholders	85	29	50	17

In order to provide housing stability and maintain the existing community on Love Lane, the Council is proposing to prioritise eligible non-secure tenants in temporary

accommodation on the Love Lane Estate for new homes in High Road West. Secure tenants on the Love Lane Estate will maintain their existing priority.

Resident Ballot

In July 2018, the Mayor of London announced that any landlord seeking Greater London Authority funding for an estate regeneration project, which involves the demolition of social homes, must demonstrate that they have secured resident support for their proposals through a ballot. The delivery of the High Road West scheme is therefore subject to a 'yes' outcome in a resident ballot, where the majority of residents on Love Lane Estate vote for the Regeneration scheme to go ahead.

In advance of the ballot, the Council's Cabinet will approve a "Landlord Offer" which will set out the offer to each group of residents in the event of the regeneration scheme progressing, which will include details on rehousing and compensation. The publication of the Landlord Offer and resident ballot are both due to take place in June and July 2021.

In the event that there is a negative ballot, or if for any other reason the Council does not proceed with High Road West, after a period of time secure tenants on the Love Lane Estate will have their Band A decant status removed. These tenants will remain in their current home. The remainder of homes owned by the Council would be brought back into use as Council housing, which would be let in line with the Council's existing Housing Allocations Policy. Non-secure tenants living in temporary accommodation on the Love Lane Estate would most likely be rehoused elsewhere.

Stakeholders

The key stakeholders that may be impacted by the LLP are outlined below.

Secure tenants on the Love Lane Estate

The draft LLP proposes that Council secure tenants will be eligible to be rehoused in new Council housing built within the High Road West regeneration scheme. They already have Band A rehousing priority under the Housing Allocations Policy 2015.

The commencement of rehousing was agreed by Cabinet on 16th December 2015. An EqlA was appended to the Cabinet report, which sets out the equality impact of secure tenants receiving Band A rehousing priority. This EqlA can be accessed here:
<http://www.minutes.haringey.gov.uk/documents/s82602/Appendix%203-%20EqlA.pdf>

This EqlA will therefore not assess the impact of Council secure tenants being eligible for rehousing within the scheme, since the impact on other groups is the same as that resulting from Band A rehousing priority.

Non-secure tenants in temporary accommodation on the Love Lane Estate

Licensees placed in temporary accommodation on the Love Lane Estate currently have Band B or Band C priority for rehousing. Under normal circumstances, when these individuals would receive a secure tenancy would be determined by Haringey's Housing

Allocations Policy 2015. In this instance, an applicant's priority is based on their Housing Needs Banding – A, B or C –as well as when the tenant first applied and when their banding priority started.

The draft LLP proposed that in addition to secure tenants, the Council prioritises eligible non-secure tenants in temporary accommodation on the Love Lane Estate for new homes in High Road West. For non-secure tenants in temporary accommodation to be eligible, the lead applicant would need to have been accepted as homeless by the Council and have lived in the masterplan area for at least 12 months prior to the publication of the Council's Landlord Offer document.

In the final LLP, this duration has been reduced from 12 months to 6 months prior to the publication of the Landlord Offer (scheduled for June 2021). This is in response to engagement with residents and means that the very small number of non-secure tenants on the Love Lane Estate (less than 10) who were not eligible under the criteria in the draft policy terms would be made eligible.

Applicants on the Housing Register

Individuals who are on the Council's housing register but are not currently living on Love Lane Estate may be impacted by the LLP, as the broad effect of the LLP is to re-prioritise licensees in temporary accommodation to Band A. As a result, residents on Love Lane Estate would be prioritised over others on the housing register who previously had a higher banding and/or have been on the housing register for a longer period of time.

Assessment

This EqIA analyses the impact of the adoption of the LLP whereby non-secure tenants in temporary accommodation on the Love Lane Estate are eligible to be rehoused in Council housing built as part of the High Road West regeneration scheme.

To carry out this assessment, the protected characteristics held by non-secure tenants in temporary accommodation on the Love Lane Estate will be compared with individuals with Band B rehousing priority on the Council's housing register.

Comparisons between Licensees in Temporary Accommodation on Love Lane Estate and those currently with Band A priority on the housing register have not been made within this EqIA. This is because, after further assessment of the current list of applicants with Band A priority (dated April 2021), it was concluded that this group would not be significantly impacted by the LLP. This is due to the following:

- Average waiting times for Band A tenants (2016-2017), depending on size of the household, vary from 11 months to 18 months. As a result, current Band A tenants should have moved off the housing register by the first letting of the new homes, and the demographics of this group may change as a result. In comparison, waiting times for Band B tenants vary from 2 years to 12 years.
- The majority of applicants with Band A rehousing priority require 1 bedroom properties (over 60%). In contrast, the vast majority of non-secure tenants on Love

Lane require properties with 2 bedrooms or more (97%) and therefore their prioritisation will not impact the majority of Band A applicants.

3. What data will you use to inform your assessment of the impact of the proposal on protected groups of service users and/or staff?

Identify the main sources of evidence, both quantitative and qualitative, that supports your analysis. Please include any gaps and how you will address these

This could include, for example, data on the Council's workforce, equalities profile of service users, recent surveys, research, results of relevant consultations, Haringey Borough Profile, Haringey Joint Strategic Needs Assessment and any other sources of relevant information, local, regional or national. For restructures, please complete the restructure EqIA which is available on the HR pages.

Protected group	Service users	Staff
Sex	Council held housing data Census 2011	This policy statement only impacts on staff insofar as they may be Haringey residents.
Gender Reassignment	Equalities and Human Rights Commission	
Age	Council held housing data	
Disability	Council held housing data	
Race & Ethnicity	Council held housing data	
Sexual Orientation	ONS Population Estimates	
Religion or Belief (or No Belief)	Council held housing data	
Pregnancy & Maternity	Council held housing data	
Marriage and Civil Partnership	Data not available	

The data used within this EqIA was obtained from the Council's housing register database in April 2021. The housing register is updated on a regular basis and therefore this data is deemed to be an accurate representation of the makeup of licensees at this time.

The first new Council homes at High Road West are not due to be completed until 2023 at the earliest. The Local Lettings Policy will not apply until the letting of the new homes take place. The composition of Band B on the housing register will be different at this time. It is not possible to accurately predict the detail of this future composition, though it is not expected that the overall demographics for each protected characteristic will vary considerably in comparison to the present data.

The data on non-secure tenants currently living on the Love Lane Estate is also representative of the present time. The number of eligible non-secure tenants may decrease, for example, if any of these residents are offered a secure tenancy in a Council property off the Love Lane Estate prior to the properties being required for the delivery of High Road West. In this scenario, the tenant would no longer be eligible for a new home as part of the scheme. The number of eligible non-secure tenants is not expected

to increase, as any tenants who move to the estate in future will not have fulfilled the eligibility criteria (that is, by not having lived on the Estate for 6 months prior to the publication of the Landlord Offer).

Outline the key findings of your data analysis. Which groups are disproportionately affected by the proposal? How does this compare with the impact on wider service users and/or the borough's demographic profile? Have any inequalities been identified?

Explain how you will overcome this within the proposal.

Sex

Gender	Non-secure tenants on LLE		Housing Register Band B	
	%	Count	%	Count
Female	78%	146	76%	2331
Male	22%	41	24%	748
Other	0%	0	<1%	<5
Grand Total	100%	187	100%	3081

This data shows that there is a 2% higher percentage of female non-secure tenants at Love Lane Estate in comparison with the average profile of licensees with Band B rehousing priority on the housing register.

Marital Status	Non-secure tenants on LLE		Housing Register Band B	
	%	Count	%	Count
Civil Partner	0%	0	1%	39
Divorced	8%	15	4%	115
Living with partner	<2%	<5	1%	44
Married	32%	59	31%	970
Separated	0%	0	1%	25
Single	55%	103	56%	1724
Unknown	5%	9	5%	160
Widowed	0%	0	<1%	<5
Grand Total	100%	187	100%	3081

It is also noteworthy that there is 3% higher number of single parent households on the Love Lane Estate in comparison to the Band B licensees. In Haringey, 94% of single parent households are led by women.

Gender reassignment

There is limited Council or census data relating to this protected characteristic. It is estimated that there are between 200,000 to 500,000 in the UK who identify as being trans. Trans people are more likely to experience homelessness and face high levels of hate crime and discrimination in relation to issues such as securing housing and lower levels of pay. The Council does not envisage the HRW LLP will have a disproportionate impact on this protected characteristic.

Age

Age group	Non-secure tenants on LLE		Housing Register Band B	
	%	Count	%	Count
15-19	0%	0	<1%	<5
20-24	<2%	<5	2%	68
25-29	10%	19	9%	273
30-34	24%	45	16%	488
35-39	14%	26	17%	538
40-44	15%	28	18%	561
45-49	13%	25	15%	454
50-54	12%	23	11%	351
55-59	6%	11	6%	194
60-64	3%	5	3%	92
65-69	0%	0	1%	28
70-74	0%	0	0%	14
75-79	<2%	<5	0%	8
80-84	0%	0	0%	5
85-89	0%	0	<1%	<5
90 and over	0%	0	<1%	<5
Grand Total	100%	187	100%	3081

The data shows some differences between the age group composition of non-secure tenant households on the Love Lane Estate in comparison with licensees with Band B rehousing priority on the housing register. It should be noted that the minimum age to join the housing register is 16, and therefore children (who may form part of these households) are not represented in these statistics.

There is a higher percentage of the 25-29 (by 1%), 30-34 (by 8%) and 50-54 (by 1%) age groups amongst Love Lane non-secure tenants. There is a lower percentage of the 35-39 (by 3%), 40-44 (by 3%), 45-49 (by 2%) and 50-54 (by 1%) age groups. The 25-29 and 30-34 age groups are more likely to have growing families, and therefore the decision may have a proportionately higher impact on these age groups as well as on children. We can therefore conclude that the Love Lane non-secure tenants have a slightly younger age profile in comparison to licensees with Band B rehousing priority on the housing register.

There is no significant difference between the percentage of elderly households, and therefore it is unlikely that this group will be overrepresented among those impacted by the decision.

Disability

Disabled	Non-secure tenants on LLE		Housing Register Band B	
	%	Count	%	Count
N	93%	174	88%	2715
Y	7%	13	12%	366
Grand Total	100%	187	100%	3081

This data shows that there is a 5% lower percentage of households with disability on the Love Lane Estate in comparison with licensees with Band B rehousing priority on the housing register and therefore disabled persons are comparatively overrepresented in the group potentially negatively affected by the LLP. This is considered further below.

Race and ethnicity

Race/ethnicity	Non-secure tenants on LLE		Housing Register Band B	
	%	Count	%	Count
Black: African, Caribbean, British	51%	95	43%	1339
Asian: British, Chinese, Bangladeshi, East African, Pakistani, Indian	4%	8	6%	191
Mixed: Asian, Black, White, Other	4%	8	4%	136
Other: Asian, Black, White, European	21%	40	23%	698
Traveller / Irish Traveller	0%	0	<1%	15
White: British, Turkish, Irish, Kurdish, Greek Cypriot, Turkish Cypriot	16%	29	16%	504
Unknown: Refused or no response	4%	7	6%	198
Grand Total	100%	187	100%	3081

This data shows that overall the racial and ethnic distribution is similar when comparing non-secure tenants at Love Lane and licensees with Band B rehousing priority on the housing register.

The notable difference is the higher proportion of black households (by 8%) on the Love Lane Estate. This increase corresponds with marginally higher percentages of Asian (by 2%) and Other (by 2%) households in the Band B rehousing priority, as well as a 3% higher proportion of licensees for whom their racial and ethnic characteristics are unknown. Black residents are therefore likely to be overrepresented among those positively affected, relative to Band B households.

Sexual orientation

3.6% of residents in Haringey identify as Gay, Lesbian, Bisexual or another non-Heterosexual sexuality. This information is held for only 5% of non-secure tenants at Love Lane and 11% of licensees with Band B rehousing priority on the housing register. The Council does not envisage the HRW LLP will have a disproportionate impact on this protected characteristic.

Religion or belief (or no belief)

Religion / Faith	Non-secure tenants on LLE		Housing Register Band B	
	%	Count	%	Count
Buddhist	0%	0	<1%	<5
Christian	<2%	<5	3%	80
Muslim	<2%	<5	2%	57
No Religion	0%	0	<1%	10
Other	0%	0	<1%	<5
Prefer not to say	0%	0	<1%	5
Roman Catholic	0%	0	<1%	<5
Unknown	98%	183	95%	2925
Grand Total	100%	187	100%	3081

The available housing register data includes very low reporting rates for religion / belief. It is therefore not possible to assess whether the HRW LLP will have a disproportionate impact on any specific faith group.

Pregnancy / maternity

Pregnancy/maternity	Non-secure tenants on LLE		Housing Register Band B	
	%	Count	%	Count
N	99%	180-185	99%	3053
Y	1%	1-5	1%	28
Grand Total	100%	187	100%	3081

The data indicates that the demographics related to this protected characteristic are very similar when comparing non-secure tenants on Love Lane and licensees with Band B rehousing priority on the housing register. Clearly this can also change during the lifetime of the LLP. The available information does not provide data on households with a child under a year old. This will be further investigated in the consultation.

Marriage and civil partnership

The Council does not have data based on this protected characteristic. The Council does not envisage the HRW LLP will have a differential impact on either married people or people in civil partnerships. People in marriages and people in civil partnerships will be treated the same in all aspects of the scheme.

4. a) How will consultation and/or engagement inform your assessment of the impact of the proposal on protected groups of residents, service users and/or staff?

Please outline which groups you may target and how you will have targeted them

Further information on consultation is contained within accompanying EqIA guidance

Following a Cabinet decision to approve the recommendation to consult on the draft LLP in March 2020, the Council carried out a six-week consultation between 5 February and 19 March 2021. This sought the views of:

- Secure tenants in the masterplan area (including Love Lane Estate);
- Non-secure tenants in the masterplan area (including Love Lane Estate); and
- Households on the housing register and not living in the masterplan area.

The consultation was designed to use a range of methods to maximise participation, ensure equal access across demographics and tenures, and overcome issues of digital exclusion. Further details can be found in the Consultation & Engagement report, see Appendix 1 of the Cabinet decision for May 2021. This included:

- Letters and hard copies of consultation and engagement materials were sent to all affected households on Love Lane Estate (241). Translated copies were sent on request to 21 households, across seven languages.
- Emails or letters were sent to all households on the wider housing register (11,556 households) informing them of the consultation and providing information on how to respond. Hard copies of the policy documents available on request, which were sent to 53 households.
- The High Road West engagement team attempted to speak to every resident living in the masterplan area, and successfully spoke to 155 secure and non-secure tenants by phone at least once, 64% of the total number. Officers also spoke to 103 residents on the wider housing register. Residents had the option of having a translator also take part in the call.
- Respondents could submit feedback by post or online poll, or provide informal feedback through phone calls and email.
- A dedicated consultation page was in place on the council's High Road West website, and promotion of the consultation and engagement activities on the council's social media channels.
- Three online Q&A events took place on the LLP as an alternative to in-person events due to covid-19 restrictions. This included dedicated sessions for each consultee group. These were available to watch back after the broadcast date.
- An infographic video ([link](#)) was produced to explain the draft Local Lettings Policy for both Love Lane tenants and those on the wider housing register.

The consultation materials included an equality monitoring form to enable the Council to understand the profile of respondents and fully understand any equalities-related issues that may arise from the HRW LLP.

4. b) Outline the key findings of your consultation / engagement activities once completed, particularly in terms of how this relates to groups that share the protected characteristics

Explain how will the consultation's findings will shape and inform your proposal and the decision making process, and any modifications made?

A total of 164 responses were received to the consultation, including 53 from non-secure tenants in the masterplan area, 8 from secure tenants in the masterplan area, and 103 from households on the wider housing register.

The consultation put forward questions on two key proposals of the draft policy, which relate to the eligibility criteria for the new homes, and the priority order for new home lets. Of the total number of respondents, 65% were in favour of both proposals, including 89% of respondents who answered these questions. All three consultee groups were in favour of the proposals, which was consistent among all protected characteristic groups.

Respondents who were positive about the proposals referred to the benefits it would bring in protecting the stability of the existing community and networks, and in prioritising those who may be affected by disruption through the regeneration process.

In terms of protected characteristics, comments were made that priority should be given to specific housing needs and particularly health. This was referenced in comments from both tenants in the masterplan area and those on the wider housing register.

In terms of the former, the LLP states that where homes are adapted for people with a disability, such homes will be ringfenced to those specific residents, and will not be allocated to general needs applicants unless it is demonstrably the case that there are no households which include someone with a disability who wishes to occupy them. The Council also maintains the ability to depart from the policy in exceptional circumstances including in response to specific housing needs.

The LLP does not generally include provision for households on the wider housing register with specific housing needs to be prioritised over non-secure tenants on Love Lane (beyond the homes with specific adaptations as referenced above), however as set out in the following section, data analysis indicates that demographics are broadly similar when comparing Love Lane Estate tenants and those with Band B rehousing priority on the housing register.

5. What is the likely impact of the proposal on groups of service users and/or staff that share the protected characteristics?

Please explain the likely differential impact on each of the 9 equality strands, whether positive or negative. Where it is anticipated there will be no impact from the proposal, please outline the evidence that supports this conclusion.

Further information on assessing impact on different groups is contained within accompanying EqlA guidance

1. Sex

Positive	X	Negative		Neutral impact		Unknown Impact	
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The data analysis in section 3 does not indicate that a particular sex group will be disproportionately impacted by the decision, as women make up the majority of both

non-secure tenants on the Love Lane Estate and those licensees with Band B rehousing priority on the housing register.

There are specific benefits of the proposal for women living on the Love Lane Estate, through the security and stability of remaining in the same area. Single mothers may have support networks in place in the local area including established relationships with their neighbours for childcare, and live close to family members who provide them with care and support their families. They may benefit from local facilities aimed at parents, including single parent households and being close to existing work arrangements.

2. Gender reassignment

Positive		Negative		Neutral impact		Unknown Impact	X
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The Council does not have data based on this protected characteristic. The Council does not envisage the HRW LLP will have a disproportionate impact on this particular protected characteristic. The consultation on the HRW LLP will enable the Council to identify any specific impacts on individuals who share this protected characteristic and the EqIA that follows the consultation will note these if they are identified.

3. Age

Positive	X	Negative	X	Neutral impact		Unknown Impact	
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The data analysis in section 3 indicates that young adults (25-34) are more likely to be positively impacted by the proposals, and middle-aged adults (40-59) more likely to be impacted negatively.

As young adults are more likely to have children within their household, the decision may also positively impact children and young people. The proposal has specific benefits for young people living in non-secure tenancies on the Love Lane Estate, in that they can benefit from their family’s established support networks in place in the local area, and potentially avoid having to move between schools or colleges.

The decision may negatively impact on elderly households in Band B, however as there is a small number of these households on the housing register, the impact is likely to be relatively small. For the few households of older people living in non-secure tenancies on the Love Lane Estate (less than 10 households who are 60 or over), there is also a specific benefit. Older people may have support networks in place in the local area, including established relationships with their neighbours, and live close to family members who provide them with care and support. They will be familiar with the community facilities for older residents available locally. This policy will support these residents to remain in the local area and therefore retain these networks.

4. Disability

Positive		Negative		Neutral impact	X	Unknown Impact	
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The data analysis in section 3 shows that there is a lower proportion of households with a disability in non-secure tenancies on the Love Lane Estate in comparison with licensees with Band B rehousing priority on the housing register.

However, in practice it is not anticipated that households with disability will be disproportionately impacted by the proposals. The LLP states that where new homes are adapted or capable of adaptation for people with a disability or critical medical needs, such homes will be ring fenced to residents with those needs. Under the proposals, these would first be allocated to suitable non-secure tenants on the Love Lane Estate, and then to applicants on the housing register. Such homes will not be allocated to general needs applicants unless it is demonstrably the case that there are no households which include someone with a disability who wish to occupy them. It is expected that there will be around 50 adapted social homes available in High Road West. As the number of non-secure households with disability on Love Lane is relatively small (12), it is likely that a substantial number of adapted homes will be available for the wider housing register.

There are specific benefits of the proposal for disabled residents living in non-secure tenancies on the Love Lane Estate. A household with disabled members may have developed local support links with family, friends and neighbours. They may also take advantage of local facilities targeted to benefit disabled residents. The policy will support these residents to remain in the local area.

5. Race and ethnicity

Positive	X	Negative		Neutral impact		Unknown Impact	
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The data analysis in section 3 indicates that the decision will have a disproportionate positive impact on black households, who will benefit more from the proposals. Black households make up 54% of those in non-secure tenancies on the Love Lane Estate, compared to 46% of households on Band B of the housing register. The proposal is therefore likely to result in greater housing stability for black households.

The proposal may have benefits for other ethnic and racial groups, who may have specific cultural ties to the area, such as through community facilities or local businesses that cater for the preferences of a particular race or ethnicity.

6. Sexual orientation

Positive		Negative		Neutral impact		Unknown Impact	X
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The Council has limited data based on this protected characteristic. The Council does not envisage the HRW LLP will have a disproportionate impact on this particular

protected characteristic. The consultation on the HRW LLP will enable the Council to identify any specific impacts on individuals who share this protected characteristic and the EqIA that follows the consultation will note these if they are identified.

7. Religion or belief (or no belief)

Positive	x	Negative		Neutral impact		Unknown Impact	
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As stated in section 3, there are low reporting rates for religion / belief in the available data. It will be necessary through consultation to gather an improved dataset relating to this protected characteristic.

Should a substantial proportion of households on the Love Lane identify as a particular religious or belief group, then this proposal is likely to be overall beneficial for these groups. There may be places of worship or religious community facilities available to people living locally. This policy will support residents to remain in the local area and therefore retain these networks.

8. Pregnancy and maternity

Positive	X	Negative		Neutral impact		Unknown Impact	
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The data analysis in section 3 indicates that broadly there is a similar proportion of households between the two categories. More contemporary data will become available through consultation.

There is likely to be a benefit for any pregnant women and young parents affected by this proposal. These groups may rely on family members and friends living locally to provide care and support, or attend local community groups such as midwife services. This policy will support residents to remain in the local area and therefore retain these networks.

9. Marriage and Civil Partnership

Positive		Negative		Neutral impact	X	Unknown Impact	
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The Council has limited data based on this protected characteristic. The Council does not envisage the HRW LLP will have a disproportionate impact on this particular protected characteristic. People in marriages and people in civil partnerships will be treated the same in all aspects of the scheme.

10. Groups that cross two or more equality strands e.g. young black women

This policy will have a disproportionately positive impact on young black women living in non-secure tenancies on the Love Lane Estate. The proposal will allow these tenants to remain in the area (if they wish) and retain established support networks.

Outline the overall impact of the policy for the Public Sector Equality Duty:

- Could the proposal result in any direct/indirect discrimination for any group that shares the protected characteristics?
- Will the proposal help to advance equality of opportunity between groups who share a protected characteristic and those who do not?

This includes:

- a) Remove or minimise disadvantage suffered by persons protected under the Equality Act
- b) Take steps to meet the needs of persons protected under the Equality Act that are different from the needs of other groups
- c) Encourage persons protected under the Equality Act to participate in public life or in any other activity in which participation by such persons is disproportionately low
- Will the proposal help to foster good relations between groups who share a protected characteristic and those who do not?

It is assessed that there will not be any direct discrimination for any group from the proposal, as the prioritisation of non-secure tenants on the Love Lane Estate over the wider housing register is not based on sharing any of the protected characteristics.

In relation to potential indirect discrimination, the data analysis in section 3 shows that the demographics are broadly similar when comparing Love Lane Estate tenants and those with Band B rehousing priority on the housing register. It indicates that the proposal however may be disproportionately impact certain groups. There is a slightly higher proportion of younger black households on the Love Lane Estate in comparison to those in Band B. The prioritisation of these households will have a greater benefit to this group, and accordingly have a slightly lesser impact on other racial / ethnic groups.

Whilst there are some specific indirect impacts relating to discrimination, a key overall positive impact that the proposal has for the Public Sector Equality Duty is that it seeks to keep the existing community together thereby fostering good relations between groups who share a protected characteristic and those who do not. The proposal has a specific benefit for groups with protected characteristics across the equality strands, by supporting residents to remain in the local area and retain their networks.

6. a) What changes if any do you plan to make to your proposal as a result of the Equality Impact Assessment?

Further information on responding to identified impacts is contained within accompanying EqlA guidance

Outcome	Y/N
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<p>No major change to the proposal: the EqIA demonstrates the proposal is robust and there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken. <u>If you have found any inequalities or negative impacts that you are unable to mitigate, please provide a compelling reason below why you are unable to mitigate them.</u></p>	<p>Y</p>
<p>Adjust the proposal: the EqIA identifies potential problems or missed opportunities. Adjust the proposal to remove barriers or better promote equality. Clearly <u>set out below</u> the key adjustments you plan to make to the policy. If there are any adverse impacts you cannot mitigate, please provide a compelling reason below</p>	
<p>Stop and remove the proposal: the proposal shows actual or potential avoidable adverse impacts on different protected characteristics. The decision maker must not make this decision.</p>	

6 b) Summarise the specific actions you plan to take to remove or mitigate any actual or potential negative impact and to further the aims of the Equality Duty

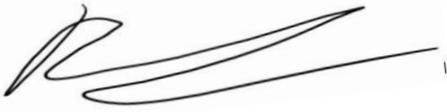
Impact and which protected characteristics are impacted?	Action	Lead officer	Timescale
<p>n/a</p>			

Please outline any areas you have identified where negative impacts will happen as a result of the proposal but it is not possible to mitigate them. Please provide a complete and honest justification on why it is not possible to mitigate them.

n/a

6 c) Summarise the measures you intend to put in place to monitor the equalities impact of the proposal as it is implemented:

As the lettings of the new council homes take place, data on the protected characteristics of non-secure tenants prioritised for the new homes will be compared to updated demographics of applicants on the housing register with Band B priority. Any concerns on the equalities impact of this policy at the time of implementation will be considered to inform future Local Lettings Policies or any new Housing Allocations Policy in development.

7. Authorisation	
EqlA approved by Robbie Erbmann (Director) 	Date 26/04/2021

8. Publication
<i>Please ensure the completed EqlA is published in accordance with the Council's policy.</i>

Please contact the Policy & Strategy Team for any feedback on the EqlA process.

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EQUALITY IMPACT ASSESSMENT

The Equality Act 2010 places a 'General Duty' on all public bodies to have 'due regard' to the need to:

- Eliminating discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advancing equality of opportunity for those with 'protected characteristics' and those without them
- Fostering good relations between those with 'protected characteristics' and those without them.

In addition the Council complies with the Marriage (same sex couples) Act 2013.

Stage 1 – Screening

Please complete the equalities screening form. If screening identifies that your proposal is likely to impact on protected characteristics, please proceed to stage 2 and complete a full Equality Impact Assessment (EqIA).

Stage 2 – Full Equality Impact Assessment

An EqIA provides evidence for meeting the Council's commitment to equality and the responsibilities under the Public Sector Equality Duty.

When an EqIA has been undertaken, it should be submitted as an attachment/appendix to the final decision making report. This is so the decision maker (e.g. Cabinet, Committee, senior leader) can use the EqIA to help inform their final decision. The EqIA once submitted will become a public document, published alongside the minutes and record of the decision.

Please read the Council's Equality Impact Assessment Guidance before beginning the EqIA process.

1. Responsibility for the Equality Impact Assessment

Name of proposal	Love Lane Leaseholder Offer
Service area	Regeneration & Economic Development
Officer completing assessment	Scott Mundy
Equalities/ HR Advisor	Melissa Nalubwama-Mukasa
Cabinet meeting date (if applicable)	July 2021
Director/Assistant Director	Robbie Erbmman

2. Summary of the proposal

Please outline in no more than 3 paragraphs

- The proposal which is being assessed
- The key stakeholders who may be affected by the policy or proposal
- The decision-making route being taken

The High Road West Scheme will involve the comprehensive regeneration of the area, which will require the phased demolition of all existing Council-owned homes on the Love Lane Estate.

The aspiration is to replace the 297 homes currently on the estate with around 500 new Council-owned homes, in addition to a variety of other new homes and other benefits including new jobs and employment space, green and open spaces and improved community facilities.

Figure 1 – tenure mix on Love Lane Estate

Tenure	No. of tenants April 2021	% of estate
Secure tenants	44	15
Non-secure tenants	197	68
Leaseholders	50	17

The Council has developed a specific offer (the “Leaseholder Offer”) for leaseholders, which develops the commitments set out in the Love Lane Leaseholder Guide, agreed by Cabinet in 2014. The offer includes details on rehousing options and compensation. The Estate Renewal Rehousing and Payments Policy (ERRPP), agreed by Cabinet in 2017, combined with the commitments set out in the Leaseholder Guide, form the baseline to this offer. An EqIA was completed for the ERRPP policy and can be found at the following link

<http://minutes.harinet.haringey.gov.uk/documents/s96881/FINAL%20Appendix%20%20EqIA.pdf>

This EqIA will assess where the Leaseholder Offer deviates from the ERRPP. There is a series of enhancements in the Leaseholder Offer, aimed to ensure compliance with the earlier commitments of the Leaseholder Guide, summarised as follows:

- Enhanced equity loan terms – preferable loan arrangements of up to 75% of the value of a new home in High Road West, subject to the financial need of the leaseholder, so that this is a more affordable option
- The leasehold swap – a rehousing option which offers the opportunity for a resident leaseholder to buy and own the leasehold of a Council-owned property of equivalent value
- The opportunity for family members to buy the outstanding balance of the Council’s equity loan if paid within a 12 month ‘grace’ period
- Offer of appointing a single joint expert to resolve disputes if there is a difference in property valuation between the Council and the leaseholder’s valuers

- Repayment of ‘Decent Homes’ costs where the leaseholder had not benefitted from the full life of the improvement works

The Leaseholder Offer also includes a more restrictive definition of a resident leaseholder for the purposes of re-housing options (rather than payments), which is in line with that described in the 2014 Leaseholder Guide. This requires a leaseholder to have lived in their home continuously since 16th December 2014 (the date of which Cabinet approved the HRW masterplan) to qualify as a resident leaseholder in this context, and therefore to benefit from the re-housing options set out in both the ERRPP and the Leaseholder Offer. This is to prevent buy-to-let landlords from moving into their property on the Love Lane Estate and benefiting from the offer, at the expense of existing local residents. The impact of this will also be considered as part of this assessment.

The key stakeholder group impacted by this proposal are leaseholders on the Love Lane Estate, including resident and non-resident leaseholders.

3. What data will you use to inform your assessment of the impact of the proposal on protected groups of service users and/or staff?

Identify the main sources of evidence, both quantitative and qualitative, that supports your analysis. Please include any gaps and how you will address these

This could include, for example, data on the Council’s workforce, equalities profile of service users, recent surveys, research, results of relevant consultations, Haringey Borough Profile, Haringey Joint Strategic Needs Assessment and any other sources of relevant information, local, regional or national. For restructures, please complete the restructure EqIA which is available on the HR pages.

Protected group	Service users	Staff
Sex	Census data. Council held housing data.	This policy statement only impacts on staff insofar as they may be Haringey residents.
Gender Reassignment	Equalities and Human Rights commission. Borough Plan EqIA data.	
Age	Census data. Council held housing data. Borough Plan EqIA data.	
Disability	Census data. Council held housing data. Borough Plan EqIA data.	
Race & Ethnicity	Census data. Council held housing data. Borough Plan EqIA data.	
Sexual Orientation	ONS Population Estimates	
Religion or Belief (or No Belief)	n/a	
Pregnancy & Maternity	n/a	
Marriage and Civil Partnership	n/a	

Consultation was previously undertaken on an earlier version of this proposal between 15th January and 9th February 2018, which provided some demographic information regarding leaseholders on the Love Lane Estate at that time. Demographic information was not forthcoming from a number of the respondents and so sample sizes are small – a total of 36 resident leaseholders and 3 non-resident leaseholders on the Love Lane Estate responded.

Consultation on the updated policy took place between 5th February and 19th March 2021. Only 4 equalities forms were received during this consultation, all from resident leaseholders. In light of this small sample size, demographic information from 2018 representing a larger number of leaseholders has been used in this assessment. The number of leaseholders on the estate has decreased from 85 to 50 between 2018 and 2021, as leaseholders have exercised their choice to relocate if they prefer and be fairly compensated by the council, as set out in the Leaseholder Offer.

The resident feedback provided through consultation in 2018 and 2021 informed the development of the Leaseholder Offer, helping to ensure it has a clear basis for optimising resident choice.

Information from the consultation is cross-referenced with the ward (Northumberland Park) profile data sourced from the 2011 Census key statistics. This is in order to reflect the household population, as opposed to solely the information related to the respondent of the consultation.

Outline the key findings of your data analysis. Which groups are disproportionately affected by the proposal? How does this compare with the impact on wider service users and/or the borough's demographic profile? Have any inequalities been identified?

Explain how you will overcome this within the proposal.

Further information on how to do data analysis can be found in the guidance.

Sex

The 2018 consultation results indicated an approximately even split between men and women. This reflects the broader demographics in Northumberland Park, which is made up of 49.8% male and 50.2% female. There are more women than men in Council homes and this may be reflected in the leaseholder population on the Love Lane Estate. The Council will seek to collect data relating to the sex profile of leaseholders in the course of the consultation.

Census data indicates that 94% of single parent households in Haringey are led by women.

Gender Reassignment

The 2018 consultation identified fewer than five respondents as ‘other’ in relation to gender. There is limited Council or census data relating to this protected characteristic. It is estimated that there are between 200,000 to 500,000 in the UK who identify as being trans. Trans people are more likely to experience homelessness and face high levels of hate crime and discrimination in relation to issues such as securing housing and lower levels of pay.

Age

Figure 2. Data on age groups from 2018 consultation

Age	Percentage
30-40	13%
40-50	7%
50-60	13%
60-70	20%
70-80	13%
80+	13%
Prefer not to say	20%
Grand Total	100%

This data indicates that over 45% of the respondents were over 60 years old. In the wider Northumberland Park population, around 11% of residents are 60 years old or over. While the consultation recorded data on ‘the head of the family’, and this may be expected to result in an older profile relative to the wider population, this indicates a proportionately older population amongst the leaseholders on the Love Lane Estate, reflecting the wider trend for older people in Council homes. The proposals in the Leaseholder Offer will be required to reflect the fact that this demographic is overrepresented among those affected.

It should be recognised that Northumberland Park ward has a larger than average proportion of under-19 year olds at almost 33% (the second highest in Haringey). Further data obtained during consultation will need to identify whether this trend is also reflected in the households of resident leaseholders.

Disability

Consultation data indicates a high level of leaseholders with disability with 23% indicating that they have a physical disability and the same percentage indicating that they ‘prefer not to say’. This 23% figure is higher than the ward profile - in Northumberland Park, 16.7% of residents are recorded as having limitations to their activities, which is in turn higher than the Haringey and London average. This reflects a wider trend of people with disabilities being overrepresented among people in council homes. This may reflect the older age profile of leaseholders on Love Lane, noted above, but it might also relate to working age people who may have their ability to work limited by their disability. The Borough Plan EqIA (accessible here: http://www.minutes.haringey.gov.uk/documents/s107023/Borough%20Plan%20EQIA_FINAL.pdf) sets out how, in Haringey, individuals with disabilities are less likely than individuals without disabilities to be in employment (44% vs 69%) and are likely to be

earning less (a 13% pay gap for men with disabilities and a 7% pay gap for women with disabilities).

Race / Ethnicity

Figure 4. Data on race / ethnicity from 2018 consultation

Ethnicity	Percentage
Asian/Asian British- Bangladeshi	7%
Black/African/Caribbean/Black British- African	20%
Black/African/Caribbean/Black British- Other	7%
Prefer not to say	7%
White - English, Welsh, Scottish, N.Irish, British	20%
White and Asian	7%
White- other	33%
Grand Total	100%

Figure 5. Data on languages spoken from 2018 consultation

Language	Percentage
English	50%
Polish	8%
Prefer not to say	8%
Turkish	25%
Yoruba	8%
Grand Total	100%

This data indicates that a high proportion of leaseholders are of Turkish ethnicity (25%), corresponding closely to the proportion of the 'white – other' category (33%). Other prevalent ethnicities include black people (27%) and white groups, excluding the 'other' category previously referenced (27%).

In Northumberland Park, the population includes 40% black people which indicates that this group are underrepresented amongst leaseholders.

The Borough Plan EqIA (accessible here:

http://www.minutes.haringey.gov.uk/documents/s107023/_Borough%20Plan%20EQIA_FINAL.pdf) sets out how people from BAME groups face a number of inequalities, including related to housing, health, education, and employment. It highlights that:

- BAME individuals in Haringey are proportionately more likely to be claiming out-of-work benefits than White British Haringey residents
- BAME households are less likely than White British households to include someone earning the London Living Wage.

Sexual Orientation

No data was collected from the 2018 consultation relating to this protected characteristic. 3.6% of residents in Haringey identify as Gay, Lesbian, Bisexual or

another non-Heterosexual sexuality. If this is extended to the leaseholders on the Love Lane Estate, this would comprise around two leaseholders.

Religion / Belief

Figure 6. Data on religion / belief from 2018 consultation

Religion	Percentage
Christian	16%
Muslim	3%
No religion	6%
Not Known	71%
Prefer not to say	3%
Grand Total	100%

The data collected from the 2018 consultation is limited related to this protected characteristic, as this is unknown for 71% of respondents. The Northumberland Park ward has a comparatively high proportion of Christians (51%), higher than Haringey and London. There is also a larger Muslim population (24%) than the rest of Haringey, London and national averages.

Pregnancy / Maternity

Figure 7. Data on pregnancy / maternity from 2018 consultation

Pregnancy	Percentage
no	88%
Prefer not to say	13%
Grand Total	100%

The data from the 2018 consultation is inconclusive regarding presence of pregnant women as part of the leaseholder group, as the survey group was small and no leaseholders identified as pregnant. Clearly this can change during the lifetime of the Leaseholder Offer.

It is known that Northumberland Park has the highest birth rate, at 83 births per 1,000 women aged 15 to 44. However, the available dataset suggests a skew towards an older population amongst leaseholders, which may indicate that the number of pregnant women or households with a young child is lower than the wider demographics in the ward. This will need to be further investigated in the upcoming consultation.

Marriage and Civil Partnership

Figure 8. Data on marital status from 2018 consultation

Marital status	Percentage
Divorced or legally dissolved from a civil partnership	22%
Married or in a civil partnership	22%
Never married and never registered a civil partnership	22%
Prefer not to say	11%
Separated but still legally married or in a civil partnership	11%
Windowed or surviving partner from a civil partnership	11%

This policy does not impact on marital status, as a partner or spouse is considered to be any partner living in the property as long as certain conditions are met. All decisions that affect the population of the Love Lane Estate will ensure all couples in a civil partnership are treated exactly the same as couples in a marriage.

4. a) How will consultation and/or engagement inform your assessment of the impact of the proposal on protected groups of residents, service users and/or staff?

Please outline which groups you may target and how you will have targeted them

Further information on consultation is contained within accompanying EqIA guidance

Following a Cabinet decision to approve the recommendation to consult on the draft Leaseholder Offer in March 2020, the Council carried out a six-week consultation between 5 February and 19 March 2021. This sought the views of resident and non-resident leaseholders.

The consultation was designed to use a range of methods to maximise participation, ensure equal access across demographics and tenures, and overcome issues of digital exclusion. Further details can be found in the Consultation & Engagement report, see Appendix 1 of the Cabinet decision for May 2021. This included:

- Letters and hard copies of consultation and engagement materials were sent to all resident (25) and non-resident (25) leaseholders. Translated copies were sent on request to 3 households, across two languages.
- The High Road West engagement team attempted to speak to every resident leaseholder, and successfully spoke to 17 (68%).
- Respondents could submit feedback by post or online poll, or provide informal feedback through phone calls and email.
- A dedicated consultation page was in place on the council's High Road West website, and promotion of the consultation and engagement activities on the council's social media channels.
- An online Q&A event took place on the Leaseholder Offer as an alternative to in-person events due to covid-19 restrictions. This was available to watch back after the broadcast date.

4. b) Outline the key findings of your consultation / engagement activities once completed, particularly in terms of how this relates to groups that share the protected characteristics

Explain how will the consultation's findings will shape and inform your proposal and the decision making process, and any modifications made?

6 responses were received, all from resident leaseholders, which is 24% of resident leaseholders currently living on the Love Lane Estate (25 resident leaseholders total). No responses were received from non-resident leaseholders (of the 25 non-resident leaseholders on the estate), although it should be noted that the draft Leaseholder Offer includes only one change from the baseline offer in the Estate Renewal Rehousing and Payments Policy (ERRPP) 2017. This relates to the payment of compensation for 'Decent Homes' works, which was not covered within the ERRPP but is an existing commitment of the 2014 Leaseholder Guide, and therefore is not a new proposal.

In terms of protected characteristics, one respondent noted that the Leaseholder Offer could benefit older residents more if there was flexibility offered in the locations in which equity loans were offered, for example if residents were seeking to move outside of London. In response to this, clarification has been added that the Discretion Panel will be able to consider offering equity loans for properties outside of Haringey based on individual circumstances.

5. What is the likely impact of the proposal on groups of service users and/or staff that share the protected characteristics?

Please explain the likely differential impact on each of the 9 equality strands, whether positive or negative. Where it is anticipated there will be no impact from the proposal, please outline the evidence that supports this conclusion.

Further information on assessing impact on different groups is contained within accompanying EqlA guidance

1. Sex

Positive	x	Negative		Neutral impact		Unknown Impact	
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Enhanced equity loan offer - This policy will make the equity loan more affordable for resident leaseholders, which will help homeowners on lower incomes including single parent households. The policy supports women to remain in the local area if they wish, and to maintain the support networks which may be in place including established relationships with their neighbours for childcare, and living close to family members who provide them with care and support their families.

Leasehold swap - Alternatively, this policy will enable resident leaseholders to choose to swap their property with another Council-owned property in the borough (of same size or smaller and of similar value). This may benefit women who want the continuity of the Council as the freeholder for their property and would prefer to purchase a property

from the Council (with a clearly defined process for the acquisitions / sale process) rather than on the open market. It also provides another option to remain in the local area, with the benefits set out in the previous paragraph.

Appointment of a single joint expert for resolving disputes - This policy enables all leaseholders to obtain their own independent valuation and offers an additional option to resolve disputes if there is a difference in valuations of the leasehold property, with reasonable costs covered by the Council. This may help women in particular, who may feel vulnerable to financial exploitation and would benefit from additional reassurance that they are being treated fairly.

2. Gender reassignment

Positive		Negative		Neutral impact		Unknown Impact	X
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The policy supports resident leaseholders in accessing high quality replacement homes, providing the opportunity for existing residents to live in the High Road West scheme, which aims to make a safer neighbourhood for all residents. This would support the needs of this protected group.

As limited data is available, the Council does not hold sufficient information to analyse the impact on this group. We will consult and monitor the implementation of the offer to identify and address any inequalities.

3. Age

Positive	x	Negative		Neutral impact		Unknown Impact	
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The policy supports resident leaseholders, among whom older people are overrepresented, in accessing high quality replacement homes, providing the opportunity for existing residents to live in the High Road West scheme. The scheme aims to make a safer neighbourhood for all residents which is designed to benefit all age groups, for example through the provision of a community park, a range of leisure activities, a library and learning centre, conversion of a property for use as a nursery and additional training and employment opportunities.

Enhanced equity loan offer - This policy will make the equity loan more affordable for resident leaseholders, which will help homeowners on lower incomes including older people. It would also help people who may find it more difficult to obtain a mortgage, which can be the case for older people. The policy supports older people to remain in the local area if they wish and maintain the support networks which may be in place including established relationships with their neighbours and living close to family members who provide them with care and support.

Leasehold swap - Alternatively, this policy will enable resident leaseholders to choose to swap their property with another Council-owned property in the borough (of same size or smaller and of similar value). This may benefit older people who want the

continuity of the Council as the freeholder for their property and would prefer to purchase a property from the Council (with a clearly defined process for the acquisitions / sale process) rather than on the open market. This group may not have experience in purchasing a property on the open market if they had exercised their right to buy to obtain their leasehold, and therefore may find it difficult enter into this for the first time. It also provides another option to remain in the local area, with the benefits set out in the previous paragraph.

Appointment of a single joint expert for resolving disputes - This policy enables all leaseholders to obtain their own independent valuation, and includes an additional option to resolve disputes if there is a difference in valuations of the leasehold property, with reasonable costs covered by the Council. This may help older people in particular who may feel vulnerable to financial exploitation and would benefit from additional reassurance that they are being treated fairly.

Succession rights – 12 month ‘grace period’ on equity loan – This policy is supportive of adult children and family members living with resident leaseholders through provisions of a 12-month grace period in the event of the death of the leaseholder. This will maintain the stability of the home for family members while the affairs of the leaseholder are settled.

4. Disability

Positive	x	Negative		Neutral impact		Unknown Impact	
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Enhanced equity loan offer - The policy will make the equity loan more affordable, which will have a positive impact on disabled people, who are more likely to live on lower and/or fixed incomes. It will also have a positive impact for people with disabilities who wish to stay in the local area and move into a new, high-quality home which is adapted for their needs. High Road West will provide wheelchair accessible homes and other lifetime homes, in a safe and accessible environment which will benefit those with disabilities.

Leasehold swap – It is expected that there will be limited Council homes available which are adapted for households with disabilities, and therefore the impact of this particular proposal is likely to be minimal.

Appointment of a single joint expert for resolving disputes - This policy enables all leaseholders to obtain their own independent valuation, and includes an additional option to resolve disputes if there is a difference in valuations of the leasehold property, with reasonable costs covered by the Council. This may help disabled people in particular who may feel vulnerable to financial exploitation and would benefit from additional reassurance that they are being treated fairly.

5. Race and ethnicity

Positive	x	Negative		Neutral impact		Unknown Impact	
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Enhanced equity loan offer - This policy will make the equity loan more affordable, particularly for BAME households who experience economic inequalities as set out in section 3. Data analysis in section 3 shows that there is a substantial proportion of BAME communities amongst leaseholders and in Northumberland Park. The decision to support existing resident leaseholders to buy homes within the regenerated estate by offering them affordable home ownership will help these homeowners. The policy supports BAME people to remain in the local area if they wish and maintain the support networks which may be in place.

Leasehold swap - Alternatively, this policy will enable resident leaseholders to choose to swap their property with another Council-owned property in the borough (of same size or smaller and of similar value). This would also support the benefits set out above.

Appointment of a single joint expert for resolving disputes - This policy enables all leaseholders to obtain their own independent valuation, and includes an additional option to resolve disputes if there is a difference in valuations of the leasehold property, with reasonable costs covered by the Council. This may help BAME people who may feel vulnerable to financial exploitation and would benefit from additional reassurance that they are being treated fairly. Leaseholders who speak languages other than English will also be supported through translation services on request and the Council will aim to ensure that non-English speaking residents will have access to the required services and information.

6. Sexual orientation

Positive		Negative		Neutral impact		Unknown Impact	X
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Delivery of the leaseholder offer, providing good quality replacement homes for the resident leaseholders, provides the opportunity for existing residents to live in the High Road West scheme, which is aimed at making a safer neighbourhood for all residents. This would support the needs of people in the LGBTQ+ community.

As limited data is available, the Council does not hold sufficient information to analyse the impact on this group. We will consult and monitor the implementation of the offer to identify and address any inequalities.

7. Religion or belief (or no belief)

Positive	x	Negative		Neutral impact		Unknown Impact	
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Delivery of the leaseholder offer, providing good quality replacement homes for the resident leaseholders, provides the opportunity for existing residents to live in the High Road West scheme, which is aimed at making a safer neighbourhood for all residents. This would support the needs of people who identify with any particular religion or faith group.

Enhanced equity loan offer - This policy will make the equity loan more affordable for resident leaseholders, which will help homeowners on lower incomes. This policy supports people with religious beliefs to remain in the local area if they wish and maintain the support networks which may be in place. There may be for example places of worship or religious community facilities available to people living locally.

Leasehold swap - Alternatively, this policy will enable resident leaseholders to choose to swap their property with another Council-owned property in the borough (of same size or smaller and of similar value). This would also support people with religious beliefs to remain in the local area if they wish or to move to a location where they have access to a place of worship.

8. Pregnancy and maternity

Positive	x	Negative		Neutral impact		Unknown Impact	
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The High Road West scheme provides a number of features which support resident leaseholder families with children, including delivery of a community park, a range of leisure activities and conversion of a property for use as a nursery. While data analysis suggests that the number of households with pregnant women or young children is likely to be low (to be further investigated in consultation), this group is likely to be positively impacted by the decision.

Enhanced equity loan offer - This policy will make the equity loan more affordable for resident leaseholders, which will help homeowners on lower incomes. The policy supports pregnant women to remain in the local area if they wish and maintain the support networks which may be in place. These groups may rely on family members and friends living locally to provide care and support, or attend local community groups and health services.

Leasehold swap - Alternatively, this policy will enable resident leaseholders to choose to swap their property with another Council-owned property in the borough (of same size or smaller and of similar value). This may benefit pregnant women who may feel vulnerable, and would prefer the continuity of the Council as the freeholder for their property and to purchase a property from the Council (with a clearly defined process for the acquisitions / sale process) rather than on the open market. It also provides another option to remain in the local area, with the benefits set out above.

Appointment of a single joint expert for resolving disputes - This policy enables all leaseholders to obtain their own independent valuation, and includes an additional option to resolve disputes if there is a difference in valuations of the leasehold property, with reasonable costs covered by the Council. This may help pregnant women in particular who may feel vulnerable to financial exploitation and would benefit from additional reassurance that they are being treated fairly.

Succession rights – 12 month ‘grace period’ on equity loan – This policy is supportive of young children through provisions of a 12-month grace period for family members /

beneficiaries in the event of the death of the leaseholder. This will maintain the stability of the home for family members while the affairs of the leaseholder are settled.

9. Marriage and Civil Partnership

Positive		Negative		Neutral impact	x	Unknown Impact	
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This policy statement will have no impact with regard to this protected characteristic. Married people and people in civil partnerships will be treated exactly the same in all aspects of the scheme.

10. Groups that cross two or more equality strands e.g. young black women

The policy is likely to have a positive impact on older BAME people, older people with disabilities, and BAME people with disabilities. The proposal will support these groups who may feel particularly vulnerable in purchasing a home on the open market, by providing more affordable rehousing options and transparency in the homebuying process. It also provides greater certainty for their family members through the 12 month ‘grace-period’ on the equity loan.

Outline the overall impact of the policy for the Public Sector Equality Duty:

- Could the proposal result in any direct/indirect discrimination for any group that shares the protected characteristics?
- Will the proposal help to advance equality of opportunity between groups who share a protected characteristic and those who do not?

This includes:

- a) Remove or minimise disadvantage suffered by persons protected under the Equality Act
- b) Take steps to meet the needs of persons protected under the Equality Act that are different from the needs of other groups
- c) Encourage persons protected under the Equality Act to participate in public life or in any other activity in which participation by such persons is disproportionately low
- Will the proposal help to foster good relations between groups who share a protected characteristic and those who do not?

The overall impact of the policy on for the Public Sector Equality Duty is positive as the policy makes the existing borough-wide rehousing options more affordable for resident leaseholders. People in protected characteristics are more likely to be subject to discrimination in terms of housing and employment and as such, are more likely to have less access to finance. This can affect their ability to access favourable mortgage terms in order to access a suitable new home.

A key overall positive impact that the proposal has for the Public Sector Equality Duty is that it seeks to keep the existing community together thereby fostering good relations between groups who share a protected characteristic and those who do not. The

proposal has a specific benefit for groups with protected characteristics across the equality strands, by supporting residents to remain in the local area and retain their networks.

6. a) What changes if any do you plan to make to your proposal as a result of the Equality Impact Assessment?

Further information on responding to identified impacts is contained within accompanying EqlA guidance

Outcome	Y/N
No major change to the proposal: the EqlA demonstrates the proposal is robust and there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken. <u>If you have found any inequalities or negative impacts that you are unable to mitigate, please provide a compelling reason below why you are unable to mitigate them.</u>	Y
Adjust the proposal: the EqlA identifies potential problems or missed opportunities. Adjust the proposal to remove barriers or better promote equality. Clearly <u>set out below</u> the key adjustments you plan to make to the policy. If there are any adverse impacts you cannot mitigate, please provide a compelling reason below	
Stop and remove the proposal: the proposal shows actual or potential avoidable adverse impacts on different protected characteristics. The decision maker must not make this decision.	

6 b) Summarise the specific actions you plan to take to remove or mitigate any actual or potential negative impact and to further the aims of the Equality Duty

Impact and which protected characteristics are impacted?	Action	Lead officer	Timescale
n/a			

Please outline any areas you have identified where negative impacts will happen as a result of the proposal but it is not possible to mitigate them. Please provide a complete and honest justification on why it is not possible to mitigate them.

n/a

6 c) Summarise the measures you intend to put in place to monitor the equalities impact of the proposal as it is implemented:

The Council will monitor the rehousing outcomes of all leaseholders on the Love Lane Estate and take appropriate measures to address any inequalities that may arise as these are identified.

7. Authorisation

EqlA approved by Robbie Erbmann
(Director)



Date: 26/04/2021

8. Publication

Please ensure the completed EqlA is published in accordance with the Council's policy.

Please contact the Policy & Strategy Team for any feedback on the EqlA process.

Report for: Cabinet 13 July 2021

Title: Enhancements to leaseholder payment options for major repair works

Report authorised by: David Joyce, Director of Housing, Regeneration and Planning

Lead Officer: Tracey Downie, Executive Director of Housing Management, Homes for Haringey

Ward(s) affected: ALL

Report for: Key decision

1. Describe the issue under consideration

- 1.1. Following Cabinet approval on 8 December 2020, for Officers to undertake a consultation exercise with Leaseholders in respect of enhanced repayment options for major works invoices, this report provides details and feedback on the outcome of this exercise.
- 1.2. The report also sets out proposals to amend and improve the Council's leaseholder repayment options for major repair works.

2. Cabinet Member introduction

Haringey Council and Homes for Haringey are undertaking an ambitious major works programme to improve council-owned housing stock, on a holistic basis throughout the borough. These works, which will involve section 20 works, (major works) will also deliver significant improvements to thousands of residents. With this important work gathering pace, we are keen to improve the financial repayment terms under which leaseholders contribute to this essential programme.

- 2.1. It is recognised that some leaseholders will be faced with significant major works invoices as a result. During the current financial circumstances because of Covid-19, more leaseholders may find it very difficult to pay these. By introducing more flexible options we aim to provide increased support and minimise the risk of leaseholders defaulting on their payments.
- 2.2. The changes proposed in this report will ensure that the Council's payment terms are brought up to date and reflect the best payment options available across all Council housing providers.

3. Recommendations

- 3.1 It is recommended that Cabinet notes the outcome of the consultation and approves the revised leaseholder repayments options set out at appendix A, which includes the proposed changes and enhancements as set out in detail in appendix B of this report.

4. Reasons for decision

- 4.1. It is important that that the Council offers fair and considerate terms that recognise the needs of residents and any debts incurred are recovered in an ethical, reasonable and just manner.
- 4.2. Approving the enhanced payment options will mean that the Council's new terms reflect some of the best options offered by other London Councils and will give leaseholders greater flexibility to choose a payment option that meets their financial circumstances. It also reduces the risk of the Council incurring debts that remain unpaid as well as the risk of lengthy and costly court proceedings to recover the debt.

5. Alternative options considered

- 5.1. A do-nothing option will mean that some leaseholders will struggle to pay the monthly payments associated with bills, particularly bills in excess of £30,000. This is not in the Council's interest since this could result in lengthy court action to recover the debt.
- 5.2. The alternative of not introducing this scheme would mean the Council could run the risk of not providing sufficient options for leaseholders, to enable them to agree repayment terms that are affordable and reflect the full range of financial and other circumstances which households may find themselves in.

6. Background information

- 6.1. Under the terms of their lease, leaseholders are required to pay towards the costs of major works to the common parts of their building and to the external fabric – the roof, windows, doors, foundations etc. They are also required to pay a proportion of the provision of day-to-day services, such as repairs to common parts. These charges are billed annually as service charges.
- 6.2. When the Council proposes to undertake works or repairs where a leaseholder is required to contribute more than £250.00, the Council is required to consult with leaseholders under section 20 of the Landlord and Tenant Act 1985. The Council must have regard for any observations that are received during the consultation period. If as the landlord it fails to meet all or some of the consultation requirements the leaseholder's contribution can be reduced or capped unless the landlord obtains dispensation from the First Tier Tribunal for the consultation failure. These works are commonly called major works.
- 6.3. When the Council proposes to undertake major improvement works or repairs under section 20 of the Landlord and Tenant Act 1985, where a leaseholder

is required to contribute more than £250.00, the Council is required to consult with those leaseholders. The Council must have regard for any observations that are received during the consultation period. If as the landlord it fails to meet all or some of the consultation requirements the leaseholder's contribution can be reduced or capped unless the landlord obtains dispensation from the First Tier Tribunal for the consultation failure. These works are commonly called section 20 works or major works.

- 6.4. Major works are funded through the Housing Revenue Account (HRA). Leaseholders are charged the full amount of the costs of services (including major works) so that the HRA does not provide any subsidy to them and HRA funding is available to invest in improving Council housing. Any costs of services must be reasonable and reasonably incurred. Therefore, any payment terms offered, must consider the affordability to the leaseholder, with a view to helping minimise the risk of leaseholders accruing debts that they are unable to pay.
- 6.5. Flats occupied by leaseholders co-exist in blocks and on estates with flats let on secure tenancies. When steps are taken to improve Council housing through significant levels of investment, it results in some leaseholders receiving high bills in excess of £30,000.
- 6.6. There are three major works proposals currently being considered where the potential costs to leaseholders are already expected to be in excess of £30,000:-
 - At Noel Park, some leaseholders have received estimates over £60,000 and have expressed concerns that the current payment options do not offer a reasonable period to pay bills of this amount.
 - At Turner Avenue and Imperial Wharf, major works are due to start shortly with estimates of leaseholder final bills over £30,000.
- 6.7. As the landlord, it is in the Council's interest to consider residents' needs and offer a reasonable period for leaseholders to pay these estimates. Although the estimates are unlikely to become demands for payment for another 12 – 18 months, the offer of flexible options now will provide reassurance to leaseholders. These will enable most leaseholders to work with officers to develop payment plans, in advance of the first payments becoming due.
- 6.8. The current payment options were last reviewed in 2013 in recognition of the Decent Homes investments proposed at that time. The charges then were expected to be in the region of £5,000 - £35,000. The current payment options have worked reasonably well, ensuring that income collection across leasehold services is maintained at 99-100% for major works bills. Although most major works in the current investment plans will result in invoices below £40,000, it has been 8 years since these payment options were last reviewed and given the current commitment to significant investment in Council homes, a review was considered prudent; this report presents the outcome of that review following consultation.

6.9. The current payment terms include the following: -

- Options to pay in advance.
- Interest-free period terms of up to 8 years.
- Interest-bearing period terms of up to 10 years.
- A blended approach combining interest-free and interest-bearing period terms.
- Longer payment periods that support resident leaseholders with a limited income.

6.10. There are statutory options that leaseholders have access to, including enfranchisement¹ and access to financial aid from the Department of Works and Pensions, where appropriate. Major works charges are also capped by direction, where supported by certain forms of central government funding.

6.11. Finally, there is an option for the leaseholder to offer the property for purchase by the Council.

6.12. Some of the payment terms proposed continue to differentiate between resident leaseholders and non-resident leaseholders, offering better terms for resident leaseholders. This is a common approach reflected by landlord Councils and recognises that non-resident leaseholders often own the flat as a business proposition and are not at risk of losing their home. Where the non-resident leaseholder can demonstrate that they are unable to live in their home or have moved out temporarily and intend to return to occupy the property as their principal home, there is an option to offer the same options as a resident leaseholder.

6.13. In recognition of the potential financial hardship faced by leaseholders in repaying large major works invoices Cabinet gave approval on 8 December 2020 for a consultation exercise on a series of enhanced payment options.

6.14. Ahead of the consultation Officers developed a range of detailed options. This followed the detailed benchmarking exercise reported to Members in the 8 December 2020 report. A summary of the results of this exercise is set out at paragraph 8 below.

7 **Benchmarking**

7.1 In August 2020, Homes for Haringey contacted other London Councils requesting the payment options available to their resident and non-resident leaseholders.

7.2 Comparison with the 12 Councils who provided responses revealed a range of more favourable options offered for both residential and non-residential leaseholders.

7.3 Only two Councils offered less favourable rates for the discretionary loan scheme than Haringey Council currently offers. The rates offered by the

¹ See glossary

remaining Councils equalled the base rate or between 0.25% and 1.5%, plus the base rate. The Council currently offers a rate of 2% above the base rate.

7.4 There were also a range of additional options offered by other Councils. These included the following: -

7.4.1 Deferring payments where there is financial hardship or where the resident leaseholder has retired and has a limited income.

7.4.2 Buy-backs for residents who will remain in the property as a secure tenant

7.4.3 An equity share scheme.

8. Consultation

8.1. Consultation with leaseholders on the proposed new repayment options was carried out over a 6-week period between 14 May 2021 and 25 June 2021. This included a variety of mechanisms. Residents were encouraged to provide comments and further suggestions in relation to the proposed changes to the payment policy.

8.2. A consultation booklet, copy attached at Appendix F, detailing the proposed changes to the payment policy and highlighting the five main changes, was issued to leaseholders at their place of residence.

8.3 In addition, for ease of access, the consultation booklet was also posted on-line.

8.4 Three online presentations were offered to leaseholders. These were led by senior officers from Homes for Haringey and the Council and were held during the daytime, evening and at the weekend to maximise, the opportunity for leaseholders to provide feedback on the proposed new repayment options.

8.5 Leaseholders were also invited to respond in writing and to request a detailed telephone or on-line discussion. This was again to enable them feedback on the proposed new repayment options.

Online resident engagement consultation events

8.6 Details of the online resident engagement events including the number of attendees are set out below:-

Date and time of event	Number of resident attendees

26 May 2021 – 1pm – 3pm	11
3 June 2021 – 12noon to 2pm	7
10 June 2021 – 6pm to 8pm	20

- 8.7 Recordings of these events were immediately available on the Council's website after each event and available until the close of the consultation on 25 June 2021. These recordings are still available on the website.
- 8.8 In relation to the observations received formally from leaseholders this was received in several formats: -
- Postal returns
 - Via email
- 8.9 There were 310 postal returns received and 103 online responses - a total of 413 responses. Of these, 60% or more were in favour of each of the proposed changes to the payment options offered.
- 8.10 77% of respondents agreed that the prompt payment discount should be extended, with suggestions that it should be extended to 120 days rather than the 60 days proposed.
- 8.11 Generally, feedback from all leaseholders welcomed the proposals, details of consultation results received are shown within Appendix C

9 New proposed repayment options

- 9.1 Appendix A of this report sets out in detail the proposed repayment options to be offered to Council leaseholders for major works invoices forming the Council's new leasehold repayment options policy. It also provides details of the operation of different parts of the scheme. Appendix B identifies, where applicable, how the current payment option arrangements are being changed in the new proposals.
- 9.2 These proposals have been reviewed following consultation with leaseholders, taking into account leaseholder's views. One amendment has been made as a result of the consultation as noted in 8.10 above. These repayment options have also been developed following the benchmarking exercise.
- 9.3 A summary of the new proposals are as follows: -

- 9.3.1 The introduction of three new repayment periods for resident leaseholders for paying major works invoices over £30,000. These are as follows: -
- 9.3.2 Works between £30,000 and £39,999 introduce a maximum repayment period of 15 years. (From the current period of 10 years). This will include the first 10-year repayment period being interest free and the final 5 years being repaid with interest.
- 9.3.3 Works between £40,000 and £59,999 introduce a maximum repayment period of 20 years. This will include the first 12 years repayment period being interest free and the final 8 years being repaid with interest.
- 9.3.4 Works over £60,000 introduce a maximum repayment period of 25 years. This will include a maximum of the first 15 years being interest free and the final ten years being repaid with interest.
- 9.4 The introduction of two new repayment periods for non-resident leaseholders for works over £30,000.
- 9.4.1 Works between £30,000 and £59,999. Introduce a maximum repayment period of 10 years. This will include the first 5 years being interest free.
- 9.4.2 Works over £60,000. Introduce a maximum repayment period of 15 years. This will include the first 10 years being interest free.
- 9.5 A proposal to increase the period within which a discount of 5% for all leaseholders is offered who pay their major works invoices from the current period of 30 days to 120 days.
- 9.6 The introduction of a new discretionary equity share scheme for all leaseholders where their major works invoice exceeds £40,000 and they cannot secure a loan for a Bank or Building Society. The proposal that the Council offers an equity share loan scheme under section 308 of the Housing and Regeneration Act 2008 is a new option that has not previously been offered. This legislation enables housing authority landlords to offer loans on equity share terms. The Council acquires a share in the value of the flat that reflects the amount of the loan for major repair works and on the sale of the property, the Council is entitled to be paid that share. The scheme is available to give Councils discretionary powers to assist leaseholders in paying service charges.
- 9.7 The removal of the requirement for the resident leaseholder to have a detailed means test, to be eligible for the interest only payment option.

9.8 Offering non-resident leaseholders the ability to pay their major works invoice over the same period as resident leaseholders if they are facing homelessness or have an agreement with the Council to prevent homelessness in the borough.

9.9 These new payment options are in addition to the statutory options of a loan from the Department of Works & Pensions (DWP) for qualifying persons in receipt of an eligible benefit, or a loan from Homes England under the Housing (Service Charge) Loans) Regulations 1992 or a discretionary loan from the Council which is secured on the property.

10 Contribution to strategic outcomes

a. This project will help to achieve the Borough Plan Outcome 3: 'We will work together to drive up the quality of housing for everyone'. This will include contributing to delivering the following objectives: -

- Improve the quality of Haringey's Council housing, including by ensuring that a minimum of 100% of homes meet the Decent Homes Standard by 2025.
- Improve residents' satisfaction with the service they receive from Homes for Haringey to be in the top quartile for London (78% by 2022).
- Ensure safety in housing of all tenures across the borough, responding to any new regulations as they emerge.

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

11.1 Finance

The Council has responsibility to ensure that apportioned cost of works to Leasehold properties are recovered and that Leaseholders are offered options for payment of these costs.

Considering the size of some of these payments, it is appropriate for the Council to review the payment options available to leaseholders.

Providing these payment options will ensure maximisation of income towards the cost of the improvement works and will also assist leaseholders in meeting their legal obligations.

Payment options allow leaseholders to pay their debt in a way that is manageable and provide further mitigation of bad debt through spreading payment over several years.

The revision of interest rate for payment options that attract interest, ensures that interest rate compensates for the Council's borrowing cost.

The prompt payment discount incentivises leaseholders to settle debt sooner, therefore, reducing the Council's borrowing need and associated cost of borrowing.

The cashflow implication of the proposed payment options, will be factored into the next iteration of the HRA Financial Plans.

It is however expected that this should lead to an improved recovery rate and an improved cashflow position for the Council.

There is a risk with forward funding of works accruing to leaseholders. Failure to collect major works cost could lead to the Council being left with unfunded liability.

11.2 Legal

11.2.1 The Assistant Director for Corporate Governance has been consulted in the drafting of this report.

11.2.2 Legal comment appears in the body of the report.

11.2.3 As always, the Gunning/Mosely principles apply to the Cabinet's approach to the consultation; particularly the last:

- 1) Consultation must be at a time when proposals are still at a formative stage;
- 2) Sufficient reasons must be given for any proposal to permit of intelligent consideration and response;
- 3) Adequate time must be given for consideration and response; and
- 4) The product of consultation must be conscientiously taken into account.

11.2.4 The Assistant Director confirms that there are no legal reasons preventing Cabinet from adopting the recommendations in this report.

11.3 Equality

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

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
- Advance equality of opportunity between people who share those protected characteristics and people who do not.
- Foster good relations between people who share those characteristics and people who do not.

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

11.3.3 The proposed decision is to introduce additional payment options for leaseholders who receive invoices for major works. To the extent that the leaseholders share the protected characteristics and to the extent that the additional options make payment more manageable, the decision can be expected to have a positive effect on people who share the protected characteristics. It is likely to benefit socio-economically disadvantaged groups and people who are less likely to be in full-time employment to a greater extent and these groups include disabled people, pregnant women and people from BAME communities.

11.3.4 An Equality Impact Assessment has been completed and is attached at Appendix D.

12 Use of Appendices

Appendix A: Proposed Leasehold Payment Options Policy.

Appendix B: Details of current payment options and proposed changes

Appendix C Details of consultation results.

Appendix D: Equality Impact Assessment.

Appendix E: Glossary of Terms.

Appendix F: Consultation document to residents.

13 Local Government (Access to Information) Act 1985

13.1 Not applicable.



CABINET REPORT – 13 JULY 2021 – APPENDIX A

PROPOSED CHANGES TO LEASEHOLDER REPAYMENT OPTIONS – MAJOR WORKS



APPENDIX A

PROPOSED CHANGES TO LEASEHOLDER MAJOR WORKS REPAYMENT OPTIONS

1 **Repayment options for major works invoices**

1.1 **Resident leaseholders**

This section sets out for Resident(s) who have a lease with the Council for their flat and lives in it the options for resident leaseholders to repay major works invoices above £30,000

1.2 **Major works invoices - £30,000 to £39,000 (Resident leaseholders)**

The Council will offer a repayment period to be offered to a maximum of 15 years or 180 monthly instalments, including:

- An interest free period to a maximum of 10 years or 120 monthly instalments.

1.3 **Major works invoices - £40,000 - £59,999 (Resident leaseholders)**

The Council will offer a repayment period to be offered to a maximum repayment period to 20 years or 240 monthly instalments including:

- An interest free period to a maximum of 12 years or 144 monthly instalments

1.4 **Major works invoices -£60,000 and above (Resident leaseholders)**

The Council will offer a repayment period to a maximum repayment period of 25 years or 300 monthly instalments including:

- An interest free period to a maximum of 15 years or 180 monthly instalments.

1.5 **Non-resident leaseholders**

This section sets out for Resident(s) who have a lease with the Council for their flat but do not live in it the options to repay major works invoices above £30,000

1.6 **Major works invoices - £30,000 - £59,999 (non-resident leaseholders)**

Repayment period be offered to a maximum of 10 years or 120 monthly instalments, including:

- An interest free period to five years, or 60 monthly instalments.
- An interest payable period with a maximum of five years or 60 monthly instalments thereafter.

1.7 **Major works invoices - £60,000 and above (Non-resident leaseholders)**



CABINET REPORT – 13 JULY 2021 – APPENDIX A

PROPOSED CHANGES TO LEASEHOLDER REPAYMENT OPTIONS – MAJOR WORKS

The Council will offer a repayment period with a maximum repayment period to 15 years or 180 monthly instalments including:

- An interest free period to five years or 60 monthly instalments.
- An interest payable period with a maximum of 10 years or 120 monthly instalments



CABINET REPORT – 13 JULY 2021 – APPENDIX A

PROPOSED CHANGES TO LEASEHOLDER REPAYMENT OPTIONS – MAJOR WORKS

2 **EXTENDED PERIOD FOR LEASEHOLDERS TO APPLY FOR THE PROMPT PAYMENT DISCOUNT**

Resident and non-resident leaseholders will be offered a 5% discount if they pay the full amount of their major works invoices within **60** days from the invoice due date.



CABINET REPORT – 13 JULY 2021 – APPENDIX A

PROPOSED CHANGES TO LEASEHOLDER REPAYMENT OPTIONS – MAJOR WORKS

3.0 **NEW – EQUITY SHARE SCHEME**

3.1 This scheme will be offered on a discretionary basis to all leaseholders facing major works bills over £40,000. The leaseholder must show that they are unable to secure funding to settle this amount from a bank or building society.

3.2 Leaseholders in these circumstances will be able to agree an equity share loan with Haringey Council to cover the cost of the major works invoice. The amount owed by the leaseholder in their major works invoice would be converted into a percentage of the value of the property on completion of the works which the leaseholder can pay back at a later date, as they would a loan

3.3 The equity share scheme loan would be repayable when:

- The property is sold or transferred to another owner or
- If the resident leaseholder wishes to repay part or all the loan at any point.

3.4 Conditions of the scheme: -

- The maximum loan will be up to 40% of the market value of the property, on completion of the major works, however the Assistant Director of Housing will have the discretion to increase this.
- The equity loan cannot take the total secured debt held against the property to over 80% of the market value on completion of the works.
- The Council will convert the amount owed as a result of a major works bill, to a percentage of the value of the property ensuring that the percentage reflects the amount of the loan.
- The leaseholder remains the sole legal owner of the property and is responsible for repairs, service charges and all other costs associated with the property. The leaseholder can also sublet the property subject to the usual requirements to notify Homes for Haringey.
- The loan will be secured by a charge on the property and registered with the Land Registry so that the charge has to be released before the property is sold.
- Any administrative and legal costs associated with the equity share scheme will be the responsibility of the leaseholder to pay when making part or full payments of the loan.
- There will be no interest charged on the equity loan.
- The leaseholder does not pay rent.



CABINET REPORT – 13 JULY 2021 – APPENDIX A

PROPOSED CHANGES TO LEASEHOLDER REPAYMENT OPTIONS – MAJOR WORKS

- The leaseholder will own 100% of the property, but payment of the major works costs will be treated as a loan to be repaid when the property is sold or transferred to another owner.
- If the value of the property decreases below the value of the property at the time the equity share loan is agreed, the leaseholder will be required to pay back the original value of the loan only.
- This equity share scheme loan will be granted solely for the purpose of funding payment of the major works invoice at the leaseholder's property where there is a lease with Haringey Council.
- The repayment of the loan will be based on the market value of the property at the time of sale rather than on the value at the time of the loan.
- On the death of the original leaseholder, the equity loan will be paid in full unless there is a surviving resident spouse or partner (of the original leaseholder), or a joint leaseholder who will 'inherit' the loan. A surviving spouse or partner or a joint leaseholder will only be able to 'inherit' the loan once.
- Leaseholders may choose to repay part of the equity share scheme loan at any time. Each payment should be no less than 10% of the original value of the loan increased in proportion to the increased value of the property at the time of payment. All reasonable administrative costs of valuing the property will be the leaseholder's responsibility.
- Succession rights are only open to resident leaseholders and can only take place if the leaseholder passes away and the lease is passed to their resident partner. It can only take place once. This succession agreement will be subject to the consent of Haringey Council. This offer will be subject to being able to retain at least a 60% equity share of the property's value at that time.



CABINET REPORT – 13 JULY 2021 – APPENDIX A

PROPOSED CHANGES TO LEASEHOLDER REPAYMENT OPTIONS – MAJOR WORKS

4 INTEREST ONLY PAYMENT OPTION – RESIDENT LEASEHOLDERS ONLY

4.1 Resident leaseholders will be able to have access to a payment option where they only pay the agreed interest on their major works invoice, which would result in lower monthly repayments.

4.2 Conditions of this option: -

- The resident leaseholder is still required to settle the full amount of their major works invoice should they sell or transfer the property to another owner.
- All resident leaseholders will be eligible to access the interest only repayment option if there is sufficient equity in their property.
- This means that value of the property and the amount outstanding on the mortgage plus any other loans that have been secured against the property must be more than the amount of the invoice.
- The overall debt secured against the property must not exceed 80% of its current value.
- Residents wishing to access this option will need to demonstrate they are facing severe financial hardship as a result of needing to pay their major works invoice.
- The council will need evidence of household income and debt.
- The resident leaseholder would be required to settle the full amount of their major works invoice should they sell or transfer the property to another owner.

4.3 Non-resident Leaseholders

This option is not available to non-resident leaseholders



CABINET REPORT – 13 JULY 2021 – APPENDIX A

PROPOSED CHANGES TO LEASEHOLDER REPAYMENT OPTIONS – MAJOR WORKS

5 **LONGER REPAYMENT OPTION FOR NON-RESIDENT LEASEHOLDERS**

5.1 The Council will consider allowing non-resident leaseholders to pay their major works invoice over the same period as resident leaseholders if they are facing homelessness or have an agreement with the council to prevent homelessness in the borough.

5.2 The council recognises that non-resident leaseholders in certain circumstances may be unable to live in their home for long periods of time and can face financial hardship that may lead to homelessness. Some non-resident leaseholders also reach an agreement with the council to house homeless families from the borough in their property. Haringey Council recognises that this important arrangement can be put at risk by expensive major works invoices. In these circumstances, the council wants to ensure non- resident leaseholders have more options available to pay their major works invoice.

5.3 Conditions of this option: -

The non-resident leaseholder will need to:

- Demonstrate that they are facing financial hardship and they intend to use their property as their principal home in the future.
- Have an agreement with the council that supports the prevention of homelessness.
- That either they have an illness/disability, or a caring responsibility or similar, is preventing the non-residential leaseholder's occupation of their Haringey Council home (and where they are not linked to another tenanted properties).
- In all cases, the non-residential leaseholder will be expected to demonstrate that the property remains their principal home or they are intending to return to the property once they are able to.
- This option will be at the discretion of the Assistant Director for Housing, following a recommendation from Homes for Haringey to the Council and the Councils Corporate Finance Team.



CABINET REPORT – 13 JULY 2021 – APPENDIX A

PROPOSED CHANGES TO LEASEHOLDER REPAYMENT OPTIONS – MAJOR WORKS

NOTE: Administrative fees and charges

For all major works invoices issued a management fee on major works bills will be calculated at £50 + 7.5% of the leaseholders' proportion of the cost of works, capped at a maximum of £500.

That administration charges of £25 annually are applied to cover the cost of monitoring monthly loan arrangements and a one-off charge of £100 is applied for setting up secure loan arrangements of £10,000 and above.

Appendix B

Current and proposed major works payment options for leaseholders (proposed changes shaded)						
Interest free and interest-bearing options: resident leaseholders						
<u>Amount of invoice</u>	<u>Monthly interest free instalments</u>	<u>Optional instalments with interest at 5.19%</u>	<u>Total monthly instalments</u>	<u>Monthly interest free instalments</u>	<u>Optional instalments with interest at PWLB rate</u>	<u>Total monthly instalments</u>
£250 - £599	12 (1 year)	None	12 (1 year)	12 (1 year)	None	12 (1 year)
£600 - £1,799	24 (2 years)	None	24 (2 years)	24 (2 years)	None	24 (2 years)
£1,800 - £4,999	36 (3 years)	None	36 (3 years)	36 (3 years)	None	36 (3 years)
£5,000 - £9,999	48 (4 years)	12 (1 year)	60 (5 years)	48 (4 years)	12 (1 year)	60 (5 years)
£10,000 - £14,999	60 (5 years)	24 (2 years)	84 (7 years)	60 (5 years)	24 (2 years)	84 (7 years)
£15,000 - £19,999	72 (6 years)	24 (2 years)	96 (8 years)	72 (6 years)	24 (2 years)	96 (8 years)
£20,000 - £29,999	84 (7 years)	24 (2 years)	108 (9 years)	84 (7 years)	24 (2 years)	108 (9 years)
£30,000 - £39,999	96 (8 years)	24 (2 years)	120 (10 years)	120 (10 years)	60 (5 years)	180 (15 years)
£40,000 - £59,999				144 (12 years)	96 (8 years)	240 (20 years)
£60,000 and over				180 (15 years)	120 (10 years)	300 (25 years)
Interest free and interest-bearing options: non- resident leaseholders						
<u>Amount of invoice</u>	<u>Monthly interest free instalments</u>	<u>Optional instalments with interest at 5.19%</u>	<u>Total monthly instalments</u>	<u>Monthly interest free instalments</u>	<u>Optional instalments with interest at PWLB rate</u>	<u>Total monthly instalments</u>
£250 - £599	12 (1 year)	None	12 (1 year)	12 (1 year)	None	12 (1 year)
£600 - £1,799	24 (2 years)	None	24 (2 years)	24 (2 years)	None	24 (2 years)
£1,800 - £24,999	36 (3 years)	None	36 (3 years)	36 (3 years)	None	36 (3 years)
£25,000 - £39,999	36 (3 years)	None	36 (3 years)	36 (3 years)	None	36 (3 years)

£40,000 - £59,99	36 (3 years)	None	36 (3 years)	60 (5 years)	60 (5 years)	120 (10 years)
£60,000 and over	36 (3 years)	None	36 (3 years)	60 (5 years)	120 (10 years)	180 (15 years)

Additional proposed changes to major works payment schemes for leaseholders with bills over £30k (proposed changes shaded)	
<u>Current scheme</u>	<u>Proposal</u>
Discount of 5 % on full payment within 30 days	Discount of 5% on full payment within 120days
Means tested interest-only loan secured by a charge on the property for resident leaseholders only. Leaseholder pays the interest	Interest-only loan secured by a charge on the property for resident leaseholders only. For resident leaseholders that are facing severe hardship and are unable to secure funding for a High Street Bank/Building Society, the Council offers an interest-only payment option secured by a charge on the property for the actual amount The interest on the loan is charged annually and the leaseholder pays just the interest on a monthly/quarterly basis. The loan is repaid on the sale of the property.)
	Equity scheme. (See glossary for further explanation). NEW OPTION



Appendix C

Outcome of resident feedback consultation

Question			Online results		Paper results		Combined
			No.	As a %	No.	As a %	
Do you support the introduction of a new repayment option for resident leaseholders with a major works invoice of £30,000 - £39,999?		I support this proposal	68	78%	142	66%	69%
		I do not support this proposal	19	22%	74	34%	31%
Do you support the introduction of a new repayment option for resident leaseholders with a major works invoice of £40,000 - £59,999?		I support this proposal	63	76%	132	62%	66%
		I do not support this proposal	20	24%	80	38%	34%
Do you support the introduction of a new repayment option for resident leaseholders with a major works invoice of over £60,000?		I support this proposal	63	75%	131	62%	65%
		I do not support this proposal	21	25%	82	38%	35%
Do you support the introduction of a new repayment option for non-resident leaseholders with a major works invoice of £30,000 - £59,999?		I support this proposal	69	70%	100	79%	75%

Question			Online results		Paper results		Combined
			No.	As a %	No.	As a %	
		I do not support this proposal	30	30%	27	21%	25%
Do you support the introduction of a new repayment option for non-resident leaseholders with a major works invoice of over £60,000?		I support this proposal	66	69%	94	75%	72%
		I do not support this proposal	30	31%	32	25%	28%
Do you agree with extending the prompt payment discount, at which a 5% discount can be claimed on a major works invoice, from 30 days to 60 days?		I support this proposal	99	76%	234	78%	77%
		I do not support this proposal	31	24%	66	22%	23%
Do you support the creation of a new equity share scheme?		I support this proposal	79	62%	175	59%	60%
		I do not support this proposal	48	38%	124	41%	40%
Do you support ending the means testing requirement for the interest only option for resident leaseholders?		I support this proposal	86	70%	186	67%	68%
		I do not support this proposal	36	30%	90	33%	32%
Do you support longer repayment options for non-resident leaseholders who are facing homelessness or have an agreement with the council to help prevent homelessness in the borough?		I support this proposal	99	81%	206	77%	78%
		I do not support this proposal	23	19%	62	23%	22%

EQUALITY IMPACT ASSESSMENT

The **Equality Act 2010** places a '**General Duty**' on all public bodies to have '**due regard**' to the need to:

- Eliminating discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advancing equality of opportunity between those with a 'relevant protected characteristic' and those without one;
- Fostering good relations between those with a 'relevant protected characteristic' and those without one.

In addition the Council complies with the Marriage (same sex couples) Act 2013.

Stage 1 – Screening

Please complete the equalities screening form. If screening identifies that your proposal is likely to impact on protect characteristics, please proceed to stage 2 and complete a full Equality Impact Assessment (EqIA).

Stage 2 – Full Equality Impact Assessment

An EqIA provides evidence for meeting the Council's commitment to equality and the responsibilities under the Public Sector Equality Duty.

When an EqIA has been undertaken, it should be submitted as an attachment/appendix to the final decision making report. This is so the decision maker (e.g. Cabinet, Committee, senior leader) can use the EqIA to help inform their final decision. The EqIA once submitted will become a public document, published alongside the minutes and record of the decision.

Please read the Council's Equality Impact Assessment Guidance before beginning the EqIA process.

1. Responsibility for the Equality Impact Assessment	
Name of proposal	Leasehold Payment Options Policy
Service area	Housing Management
Officer completing assessment	Angela Powell/Tracey Downie
Equalities/ HR Advisor	Edward Ashcroft
Cabinet meeting date (if applicable)	13 July 2021
Director/Assistant Director	David Joyce/Robbie Erbmman

2. Summary of the proposal

Please outline in no more than 3 paragraphs

- *The proposal which is being assessed*
- *The key stakeholders who may be affected by the policy or proposal*
- *The decision-making route being taken*

This EQIA relates to the amendment of payment options for leaseholders with major works bills. This proposal initially went to Cabinet in December 2020, with Cabinet agreeing to the consultation taking place.

The consultation took place between 7th May 2021 and 25th June 2021 and detailed nine new payment options to leaseholders. There are differences between the offer for resident leaseholders and the offer for non-resident leaseholders and all leaseholders have been consulted. The final policy reflects the outcome of the consultation.

This proposal will be presented to Cabinet 13 July for approval and final adoptions.

The current options have not been amended since 2013 and, with increases in major works bills expected over the next few years, the new options will increase the time leaseholders have to pay and help to make the charges more affordable. The proposals focus on major works bills in excess of £30,000, extend the interest-free payment plans to 10 years or more and offer more options for residential leaseholders facing hardship.

To the extent that the leaseholders share the protected characteristics and to the extent that the additional options make payment more manageable, the decision can be expected to have a positive effect on people who share the protected characteristics. It is likely to benefit socio-economically disadvantaged groups and people who are less likely to be in full-time employment to a greater extent and these groups include disabled people, pregnant women and people from BAME communities.

3. What data will you use to inform your assessment of the impact of the proposal on protected groups of service users and/or staff?

Identify the main sources of evidence, both quantitative and qualitative, that supports your analysis. Please include any gaps and how you will address these

This could include, for example, data on the Council's workforce, equalities profile of service users, recent surveys, research, results of relevant consultations, Haringey Borough Profile, Haringey Joint Strategic Needs Assessment and any other sources of relevant information, local, regional or national. For restructures, please complete the restructure EqIA which is available on the HR pages.

Protected group	Service users	Staff
Sex	Information held is limited so the outcome	

	of the consultation, will be relied upon.	
Gender Reassignment	Information held is limited so the outcome of the consultation, will be relied upon.	
Age	Information held is limited. However, data has been drawn from the September 2019 BMG survey,. The outcome of the consultation will also be relied upon.	
Disability	Information held is limited so the outcome of the consultation, will be relied upon.	
Race & Ethnicity	Information held is limited. However, data has been drawn from the September 2019 BMG survey. The outcome of the consultation will also be relied upon.	
Sexual Orientation	Information held is limited so the outcome of the consultation, will be relied upon.	
Religion or Belief (or No Belief)	Information held is limited so the outcome of the consultation, will be relied upon.	
Pregnancy & Maternity	Information held is limited so the outcome of the consultation, will be relied upon.	
Marriage and Civil Partnership	Information held is limited so the outcome of the consultation, will be relied upon.	

Outline the key findings of your data analysis. Which groups are disproportionately affected by the proposal? How does this compare with the impact on wider service users and/or the borough’s demographic profile? Have any inequalities been identified?

Explain how you will overcome this within the proposal.

Further information on how to do data analysis can be found in the guidance.

The amendments to the leasehold payment policy are expected to improve the affordability of large major works bills. To the extent that the leaseholders share the protected characteristics and to the extent that the additional options make payment more manageable, the decision can be expected to have a positive effect on people who share the protected characteristics.

To overcome any inequality, the proposal will not differentiate between residential and non-residential leaseholders who are facing hardship.

The proposal has also removed the ‘means test’ requirement for leaseholders seeking to repay their bills via an interest-only option. This can be expected to have a positive equalities impact.

Data analysis

Data held on leaseholders is limited. However, data has been drawn from the September 2019 BMG survey, which included survey responses from 450 leaseholders. “Weighting” refers to ensuring that the property split was properly weighted. The available equalities data indicates the split of leaseholders by age and ethnicity. The results of the consultation are also being used to inform this EQIA.

The table when compared to the latest evidence in our State of the Borough profile shows that there is a slightly higher proportion of White British leaseholders (37% compared to 32.9%) and Black or Black British Leaseholders (19% compared to 16.5%) than the wider population and a small underrepresentation of White Other leaseholders (14% compared to 26.6%).

The table also shows an overrepresentation of the +65 population (17% compared to 11%) and an underrepresentation of the 18-34 population (13% compared to 27%).

The survey also showed that 3% of leaseholders were unemployed and available for work, 2% were permanently sick or disabled, 13% were in part time work, and 15% were wholly retired.

Table 6: Profile information Age	Weighted	Unweighted
18-24	1%	1%

25-34	12%	13%
35-44	22%	24%
45-55	25%	23%
55-64	16%	15%
65+	17%	18%
Prefer not to say	7%	6%
Ethnic group	Weighted	Unweighted
White	52%	54%
British (English / Welsh / Scottish / Northern Irish)	37%	39%
Irish	4%	4%
Central or Eastern European	3%	3%
Western European	2%	2%
Any other White background	5%	6%
Mixed	4%	4%
White and Black Caribbean	2%	2%
White and Black African	1%	1%
White and Asian	<0.5%	<0.5%
Any other mixed background	1%	1%
Asian or Asian British	8%	7%
Indian	3%	3%
Pakistani	<0.5%	<0.5%
Bangladeshi	2%	1%

Any other Asian background	3%	3%
Black or Black British	19%	18%
Caribbean	9%	9%
African	8%	7%
Any other Black background	3%	2%
Other ethnic group	6%	5%
Arab	0%	0%
Chinese	1%	1%
Any other background	5%	5%
Don't know	1%	1%
Refused	10%	10%

4. a) How will consultation and/or engagement inform your assessment of the impact of the proposal on protected groups of residents, service users and/or staff?

Please outline which groups you may target and how you will have targeted them

Further information on consultation is contained within accompanying EqlA guidance

Consultation with leaseholders on the proposed new payment methods has now been undertaken. Consultation was widely publicised through direct mailing, posters and web-site information. Leaseholders were invited to engage with officers through a variety of media to encourage participate and ensure wide inclusion.

The following methods were used:

- A consultation booklet, detailing the proposed changes posted to all leaseholders
- Consultation questionnaire and booklet online
- Three on-line Roadshows Face to Face - presentations online - Leaseholders were invited to attend one of the three an on-line meetings.
- The online events were held at varying times during each of the three days (to make them more accessible), this included evening, lunchtime and a weekend meeting. Residents are encouraged to put forward questions, to which a response was given by one of the five officers attending the event.

- As well as contacting us in writing, the consultation document also encourages leaseholders to contact via the telephone for a more detailed individual or discussion to discuss any concerns.

4. b) Outline the key findings of your consultation / engagement activities once completed, particularly in terms of how this relates to groups that share the protected characteristics

Explain how will the consultation's findings will shape and inform your proposal and the decision making process, and any modifications made?

Of the 4,880 documents sent to leaseholders and posted on-line, 474 were returned by leaseholders, this represents a 10% return (rounded up from 9.7%). Of those who returned the consultation 70% agreed with the 9 proposals detailed and 30% opposed the proposals. Of the 30% opposing the proposals the main reason cited related to the costs with the majority of people indicating that they could not afford the costs proposed (as we are aware the payment options do not detail any charges made to leaseholders).

A small minority suggested the Council:

- Extend the 5% discount on full payment from the proposed 60 days to 90 (days currently 30 days), or 120 days.
- Extend the period for paying no interest further
- Not charge interest on any amounts for any period

In addition, there were comments from leaseholders advising that any invoices at the levels being suggested would either force them to have to sell their property or make it difficult to sell their property.

In relation to the equity share:

- One person suggested offering this option for leaseholders with invoices over £30k rather than £40k.
- A small minority suggested that, irrespective of any value of the property at sale, the Council should not benefit and receive a higher amount in line with their % of the equity.
- Others stated that they do not want Haringey owning a share of their home (Haringey would not own a share of their home).

Since receiving the feedback from leaseholders, we have considered the feedback and made an adjustment to the offer made. It is now proposed that the 5% discount on full payment, be offered to leaseholders who settle their invoice within 120 days.

5. What is the likely impact of the proposal on groups of service users and/or staff that share the protected characteristics?

Please explain the likely differential impact on each of the 9 equality strands, whether positive or negative. Where it is anticipated there will be no impact from the proposal, please outline the evidence that supports this conclusion.

Further information on assessing impact on different groups is contained within accompanying EqIA guidance

1. Sex

To the extent that the leaseholders share the protected characteristics and to the extent that the additional options make payment more manageable, the decision can be expected to have a positive effect on people who share all protected characteristics.

In so far as this proposal benefits socio-economically disadvantaged groups and people who are less likely to be in full-time employment, it may be likely to have a disproportionate positive impact on women amongst whom a disproportionate number of people are disadvantaged in the labour market or less likely to be in full-time occupation.

Positive		Negative		Neutral impact	X	Unknown Impact	
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2. Gender reassignment

To the extent that the leaseholders share the protected characteristics and to the extent that the additional options make payment more manageable, the decision can be expected to have a positive effect on people who share all protected characteristics.

In so far as this proposal benefits socio-economically disadvantaged groups and people who are less likely to be in full-time employment, it may be likely to have a disproportionate positive impact on transgender residents amongst whom there are a disproportionate number of residents who are likely to face disadvantages in the labour market.

Positive	x	Negative		Neutral impact		Unknown Impact	
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3. Age

To the extent that the leaseholders share the protected characteristics and to the extent that the additional options make payment more manageable, the decision can be expected to have a positive effect on people who share all protected characteristics.

In so far as this proposal benefits socio-economically disadvantaged groups and people who are less likely to be in full-time employment, it may be likely to have a disproportionate positive impact on older residents.

Positive	x	Negative		Neutral impact		Unknown Impact	
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4. Disability

To the extent that the leaseholders share the protected characteristics and to the extent that the additional options make payment more manageable, the decision can be expected to have a positive effect on people who share all protected characteristics.

In so far as this proposal benefits socio-economically disadvantaged groups and people who are less likely to be in full-time employment, it may be likely to have a disproportionate positive impact on those with disabilities amongst whom a disproportionate number of people are disadvantaged in the labour market, less likely to be in full-time occupation, and more likely to be socio-economically disadvantaged.

Positive	x	Negative		Neutral impact		Unknown Impact	
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5. Race and ethnicity

To the extent that the leaseholders share the protected characteristics and to the extent that the additional options make payment more manageable, the decision can be expected to have a positive effect on people who share all protected characteristics.

In so far as this proposal benefits socio-economically disadvantaged groups and people who are less likely to be in full-time employment, it may be likely to have a disproportionate positive impact on BAME residents amongst whom a disproportionate number of people are disadvantaged in the labour market, less likely to be in full-time occupation, and more likely to be socio-economically disadvantaged.

Positive	x	Negative		Neutral impact		Unknown Impact	
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6. Sexual orientation

To the extent that the leaseholders share the protected characteristics and to the extent that the additional options make payment more manageable, the decision can be expected to have a positive effect on people who share all protected characteristics.

In so far as this proposal benefits socio-economically disadvantaged groups and people who are less likely to be in full-time employment, it may be likely to have a disproportionate positive impact on LGBT residents amongst whom a disproportionate number are likely to face disadvantage in the labour market.

Positive	x	Negative		Neutral impact		Unknown Impact	
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7. Religion or belief (or no belief)

To the extent that the leaseholders share the protected characteristics and to the extent that the additional options make payment more manageable, the decision can be expected to have a positive effect on people who share all protected characteristics.

It is not anticipated that this proposal will have a specific impact on this protected characteristic.

Positive	x	Negative		Neutral impact		Unknown Impact	
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8. Pregnancy and maternity

To the extent that the leaseholders share the protected characteristics and to the extent that the additional options make payment more manageable, the decision can be expected to have a positive effect on people who share all protected characteristics.

In so far as this proposal benefits socio-economically disadvantaged groups and people who are less likely to be in full-time employment, it may be likely to have a disproportionate positive impact on those with this protected characteristic amongst whom women with children are less likely to be in full-time employment.

Positive	x	Negative		Neutral impact		Unknown Impact	
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9. Marriage and Civil Partnership

Positive		Negative		Neutral impact	X	Unknown Impact	
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10. Groups that cross two or more equality strands e.g. young black women

This proposal is likely to benefit socio-economically disadvantaged groups and people who are less likely to be in full-time employment to a greater extent and these groups include disabled people, pregnant women and people from BAME communities.

The council holds some (limited) data about leaseholders employment status drawn from a survey of leaseholders. This survey (once noted) showed that 3% of leaseholders were unemployed and available for work, 2% were permanently sick or disabled, 13% were in part time work, and 15% were wholly retired,

Outline the overall impact of the policy for the Public Sector Equality Duty:

- Could the proposal result in any direct/indirect discrimination for any group that shares the relevant protected characteristics?
- Will the proposal help to advance equality of opportunity between groups who share a relevant protected characteristic and those who do not?

This includes:

- a) Remove or minimise disadvantage suffered by persons protected under the Equality Act
- b) Take steps to meet the needs of persons protected under the Equality Act that are different from the needs of other groups

c) Encourage persons protected under the Equality Act to participate in public life or in any other activity in which participation by such persons is disproportionately low

- **Will the proposal help to foster good relations between groups who share a relevant protected characteristic and those who do not?**

The proposal is expected to improve disadvantage suffered by persons protected under the Equality Act.

- The proposal will treat residential and non-residential leaseholders equally in most cases and recognise hardship equally across these two forms of leases.
- The proposal removes the requirement for leaseholders suffering hardship to be means tested, which has historically been less favourable to disadvantaged groups protected under the Equality Act.
- The proposal will enable leaseholders who may not have access to High St loans, the option of obtaining a loan from the Council, under favourable terms. Disadvantaged groups are more likely to be refused loans by High St banks, and this proposal will improve this form of disadvantage suffered by persons protected under the Equality Act.
- This proposal makes payment for large major works bills more affordable. Persons protected under the Equality Act are likely to have less earnings and so this proposals will help to remove the disadvantage faced by persons protected under the Equality Act.

6. a) What changes if any do you plan to make to your proposal as a result of the Equality Impact Assessment?

Further information on responding to identified impacts is contained within accompanying EqIA guidance

Outcome	Y/N
No major change to the proposal: the EqIA demonstrates the proposal is robust and there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken. <u>If you have found any inequalities or negative impacts that you are unable to mitigate, please provide a compelling reason below why you are unable to mitigate them.</u>	Y
Adjust the proposal: the EqIA identifies potential problems or missed opportunities. Adjust the proposal to remove barriers or better promote equality. Clearly <u>set out below</u> the key adjustments you plan to make to the policy. If there are any adverse impacts you cannot mitigate, please provide a compelling reason below	
Stop and remove the proposal: the proposal shows actual or potential avoidable adverse impacts on different protected characteristics. The decision maker must not make this decision.	

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6 b) Summarise the specific actions you plan to take to remove or mitigate any actual or potential negative impact and to further the aims of the Equality Duty

Impact and which relevant protected characteristics are impacted?	Action	Lead officer	Timescale
N/A			

Please outline any areas you have identified where negative impacts will happen as a result of the proposal but it is not possible to mitigate them. Please provide a complete and honest justification on why it is not possible to mitigate them.

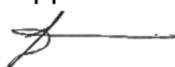
N/A

6 c) Summarise the measures you intend to put in place to monitor the equalities impact of the proposal as it is implemented:

Review how the discretionary element of the proposals are being applied to ensure decisions are applied fairly.

7. Authorisation

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EqIA approved by T. Downie..... (Director of Housing Management - HfH)	Date 5 th July 2021
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8. Publication
Please ensure the completed EqIA is published in accordance with the Council's policy.

Please contact the Policy & Strategy Team for any feedback on the EqIA process.

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APPENDIX D

Table – Glossary of terms

<u>Term/abbreviation</u>	<u>Explanation</u>
Section 20 (s20) notices	Explanation - Under section 20 of the Landlord and Tenant Act 1985, if a landlord intends to undertake works where a leaseholder is required to contribute more than £250.00, the landlord is required to consult with those leaseholders and have regard for any observations that are received during the consultation period. If a landlord fails to meet all or some of the consultation requirements the leaseholder's contribution can be reduced or capped unless the landlord obtains dispensation from the First Tier Tribunal for the consultation failure.
Enfranchisement	This is where the leaseholders of a building exercise their right to buy the freehold interest from the current landlord (the Council). The Council would no longer be the landlord and all responsibilities and obligations under the leases would transfer to purchasers as the new landlord
Housing Revenue Account	All costs associated with providing housing services to tenants and leaseholders are met by the Council's Housing Revenue Account. The Housing Revenue Account is ring-fenced from other budgets and funding across the Council. This means that it cannot support expenditure that does not relate to delivering services to tenants and leaseholders and it cannot be supported by other Council budgets.
Public Works Loan Board	The Public Works Loan Board (PWLB) is a statutory Government body that provides loans to public bodies from the National Loans Fund. The loans are offered on an interest rate that offers good value for money for public bodies.

Equity Share Scheme	This is where the Council purchases a share of the property which is equivalent to the major works debt. The lease is surrendered and then a new lease is granted indicating that the lease is shared between the Council and the leaseholder. Rent would be payable on the share that the Council owns. Service charges would continue to be due in the same way as the standard lease.
Capping Bills	The Council may consider capping the amount it charges a resident leaseholder where it is clear that the resident may suffer extreme hardship otherwise. Homes for Haringey would normally submit recommendations to the Assistant Director for Housing, setting out why the resident is unable to pay and other payment options are not appropriate.
Buy-back options	The Council can consider buying-back a leasehold property. The leaseholder would need to move out, and the flat would then be let out as part of the Council's social housing stock.

CONSULTATION ON PROPOSED CHANGES TO THE LEASEHOLDER PAYMENTS POLICY

Friday 14 May 2021 - Friday 25 June 2021



Homes for Haringey

Haringey Council and Homes for Haringey are undertaking an ambitious major works programme to improve council-owned housing stock throughout the borough. With this important work gathering pace, we are keen to improve the financial repayment terms under which leaseholders contribute to this essential programme.

We have produced a set of proposals to reform the current repayment policy for major works invoices. Our aim is to offer a range of options that are fair and considerate, and which recognise the needs of individual residents.

Before moving ahead with any changes, we want your views on these proposals. This follows a decision by Haringey Council's Cabinet in December 2020 to approve a consultation with leaseholders about these revised repayment options.

You can read a copy of the cabinet paper at www.haringey.gov.uk/cabinet-081220

YOU CAN HAVE YOUR SAY BY

- Completing the questionnaire and returning it in the freepost envelope enclosed.
- Attending one of our online engagement events and sharing your views:

Wednesday 26 May, 1pm-3pm

Saturday 5 June, 12pm-2pm

Thursday 10 June, 6pm-8pm

Find more information on how to join these events at www.homesforharingey.org/consultations-and-events

- Completing the questionnaire online at: homesforharingey.org/consultations-and-events
- Emailing your comments to: LeaseholdServices@homesforharingey.org
- If you need to access the materials in a different format, please contact the team at:

Email: LeaseholdServices@homesforharingey.org

Telephone Number: 020 8489 5169

All feedback must be received by Friday 25 June 2021

OUR PROPOSALS

1. HARINGEY COUNCIL WILL INTRODUCE REVISED LEASEHOLDER REPAYMENT OPTIONS ON MAJOR WORKS INVOICES

Why is Haringey Council proposing this change?

Haringey Council's major works programme can involve projects that require substantial work to improve homes for the long-term benefit of both council tenants and leaseholders. While this work is necessary, it can lead to invoices that we recognise could be expensive for leaseholders.

Following feedback from leaseholders, we are proposing a series of changes to our repayment policy that will introduce new options allowing both resident and non-resident leaseholders to spread more expensive major work invoice repayments over an increased number of monthly instalments.

Resident leaseholders

Current policy

Leaseholders who live in a property where Haringey Council is the freeholder are currently offered an option to pay the full amount of a major works invoice of over £30,000 over a maximum period of 10 years or 120 monthly instalments. This includes eight years (96 instalments) interest free and two years (24 instalments) where interest is charged.

Proposed changes

Introducing a repayment option for resident leaseholders with a major works invoice of £30,000 - £39,999

Extending the maximum repayment period to 15 years or 180 monthly instalments, including:

- Extending the interest free period to a maximum of 10 years or 120 monthly instalments.
- Extending the period at which interest can be charged to five years or 60 monthly instalments.

Introducing a new repayment option for resident leaseholders with a major works invoice of £40,000 - £59,999

Extending the maximum repayment period to 20 years or 240 monthly instalments, including:

- Extending the interest free period to a maximum of 12 years or 144 monthly instalments.
- Extending the period at which interest can be charged to a maximum of eight years or 96 monthly instalments.

Introducing a new repayment option for resident leaseholders with a major works invoice of over £60,000

Extending the maximum repayment period to 25 years or 300 monthly instalments including:

- Extending the interest free period to a maximum of 15 years or 180 monthly instalments.
- Extending the period at which interest can be charged to a maximum of 10 years or 120 monthly instalments.

Non-resident leaseholders

Current policy

Leaseholders who do not live in their property where Haringey Council is the freeholder are currently offered an option to pay the full amount of a major works invoice of over £40,000 over a maximum period of three years or 36 monthly instalments. This is offered interest free.

Proposed change

Introduce a new repayment option for non-resident leaseholders with a major works invoice of £30,000 - £59,999

Extending the maximum repayment period to 10 years or 120 monthly repayments, including:

- Extending the interest free period to five years, or 60 monthly instalments.
- Creating a new interest payable period with a maximum of five years or 60 monthly instalments.

Introduce a new repayment option for non-resident leaseholders with a major works invoice of over £60,000

Extend the maximum repayment period to 15 years or 180 monthly instalments including:

- Extending the interest free period to five years or 60 monthly instalments.
- Creating a new interest payable period with a maximum of 10 years or 120 monthly instalments.

Please note when considering these proposals

- As is currently the case, repayment agreements for invoices over £10,000 will need to be secured by a charge against the property and any outstanding amount must be repaid prior to or on completion of any sale of the property.
- Repayment options for resident leaseholders for major works invoices between £1 and £29,999 are not affected by these proposals.
- Repayment options for non-resident leaseholders between £1 and £29,999 are not affected by these proposals.
- Details of the current Haringey Council repayment plans can be found at: www.homesforharingey.org/major_works_invoices
- During the time periods referenced in this proposal where interest is due, interest will be charged at the Public Works Loan Board (PWLB) rate. This is the rate offered on behalf of the government to local authorities for borrowing to undertake major works.
More information on the PWLB rate can be found at: www.dmo.gov.uk/responsibilities/local-authority-lending/about-pwlb-lending/
- As in the current policy, the interest free period takes place at the start of the repayment plan and is followed by the interest payable period.

2. EXTENDED PERIOD FOR LEASEHOLDERS TO APPLY FOR THE PROMPT PAYMENT DISCOUNT

Current policy

Resident and non-resident leaseholders are currently offered a 5% discount if they pay the full amount of their major works invoice within 30 days of the invoice due date.

Proposed change

Resident and non-resident leaseholders will be offered a 5% discount if they pay the full amount of their major works invoices within 60 days from the invoice due date.

3. INTRODUCTION OF AN EQUITY SHARE SCHEME

New proposal

Haringey Council will introduce a new discretionary repayment option that may allow leaseholders facing financial hardship to settle their major works invoice through an equity share scheme

Why is Haringey Council is proposing this change?

Haringey Council recognises that leaseholders facing financial hardship require additional repayment options.

We are proposing a new repayment scheme that will be open to leaseholders with major works invoices of over £40,000 and where leaseholders are unable to secure funding to settle this invoice from a bank or building society.

Leaseholders in these circumstances will be able to agree an equity share loan with Haringey Council to cover the cost of the major works invoice.

The amount owed by the leaseholder in their major works invoice would be converted into a percentage of the value of the property on completion of the works which the leaseholder can pay back at a later date, as they would a loan.

The equity share scheme loan would be repayable when:

- The property is sold or transferred to another owner or
- If the resident leaseholder wishes to repay part or all the loan at any point.

Case study

Haringey Council agrees to enter into an equity share loan agreement with Resident A, who is facing financial difficulty.

Resident A has a final major works invoice of £40,000. They live in a property that is valued at £400,000 at the time that Haringey Council major works to the building were completed. The £40,000 major works invoice amounts to 10% of the total £400,000 property value.

Several years later, Resident A decides to sell the property. The property is now worth £450,000. Resident A must repay the equity share scheme loan before the sale can complete. Given the loan was agreed at 10% of the property value, the total amount now owed by Resident A is £45,000 which is 10% of £450,000.

Please note when considering these proposals

- The leaseholder does not pay rent or interest towards the equity share of the property on which there is a loan agreement with Haringey Council.
- Resident and non-resident leaseholders will be eligible for the equity share scheme.
- If the value of the property decreases below the value of the property at the time the equity share loan is agreed, the leaseholder will be required to pay back the original value of the loan only.
- The equity loan plus any mortgage held cannot exceed 80% of the value of the property after the works have been completed.
- This equity share scheme loan will be granted solely for the purpose of funding payment of the major works invoice at the leaseholder's property where there is a lease with Haringey Council.
- The equity share scheme loan will be secured by a charge on the property, registered with the Land Registry following consent from Haringey Council.
- Leaseholders may choose to repay part of the equity share scheme loan at any time. Each payment should be no less than 10% of the original value of the loan increased in proportion to the increased value of the property at the time of payment.
- Any administrative and legal costs associated with the equity share scheme will be the responsibility of the leaseholder to pay when making part or full payments of the loan.
- The leaseholder will continue to be responsible for repairs and all other costs associated with the property, including the full service charge.
- Succession rights are only open to resident leaseholders and can only take place if the leaseholder passes away and the lease is passed to their resident partner. It can only take place once. This succession agreement will be subject to the consent of Haringey Council. This offer will be subject to being able to retain at least a 60% equity share of the property's value at that time.

4. ENDING MEANS TEST REQUIREMENT FOR INTEREST ONLY PAYMENT OPTION

Current policy

Resident leaseholders are currently offered an option of only paying the interest on their major works invoice in monthly instalments. This is available once they have completed a means test to prove they are facing severe financial hardship.

A means test is where a household undergoes a financial assessment based on their current income or savings, to identify whether they can pay the full amount of their major works invoice.

If a resident leaseholder is judged to be in financial difficulty following a means test, they are then eligible for:

- A payment option where they only pay the agreed interest on their major works invoice, which would result in lower monthly repayments.
- Under this payment option, a resident leaseholder is still required to settle the full amount of their major works invoice should they sell or transfer the property to another owner.
- If a resident leaseholder is judged through the means test to be financially able to enter into a standard repayment plan, they do not have access to this option.

Proposed change

Removing the requirement for the resident leaseholder to have a means test in order to be eligible for the interest only payment option.

Why are we proposing this change?

We believe that ending the means test requirement for the interest only repayment option will give more flexibility to resident leaseholders facing severe financial hardship.

Under the proposed policy change, resident leaseholders will be able to have access to:

- A payment option where they only pay the agreed interest on their major works invoice, which would result in lower monthly repayments.
- The resident leaseholder is still required to settle the full amount of their major works invoice should they sell or transfer the property to another owner.
- All resident leaseholders will be eligible to access the interest only repayment option if there is sufficient equity in their property. This means that value of the property and the amount outstanding on the mortgage plus any other loans that have been secured against the property must be more than the amount of the invoice.

- The overall debt secured against the property must not exceed 80% of its current value.
- Residents wishing to access this option will need to demonstrate they are facing severe financial hardship as a result of needing to pay their major works invoice. The council will need evidence of household income and debt.

Please note when considering these proposals

- Non-resident leaseholders will not be eligible for this option in accordance with the current policy.
- The resident leaseholder would be required to settle the full amount of their major works invoice should they sell or transfer the property to another owner.

5. LONGER REPAYMENT OPTION FOR NON-RESIDENT LEASEHOLDERS

Current Policy

Haringey Council allows resident leaseholders to pay major works invoices over longer periods than non-resident leaseholders.

Proposed change

Haringey Council will consider allowing non-resident leaseholders to pay their major works invoice over the same period as resident leaseholders if they are facing homelessness or have an agreement with the council to prevent homelessness in the borough.

Why is Haringey Council proposing this change?

The council recognises that non-resident leaseholders in certain circumstances may be unable to live in their home for long periods of time, and can face financial hardship that may lead to homelessness. Some non-resident leaseholders also reach an agreement with the council to house homeless families from the borough in their property. Haringey Council recognises that this important arrangement can be put at risk by expensive major works invoices. In these circumstances, the council wants to ensure non-resident leaseholders have more options available to pay their major works invoice.

We propose to allow non-resident leaseholders to pay their major works invoice over a longer period of time by giving them access to the repayment plans available to resident leaseholders.

To access this option, the non-resident leaseholder will need to:

- Demonstrate that they are facing financial hardship and they intend to use their property as their principal home in the future.
- Have an agreement with the council that supports the prevention of homelessness.
- This arrangement will be at the discretion of the Assistant Director for Housing.

Please note when considering these proposals

- Full details of the current Haringey Council repayment plans for resident and non-resident leaseholders can be found at: www.homesforharingey.org/major_works_invoices
- Haringey Council's homelessness prevention advice can be found at: www.haringey.gov.uk/homeless

What happens next?

Homes for Haringey will submit the findings of this consultation to Haringey Council's Cabinet who will make a decision on any proposed changes to the payment policy for leaseholders.

Homes for Haringey will write to all leaseholders informing them of the outcome of the consultation and any alterations to the payment policy.



Homes for Haringey

Registered in England No. 05749092.

Registered Office: 48 Station Road, Wood Green, London. N22 7TY



Report for: Cabinet – July 2021

Title: Options for the future of the Stapleford North block- Section 105 consultation (including under section 105 Housing Act 1985)

Report authorised by: David Joyce

Lead Officer: David Sherrington

Ward(s) affected: West Green

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

1. Describe the issue under consideration

- 1.1. Since taking the decision to demolish the Tangmere and Northolt blocks on Broadwater Farm Estate in 2018 due to structural faults, the Council has been working in partnership with residents and wider stakeholders on designs for new homes. This design work is progressing well and a public exhibition in June has been held to show the latest design proposals for resident feedback. This feedback will be used to further refine the designs as we work toward a resident ballot in the Autumn and construction starting on the first new homes in 2022.
- 1.2. Through the design work, it has become clear that one small block on the estate, the Stapleford North block, is likely to experience very significant levels of disruption over a prolonged period due to its location. Disruption will be caused by the demolition of Northolt (which is connected to the block via a link bridge), the subsequent new build work which will take place on land adjacent to the block as well as the structural and refurbishment works required to bring the homes up to current standards. The disruption will include noise, dust, changes to access and substantial hoarding around the block for long periods of time.
- 1.3. This report seeks Cabinet approval to undertake a consultation with residents within this block to seek their views on the future of their homes. For secure council tenants this consultation will be a statutory consultation under the s105 Housing Act 1985. This consultation would present two options for resident feedback. The first option is that the council can seek to retain the block and refurbish it alongside the development of new homes. The second option is to rehouse affected residents (secure council tenants will be rehoused in existing council properties), demolish the block and include the site within the emerging design proposals for new homes.
- 1.4. It is important to note this proposal does not affect all residents living in Stapleford and only affects flat numbers (flats 25-36 and 61-72).

2. Cabinet Member Introduction

- 2.1. Since the discovery of significant structural issues in a number of blocks on the Broadwater Farm estate in 2018, the Council has been working closely

with the residents and the community to develop suitable design proposals for new Council homes on the estate to replace those which will be demolished.

- 2.2. Through this work it has become clear that a number of residents living in Stapleford block (flats 25-36 and 61-72 only) will face heightened levels of disruption for an extensive period through demolition, new build works and refurbishment works.
- 2.3. Due to these levels of disruption, we wish to speak to residents about the options available so we can understand their views. These options will be to keep residents in their homes throughout the duration of the works and to refurbish the block, or to demolish the block and replace it with new council owned homes. We recognise that both options are disruptive in different ways and we will be guided by the views of residents on the next steps we take.
- 2.4. The consultation will take place with all households in the block. As of late June, officers have already made contact with the majority of residents to advise them of the proposal to consult, and of the support that will be offered to them to ensure they can participate.
- 2.5. We intend to give residents every opportunity to respond to this consultation: through door knocking, phone calls, 121 meetings, and drop-in sessions. Full consultation packs with accessible and translated versions will also be made available to those who need them.
- 2.6. Following this consultation, the Council will carefully consider all of the responses before bringing a decision back to the Cabinet in September.

3. Recommendations

3.1 It is recommended that Cabinet:

- i. Agrees to consult with residents (including leaseholders) in the Stapleford North block (flats 25-36 and 61-72) under s105 Housing Act 1985 and otherwise presenting options as set out at 1.3.
- ii. Agrees that a report should be brought to Cabinet in September 2021 following the consultation, recommending a decision on the future of Stapleford North.
- iii. Agrees that the consultation proposals include extension of the existing Broadwater Farm Rehousing and Payments Policy to residents of Stapleford North in the event that it is decided to demolish the block.
- iv. Delegates authority to the Director of Housing, Planning and Regeneration to agree the final consultation questions and materials.

4. Reasons for decision

- 4.1. The Council wishes to consult residents in the Stapleford North block (flats 25-36 and 61-72) due to the levels of disruption they will experience if they remain in their homes. Disruption is likely to persist for a prolonged period of time of between four to five years and will be caused by the following:

- the demolition of the Northolt tower, which is the nineteen-storey tower block situated directly north and approximately four metres from the Stapleford North block. Stapleford North and Northolt are joined via a link bridge, which is used to provide lift access from Northolt to properties in the Stapleford North block. The demolition of the tower is likely to take between 9-12 months to complete and significant hoarding will be required, which will surround the Stapleford North block. The demolition will lead to noise and dust disruption as the block is dismantled and removed from site. This will be caused as the panel system is deconstructed, craned to ground floor and removed by truck;
- the construction of new homes on the Northolt plot, which will take place following the demolition. The construction of the new homes is likely to take up to two years and will lead to further extensive hoarding surrounding the block, with dust and noise disruption caused by the construction process for new homes;
- the refurbishment works, which would be required to ensure that the Stapleford North block's structural issues are addressed and that the building meets existing building standards. This work is likely to take a further six to nine months to complete and is like to require the temporary decant of some residents within the block to facilitate.

4.4 It is important to note that it is possible for the residents of the Stapleford North block to remain in situ during the demolition and new build works if this is the preferred option and the Council will be seeking to minimise disruption for residents throughout the demolition and construction phases as far as possible. Further detail related to the disruption are set out in paragraphs 6.7 – 6.10.

4.3 In addition to the disruption residents in this block will face, the Design Team, led by Karakusevic Carsen Architects (KCA) have identified that retention of the block will impact the place shaping benefits that could be achieved surrounding the Northolt plot and Willan Road. They have identified that the demolition of the Stapleford North block could better address the issues that residents have identified including safety and security, ground floors that encourage activity (as opposed to ground floors solely used for car parking as is the case now), attractive welcoming streets and spaces, and high-quality homes. Their reasoning is set out in paragraphs (6.12) below.

4.2. The consultation will set out for residents the likely level of disruption and invite them to state whether they would prefer the block to be demolished and to be rehoused under the existing Broadwater Farm Rehousing and Repayments policy, or whether they would prefer to remain in situ through the course of the works.

5. Alternative options considered

5.1 Officers considered continuing to progress with the current design proposals for the new homes and not consulting residents of the Stapleford North block on an alternative option which would include them being rehoused. This would avoid further discussions with residents on the estate about demolition of properties. However, officers decided not to proceed with this option given the significant

levels of disruption residents will face. Officers believe that it is right to ensure that residents fully understand the disruption that will be happening and are given the opportunity to consider an alternative, which in design terms could provide benefits to the layout of the estate as set out in paragraphs 6.12 below.

6. Background information

The Broadwater Farm Estate Improvement programme

- 6.1 The Broadwater Farm Estate Improvement programme seeks to deliver a holistic programme of physical improvements and socio-economic initiatives across Broadwater Farm to drive up the quality and quantity of council owned homes, address the wider physical issues identified by residents and the barriers to equality faced by residents.
- 6.2 The need for physical improvements on the estate has been driven by the findings of structural surveys which were undertaken on the estate in 2017 and 2018. These surveys identified problems with the Large Panel System (LPS) method of construction, which was used when the estate was being built on the late 1960s and 1970's. Two of the 12 blocks (Tangmere and Northolt) were found to have more significant issues than the others and the Council's Cabinet therefore agreed in November 2018, following a consultation with residents to rehouse residents and replace the blocks with new, modern council homes.
- 6.3 A number of interventions to reduce risks associated with the structural problems across the estate have been implemented including removing all of the gas and introducing a new District heating system. A refurbishment and structural programme is also currently being designed to the ten retained blocks which is likely to start onsite in 2022. This work will eliminate the remaining structural issues identified on the estate as well as providing a range of other improvements to internal and external decorations.

New Homes and improvements

- 6.4 In 2019 the Council appointed KCA as lead architects to work with residents to develop design proposals for the replacement and new homes on the estate and to develop design proposals for wider improvements to address issues raised by residents.
- 6.5 This design work has been progressing well and there has been clear feedback from the community regarding the need to address safety and security across the estate, to improve the quality of public realm and open spaces and to seek to provide more amenity. A draft vision has been developed based on the feedback from residents and a series of design principles to deliver this vision has been developed.
- 6.6 Two design scenarios have been developed which seek to deliver the design principles and are subject to resident engagement. These design scenarios both deliver new homes and improvements across the Tangmere, Northolt, the old Moselle School site and the Health Centre and Enterprise Workshops on Willan Road. The feedback from residents will be utilised to develop a preferred design scenario, which will be subject to a ballot in the Autumn.

Stapleford North Block – resident disturbance

- 6.7 As outlined previously in this report, residents in the Stapleford North block will face significantly more disruption than other residents on the estate, due to the location of the block and its connection to the Northolt tower.
- 6.8 The demolition of the Northolt tower, will take place safely and slowly over a 12-month period. Whilst measures will be taken to mitigate noise and dust, it will be impossible to mitigate this fully given the proximity of the Stapleford North block to the Northolt tower. During the demolition the block will be deconstructed. The panel system will be broken apart and craned to the ground floor, following which it will be removed by truck. Given that step free access to 25% of flats within the Stapleford North block is gained from the Northolt tower, a new entrance core will need to be erected on the Stapleford block ahead of the demolition of the tower to ensure Stapleford block residents who require step free access can still access their homes. As mentioned above, hoardings will also be erected around the Northolt tower, which may affect the route residents would have taken to access their property.
- 6.9 This 12-month demolition period will be followed by an approximate two-year construction period for the new homes on the Northolt plot. As above, the council will be seeking to minimise disruption, but given the proximity of the new homes to the Stapleford block and the need to fully integrate the block into the new designs, there is likely to be considerable noise disruption for residents in the Stapleford block during this time and hoardings will remain around the construction site.
- 6.10 The Stapleford North block itself requires extensive refurbishment works to ensure that the building meets latest building standards. This work includes structural strengthening to the flank wall and floor slabs within the flats adjacent to the flank walls. Whilst the Council and Homes for Haringey are still working with technical consultants to develop the design solutions for the strengthening and refurbishment works and are hoping to minimise disruption, advice from the consultants is that it is likely that residents in the end flats will need to be temporarily rehoused to facilitate these works. Again, we will seek to mitigate disruption and it may be possible to do some of these works at the same time as the construction works for the new homes, but the Council cannot guarantee this at this stage.

Northolt plot and place-making

- 6.11 The Northolt plot is located in the heart of the estate, which means that the design for new homes and improvements on this plot will play a critical role in stitching together the estate and providing better access and connectivity. The plot has a number of design challenges, including the Moselle Culvert that runs diagonally through the plot, the existing energy centre and the proximity of existing homes.
- 6.12 Two design scenarios have been developed that respond to these design challenges and the priorities that residents have raised through engagement to date. However, through work with the Design Team it has become apparent that the demolition of the Stapleford North block could provide a stronger design

response for this particular plot and could better address the issues that residents have identified including safety and security, ground floors that encourage activity (as opposed to ground floors solely used for car parking as is the case now), attractive welcoming streets and spaces, and high-quality homes. This is described further below:

- **Welcoming streets and spaces** – the removal of the Stapleford North block will allow for the widening of pavements the full length of both sides of Willan road and not just the south side. The widening of the pavement on the north side is currently restricted by the flank wall of the Stapleford North block. The demolition of the Stapleford North block will also allow for the removal of the link bridge between the Stapleford main block and the Stapleford North block, which will provide clear and welcoming views through the estate and along Willan Road.
- **Active ground floors** – Active ground floors looks to introduce activity at the ground floor level. This could be through front doors to homes and the introduction of amenities such as shops, cycle parking or planting. The removal of the Stapleford North block will ensure that there can be continuous active streets along both Willan road and the new diagonal road linking Willan road and Adams Road. The retention of the Stapleford North block results in the flank wall of the block fronting onto Willan road, meaning that there is an area of inactive frontage and exposed undercroft.
- **Safety and security** – the architects believe that the removal of the Stapleford North block will provide an improved design response to the issues of safety and security on the estate. This is because it will provide wider, safer pavements, active ground floors and the removal of the link bridge between the Stapleford main block and the Stapleford North block, which is an area of continued anti-social behaviour, which will improve surveillance and views along Willan road.
- **High quality homes** – The current Stapleford North block provides 24 one bed flats which require structural improvements and do not meet existing space standards. 50% of these flats do not have lift access and are only accessible by stairs. The architects have identified through initial design work that should the Stapleford North block be demolished, there would be a larger developable area, which would allow for the delivery of family homes, approximately 94 new homes with 380 bedspaces overall could be delivered. This is approximately 40 net additional bedspaces than can be achieved in the current designs (if Stapleford North is retained), which show the retention of the Stapleford North Wing. In addition, new homes would meet current best practice in terms of space standards and access. It is worth noting that a detailed design option showing the demolition of the block is being developed, to present during the consultation, this option could increase the net additional bedspaces which could be achieved.

6.13 As previously mentioned, the Council is seeking resident feedback on two design scenarios, which provide new homes and improvements across the Moselle, Tangmere and Northolt plots. Officers are confident that both of these design options (which retain the Stapleford North block) have good design proposals for the Northolt plot but recognise the improvements and additional place shaping benefits that could be achieved if the block were to be demolished and included within the development for the Northolt plot.

- 6.14 Consequently, officers believe that it is right to present an alternative design option to the residents of the Stapleford North block when discussing the level of disruption they face, so they can understand what a scheme that demolishes their block and provides larger homes could be like.

Stapleford North Wing Block

- 6.15 The Stapleford North Wing Block contains 24 one bed properties. Twenty of these homes are council properties and four are leasehold properties (3 resident leaseholders and 1 non-resident leaseholder) where the right to buy has been exercised. Of the 20 tenanted properties, we know at least five are over-crowded and would therefore benefit from larger homes through the rehousing process.

Broadwater Farm Rehousing and Repayments policy

- 6.16 In 2018 the Council agreed the Broadwater Farm Rehousing and Repayments policy. This sets out the offer to tenants and leaseholders in affected blocks and was based on the Council's Estate Renewal and Rehousing Policy.
- 6.17 The policy was developed following an extensive consultation process with Tangmere and Northolt leaseholders. It is intended that the terms of the offer set out in this policy would be extended to Stapleford residents as part of the consultation.
- 6.18 Under this policy, the Council aims to rehouse all secure council tenant households based on their need and where possible, their rehousing preferences. All secure tenants would have the right to return to a new home on the Broadwater Farm Estate.
- 6.19 The Council will need to acquire the 4 Resident leaseholder and non-resident leaseholder properties on the estate. Resident leaseholders would also be offered the opportunity to acquire a new home on the estate and would be able to access the Council's shared equity loan.
- 6.20 A copy of the existing policy can be found in the appendices to this report.

Consultation approach

- 6.21 The consultation on the two options for Stapleford North would constitute a statutory consultation under Section 105 of the Housing Act 1985 for secure council tenants.
- 6.22 Section 105 places a legal obligation on local housing authorities to consult with secure tenants on 'matters of housing management' which are likely to significantly affect them, such as changes to the management, maintenance, improvement or demolition of properties let by them or the provision of services in connection with those properties.
- 6.23 In order to ensure that all residents are able to access the consultation, the following methods will be used:

- A letter and information pack will be sent to all households in Stapleford North. This will be available in other languages where necessary and large print and braille versions will be made available upon request (where the Council is not already aware that a resident needs the documents in this format).
- The information will be set out on the Broadwater Farm section of the Council's website.
- Residents will receive phone-calls and visits from the Council's engagement team to discuss the options and go through the questionnaire. Translators will be used where necessary.
- At least two drop-in/information sessions will be held for affected residents.
- Details of the Independent Tenant and Leasehold Advisor will be provided should tenants or leaseholders wish to obtain advice outside the council.
- Information will be sent to all residents on the estate to update them on the work and remind them the consultation only impacts 24 households in Stapleford.

6.24 To ensure that it is simple for residents to voice their opinions in the consultation, they will be able to:

- Return the questionnaire and booklet with their views using a freepost envelope that will be provided to all households.
- Voice their opinion to a dedicated email address.
- Voice their opinion via a dedicated phone number.

6.40 The consultation will set out:

- Why the Council is considering the options for the future of this block.
- That there are two options: to retain and refurbish the block or to demolish and replace the block.
- The advantages and disadvantages of both options and how this will impact on those residents in the block.
- The conditions under which residents in this block would be re-housed if the decision is taken to demolish the block.

6.41 The proposed period for this consultation is 4 weeks (26th July-22nd August 2021). Due to the relatively small number of households affected by these proposals, officers are satisfied that this period is long enough to be able to contact all affected residents and ensure they have a chance to consider the materials and record their views in response to the consultation.

- 6.42 Engagement will also have happened with these residents prior to the consultation formally opening, including letters and drop-in sessions informing them of the upcoming consultation.

Impact on programme

- 6.43 As the Northolt site is due for redevelopment as part of phase two of the programme the Council believes that, should the decision be taken to demolish Stapleford North, rehousing could be undertaken in a timely fashion so as not to impact on the wider programme.
- 6.44 This means that rehousing would be undertaken in parallel to the delivery of phase 1 of the programme (the Tangmere and Moselle sites).
- 6.45 Phase 2 is due to begin on site in late 2024/early 2025. Given the small number of properties concerned, the Council is confident that, should the decision to demolish the block be taken, rehousing would be possible before this date.

Cost

- 6.46 Detailed cost summaries for both options are currently being concluded in parallel to design work on new homes for the Northolt plot. RIBA stage two for the new homes design work is due to conclude shortly following an extensive programme of resident engagement, following which more detailed costings will be available. It is important that both scenarios reflect the feedback from residents from the recent engagement work.
- 6.47 Initial estimates for demolition are circa £0.5m, and for rehousing (leaseholder acquisition and rehousing tenants) are £1m. Demolition costs have not been tested in the market and are indicative only.
- 6.48 Initial estimates for refurbishment suggests costs of between £1.9m and £4.36m depending on the level and scope of the refurbishment. Refurbishment costs are based on early design work only and require further refinement.
- 6.49 GLA funding has also been sought to part fund all new homes on Broadwater Farm as part of the Council's wider application for grant funding for its new build programme. An announcement about this funding is expected in the summer.
- 6.50 Costs for additional homes that could be developed to replace those that are lost will be further developed following the conclusion of RIBA stage two, however they are likely to be between an £7.3m and £9.3m.

Carbon impact

- 6.51 There are three aspects that needs to be considered when comparing carbon emissions for buildings: embodied carbon, operational carbon, and building

lifespan. Embodied carbon plus operational carbon over the lifespan of a building equals Whole Life Carbon.

- 6.52 Initially, a refurbishment option will always perform better in terms of embodied carbon, due to the retained structural elements which have a zero-impact on embodied carbon. New buildings will inherently contain a greater amount of new materials which will have embodied carbon associated with them.
- 6.53 However, new buildings are more energy efficient to operate and should have a longer total lifespan than a refurbished building, so carbon impact should be considered over a longer period to develop a true picture.
- 6.54 More detailed analysis of the carbon impact of both options will be provided in September when Cabinet considers a further report on the future of the building following the section 105 consultation.

7. Contribution to strategic outcomes

- 7.1. Haringey's Borough Plan 2019-2023, outcome 1: objective A to 'deliver as many new, good quality homes of all kinds as we can, in good quality neighbourhoods.'
- 7.2. Haringey's Borough Plan 2019-2023, outcome 3: objective A to 'improve the quality of Haringey's Council housing, including that a minimum of 95% of homes meet the Decent Homes Standard by 2022.'
- 7.3. Haringey's Borough Plan 2019-2023, outcome 3: objective D to 'ensure safety in housing of all tenures across the borough, responding to new regulations as they emerge.'
- 7.4. Haringey's Borough Plan 2019-2023, outcome 10: objective A to 'provide safe and accessible public spaces for everyone, especially children, young people, and people with disabilities.'
- 7.5. Objective 4 of the Haringey Housing Strategy 2017-2022 identifies that a key priority is to "Provide stable, safe well-managed homes in decent environments". Ensuring that all residents live in safe homes is essential to delivering this priority.

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

Finance

- 8.1 This report seeks Cabinet approval to consult residents of Stapleford North block, to seek their views on the future of their homes.
- 8.2 The consultation will involve mainly officers time, communication materials and meetings. The costs of these will be met from the existing services budget.
- 8.3 At this stage, detailed costing of the options has not been concluded. However, option to refurbish the block is roughly estimated to be in the range of £1.9m - £4.4m, depending on the extent of refurb and this includes decant and other associated costs.

- 8.4 It is also estimated, at this initial stage, that the demolish and rebuild option would cost about £8.8m -£10.8m. This includes rehousing & leasehold acquisition costs. GLA Grant has been sought for the delivery of these units.
- 8.5 It is expected that the detailed costing of the options will be completed prior to consultation and reassessed for affordability within the HRA.
- 8.6 The cost of refurbishment will be built into and met from existing Stock Investment Budget, within the HRA capital programme budget.
- 8.7 The cost of demolition & rebuild will be built into and met from New Build Budget within the HRA capital programme budget. The estimated average build cost appears consistent with the unit cost in the current HRA budget.
- 8.8 Following the consultation, the financial implication of the outcomes will be fully assessed and reported back to cabinet, at which stage detailed costing would have been received.

Procurement

- 8.4 Not applicable.

Legal

- 8.5 The Head of Legal & Governance has been consulted in the drafting of this report.
- 8.6 S105 of the Housing Act 1985 requires that secure tenants be consulted on these proposals; while there is (at this stage) no statutory requirement to consult with leaseholders, it is the council's practice to do so.
- 8.7 Consultation with secure tenants in accordance with the Council's published arrangements (the "Arrangements") is required under s105 of the Housing Act 1985.
- 8.8 The Arrangements include:
- Provision of sufficient information to understand the proposals
 - In writing by providing an Information Pack (including the Arrangements)
 - By a dedicated webpage on the Haringey website
 - By holding at least one meeting
 - Arrangements for comment by providing:
 - A feedback form
 - An email address
 - A postal address
 - A telephone number

- Publishing a date by when secure tenants should make their views known
- 8.9 The Council's usual policy is for such consultations to last for a period of 6 weeks. It is however open to the Council to depart from that policy where it considers that proper consultation can be achieved in a shorter period.
- 8.10 Before making a final decision, the Council will consider and take conscientious account of all representations made in accordance with the Arrangements.
- 8.11 The Head of Legal and Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

9. Equality

- 9.1 The council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not
- 9.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 9.3 The block contains 19 secure Council tenants, 4 leaseholders, and 1 tenant in temporary accommodation. The residents in this block are disproportionately from older age groups, BAME backgrounds, and lower socio-economic households.
- 9.4 It is recognised that individuals within this block are likely to face significant short-term disruption to their lives either through the refurbishment and neighbouring demolition or through rehousing. It is likely that there will be a disproportionate impact on those with protected characteristics, including for example elderly residents, those with disabilities, or parents with young children. However, it is necessary to undertake works in order to address the structural faults that have been identified. The council will also put in place measures to mitigate the potential impacts on those with protected characteristics. All residents, including those with protected characteristics, will benefit in the long-term as they will live in safer and more secure properties with both options resulting in the structural issues currently present being repaired.
- 9.5 In preparation for consultation over the summer, a preliminary Equalities Impact Assessment (EqIA) has been undertaken to ensure that the consultation is accessible as possible for all residents including those with protected characteristics. A series of measures will be put in place to make the

consultation accessible including translating materials, door-knocking, following up with phone-calls, and providing multiple digital and in-person options for responding to the consultation. This preliminary EqIA also indicates that both options – to retain and refurbish the block or to demolish and replace the block – may be expected to have a disproportionate impact on groups with protected characteristics. Further analysis will be carried out during the consultation, which will be used to inform the course of action recommended to Cabinet in September. Steps will also be taken to mitigate the potential impact of the final decision on those with protected characteristics.

10. Use of Appendices
N/A

11. Local Government (Access to Information) Act 1985

Cabinet report on 'Tangmere and Northolt blocks on the Broadwater Farm Estate', 26th June 2018.

https://www.minutes.haringey.gov.uk/documents/s102074/BWF%20Cab%20Report%20final_Monday.pdf

Cabinet report on 'Broadwater Farm', 13th November 2018.

https://www.minutes.haringey.gov.uk/documents/s104902/BWF%20Cabinet%20Report_5%20Nov.pdf

Cabinet report on 'Appointment of design consultants for Broadwater Farm Estate'.

https://www.minutes.haringey.gov.uk/documents/s113061/Cabinet%20Report%20Appointment%20of%20Design%20Consultants%20for%20BWF_19.17.pdf

Broadwater Farm Rehousing and Payments Policy.

https://www.haringey.gov.uk/sites/haringeygovuk/files/broadwater_farm_rehousing_and_payments_policy.pdf

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Report for: Cabinet Meeting 13 July 2021

Title: Parking Fees and Charges 2021/22

Report authorised by Stephen McDonnell, Director of Environment and Neighbourhoods

Lead Officer: Ann Cunningham, Head of Highways and Parking
0208 489 1355
Ann.Cunningham@haringey.gov.uk

Tim Walker, Project Manager
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Ward(s) affected: All

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

1 Describe the issue under consideration

- 1.1 This report recommends changes to some existing parking fees and charges as well as the introduction of some new charges.
- 1.2 The Council must have regard to the Mayor of London's Transport Strategy as provided by sections 142 and 144(1)(a) Greater London Authority Act 1999. That strategy emphasises the importance of reducing emissions and improving air quality.
- 1.3 The Mayor of London's Transport Strategy is supported by the Council's Borough Plan, Transport Strategy, draft Walking and Cycling Plan and Air Quality Action Plan (AQAP) which includes the commitment to becoming a zero-carbon borough by 2041.
- 1.4 Where possible Haringey encourages a move away from vehicle use and ownership and promotes the use of public transport, cycling and walking as sustainable and greener alternatives. Increasing and new parking charges will contribute to achieving this. It is essential that - through our parking charges - vehicle ownership is not seen as more economical than using sustainable methods of transport.
- 1.5 As London begins to recover from the pandemic and people start to increase the number of journeys, it is important that we act to avoid a car-based recovery and plan for a sustainable future. The recommendations contained within this report align with that vision and are complemented by our walking and cycling programmes.
- 1.6 This report seeks approval to commence the statutory notification process required to increase existing fees and charges. It also seeks approval to

commence statutory consultation where this is required for new fees and charges.

2 Cabinet Member Introduction

- 2.1 Parking management is a critical tool that has a huge impact upon the way that our streets, communities and road network operate as well as being a lever to improve air quality and, in turn, public health.
- 2.2 We manage our parking fairly and transparently and, when determining appropriate parking charges as this report does, we will take account of the – often conflicting – demands made upon the finite supply of space in our borough.
- 2.3 This report brings forward recommendations that support the Council’s wider traffic management and environmental objectives and obligations. They also revisit some charges that were previously agreed by Cabinet but were paused during the midst of the Covid-19 pandemic.

3 Recommendations

- 3.1 It is recommended that Cabinet:
 - a) Authorises the publication of Variation Notices issued under Section 46A of the Road Traffic Regulation Act, to give effect to the increase to existing parking fees and charges as set out in Appendix A;
 - b) Approves the introduction of a 25% diesel surcharge for on-street and off-street car park charges as set out in Appendix B, subject to the outcome of statutory consultation.
 - c) Approves the introduction of Sunday parking charges in those off-street (public) car parks where they currently do not apply as set out in Appendix C, subject to the outcome of statutory consultation;
 - d) Approves the introduction of Sunday parking charges in on-street “stop-and-shop” parking bays as set out in Appendix D, subject to the outcome of statutory consultation;
 - e) Gives delegated authority to the Head of Highways and Parking, consequential on this report to:
 - carry out statutory notification and consultation where required;
 - consider representations received in response to consultation and to report significant or substantial concerns to the relevant decision-maker(s);
 - make traffic management orders, where there are no valid objections.

4 Reasons for decision

- 4.1 Haringey must ensure appropriate parking fees and charges (permit, on-street and off-street parking prices) are in place to continue to support the Council’s wider traffic management and environmental objectives and obligations.

- 4.2 The Council's authority to operate and set parking-related charges is defined by legislation. It is important to note that on-street parking charges cannot be set purely and intentionally as a means to raise revenue and charges must have regard to the costs of administration and enforcement.
- 4.3 However, permit and on-street prices can be set to ensure the Council provides suitable and adequate parking facilities on the public highway, whilst ensuring this does not negatively affect traffic flow in the borough. The Council is, therefore, able to set charges to restrain demand and enable a more effective management of its kerbside for wider transport and environmental benefits.
- 4.4 Sections 45 and 46 of the Road Traffic Regulation Act 1984 (RTRA) provide the Council with the power to control parking by designating on-street parking places, charging for their use and restricting (or providing for) the use of such places by persons holding a permit for the purpose.
- 4.5 The setting of parking charges is a function which, like other functions under the RTRA, must be exercised in accordance with section 122 of the RTRA, to secure the expeditious, convenient and safe movement of vehicular and other traffic including pedestrians, and the provision of suitable and adequate parking facilities on and off the highway so far as practicable having regard to the following matters:
- the desirability of securing and maintaining reasonable access to premises.
 - the effect on the amenities of any locality affected including the regulation and restriction of heavy commercial traffic so as to preserve or improve amenity.
 - the strategy prepared under section 80 of the Environment Act 1995 (national air quality strategy)
 - the importance of facilitating the passage of public service vehicles and of securing the safety and convenience of persons using or desiring to use such vehicles; and
 - any other matters appearing to the Council to be relevant.
- 4.6 When exercising this function, the Council must have regard to the Mayor of London's Transport Strategy as provided by sections 142 and 144(1)(a) Greater London Authority Act 1999. That strategy emphasises the importance of reducing emissions and improving air quality.
- 4.7 Section 55 of the Road Traffic Regulation Act 1984 defines how any surplus from civil parking enforcement must be spent. This includes the provision of public transport services, highway maintenance and improvements, and environmental projects. Any additional revenue generated through parking permits will be invested to fund such activities.
- 4.8 This report recommends changes to existing fees, and the introduction of new fees and charges as set out under the following headings.

Inflationary increase to existing fees and charges

- 4.9 Appendix A recommends proposed increases to existing fees and charges that are in line with levels of inflation.
- 4.10 It is noted that most parking charges (e.g. resident and business permits) were reviewed and approved for inflationary increases in November 2020 and therefore this report only considers a small proportion of the Council's parking fees and charges, summarised as:
- Monthly resident visitor permit to increase to £31.70, an uplift of 2.26%
 - Hourly visitor permits to increase to £0.88 per hour, an uplift of 6.00%
 - Doctors permit to increase to £292, an uplift of 2.10%
 - Courtesy car permit to increase to £31.70, an uplift of 2.26%
 - Residential administration fee (Lost/Stolen/Change of vehicle and/or address/replacement) to increase to £12.25, an uplift of 2.08%
 - Car park season tickets
 - Bury Road, N22 - Quarterly Season Ticket to increase to £78, an uplift of 1.96%
 - Bury Road, N22 - Annual Season Ticket to increase to £299.90, an increase of 2.01%
 - Stoneleigh Road, N17 (A, B & C) - Annual Season Ticket to increase to £162.50, an increase of 2.01%
 - Lawrence Road Car Park to increase to £1190.35, an increase of 2.00%
- 4.11 The above charges were considered and approved in the preparation of the 2021/22 Budget and 2021-2026 Medium Term Financial Strategy (MTFS).
- 4.12 It is noted that the hourly visitor permits will be increased year-on-year at 6% for the term of the 2021-2026 MTFS.
- 4.13 This report seeks approval to carry out the publication of Variation Notices issued under Section 46A of the Road Traffic Regulation Act, in order to give effect to the changes to fees and charges.

Diesel surcharge for on-street parking and car parks

- 4.14 In March 2020, Cabinet approved¹, amongst other changes to parking fees and charges, the introduction of a 25% surcharge for diesel vehicles parking in off-street public car parks and in on-street paid parking bays (commonly known as pay-by-phone bays). This decision was subject to the outcome of statutory (traffic management order) consultation.
- 4.15 In response to the feedback received during the statutory consultation, Cabinet approved² to implement only some aspects of the proposed traffic management order. Of relevance to this report *“consideration was given to introducing the 25% diesel surcharge on on-street and car park charges from November 2020, as part of a package of measures to reduce diesel related pollutants. However, following due consideration of the feedback to the consultation, this will not be*

¹ <https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=64336>

² <https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=65596>

implemented at this point in time. This will also help support our town centres in their recovery from the impacts of the Covid 19 pandemic.”

- 4.16 As national Covid-19 restrictions are lifted, Haringey’s parking services have returned to ‘business as usual’. In this context, the decision by Cabinet in September 2020 to pause the 25% diesel surcharge due for on-street and car park charges is no longer applicable. Therefore, this report recommends implementing that proposal subject to the completion of readvertising the proposal and a new round of statutory consultation.
- 4.17 In keeping with the aspirations of the Haringey Climate Change Action Plan, the Council is, through enhancing opportunities for active travel, pursuing a shift to less-polluting means of mobility. Exercising greater control and positive influence over emissions from diesel vehicles is a further component in addressing environmental concerns. By tackling air quality in this way, the Council will make the overall shopping experience more pleasant.
- 4.18 It is noted that in March 2021 an EqlA was carried out³ that identified that the proposal was robust and there is no potential for discrimination or adverse impact and that all opportunities to promote equality have been taken.
- 4.19 This report seeks approval for the Head of Highways and Parking to publish a proposal notice to introduce the 25% diesel surcharge charges for off-street and on-street paid parking, as outlined in Appendix B and to carry out statutory consultation in accordance with Road Traffic Regulation Act. It also recommends that the Head of Highways and Parking make the relevant traffic management orders and complete any associated statutory processes where no valid objections are made.
- 4.20 Should significant or substantial objections be received during the statutory consultation, it is recommended that these are reported to the relevant decision maker(s) before a decision is taken whether to make the relevant traffic management order.

Introduction of Sunday charges in off-street (public) car parks

- 4.21 Appendix C recommends the introduction of Sunday parking charges in those off-street (public) car parks where they currently do not apply.
- 4.22 The main reasons for this proposal are to:
- Prevent all-day free parking and encourage turn-over of parking space on Sundays. In turn, this provides more parking ‘sessions’ per day
 - Help balance demand with supply across the busy weekend period, helping maximise opportunity for custom.
 - Encourage sustainable modes of transport by ensuring that vehicle ownership is not seen as more economical than using sustainable transport.

³ <https://www.minutes.haringey.gov.uk/documents/s121321/App%2010a.1%2020210112%20Diesel%20surcharge.pdf>

- Ensure that those who receive benefit from the service (i.e. those who make use of parking spaces in a high value locations) also contribute to the overall cost of providing that service.
- Provide consistency across our public car parks where some already have Sunday charges.

4.23 Car park opening and closing times remain unchanged by this proposal.

4.24 This proposal was subject to an equalities impact assessment (EqIA) in February 2021⁴. The EqIA demonstrated that the proposal was robust and there was no potential for discrimination or adverse impact and that all opportunities to promote equality had been taken.

4.25 The introduction of Sunday charging was included within the 2021/22 Budget and 2021-2026 Medium Term Financial Strategy (MTFS)⁵

4.26 This report seeks approval for the Head of Highways and Parking to publish a proposal notice to introduce the new charges and to carry out statutory consultation in accordance with Road Traffic Regulation Act. It also recommends that the Head of Highways and Parking make the relevant traffic management orders and complete any associated statutory processes where no valid objections are made.

4.27 Should significant or substantial objections be received during the statutory consultation, it is recommended that these are reported to the relevant decision(s) maker before a decision is taken whether to make the relevant traffic management order.

Introduction of Sunday charges in Stop and Shop bays

4.28 Appendix D recommends the introduction of Sunday parking charges in existing Stop and Shop parking bays.

4.29 Existing “Stop and Shop” parking bays are designated in various locations which are considered to be the areas of highest demand for visitor parking, i.e. destination areas such as town centres.

4.30 The parking bays are located in the town centres of Crouch End, Green Lanes, Hornsey, Muswell Hill, Tottenham, Turnpike Lane, West Green, and Wood Green, as well as on the High Roads and other streets near destination locations, as listed in Appendix D.

4.31 Stop and Shop bays allow visitors to pay for short-term parking (with a maximum stay of 1, 2 or 3 hours) by phone or app via the Council’s service provider RingGo. Contactless parking is also being made available across the borough.

⁴ https://www.minutes.haringey.gov.uk/documents/s121324/App%2010a.4%2020210115%20MNM%20Sunday%20charges_.pdf

⁵ <https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=67501#mgDocuments>

- 4.32 Most Stop and Shop bays operate Monday to Saturday, but some already operate Monday to Sunday.
- 4.33 It is recommended that all existing Monday to Saturday Stop and Shop bays are changed to operate Monday to Sunday for the following reasons:
- encourage turn-over of parking space on Sundays, by preventing all-day parking. In turn, this increases the number of parking ‘slots’ that are available for visitor parking and therefore helps maximise the opportunity for custom in the town centres;
 - encourage sustainable modes of transport by ensuring that vehicle ownership is not seen as more economical than using sustainable transport - this is achieved by setting of appropriate parking charges;
 - ensure that those who receive benefit from the service (i.e. those who make use of a parking space) also contribute to the overall cost of providing that service.
- 4.34 This proposal was subject to an equalities impact assessment (EqIA) in February 2021⁶. The EqIA demonstrated that the proposal was robust and there was no potential for discrimination or adverse impact and that all opportunities to promote equality had been taken.
- 4.35 In response to earlier scrutiny, the economic impact of this proposal has been considered. Various studies have looked at the impact of parking policy upon the economy and, in general terms, concluded that parking controls are essential to the success of urban town centres and that other factors, such as a good mix of shops and services and a quality environment, are more important than parking. Extracts from those studies include:
- *“critics often claim that parking pricing spoils local economic activity by discouraging customers, but it actually provides both economic benefits and costs. It increases turnover of parking spaces which makes finding a space easier, reduces the number of parking spaces required at a location which can provide financial savings, and can reduce traffic problems such as congestion. General levels of provision may affect access modes, in turn, impacting on the quality of the shopping environment”⁷.*
 - the economic consequences of not implementing parking controls are reflected in the time costs incurred while searching for a parking space, and in time losses from traffic congestion caused by searching for parking and loading⁸.
 - *“car drivers spend more on a single trip; walkers and bus users spend more over a week or a month. In 2011, in London town centres, walkers spent £147 more per month than those travelling by car”⁹*
 - *“Shopkeepers consistently overestimate the share of their customers coming by car. In some cases, this is by a factor of as much as 400%. In*

⁶ https://www.minutes.haringey.gov.uk/documents/s121324/App%2010a.4%2020210115%20MNM%20Sunday%20charges_.pdf

⁷ <https://www.britishparking.co.uk/write/Documents/Library/Reports%20and%20research/parkingreport.pdf>

⁸ https://repository.lboro.ac.uk/articles/report/The_environmental_and_welfare_implications_of_parking_policies/13352660

⁹ <https://www.londoncouncils.gov.uk/services/parking-services/parking-and-traffic/parking-information-professionals/review-relevance>

*London, as well as other cities, the share of those accessing urban centres on foot or by public transport is much greater. Walking is the most important mode for accessing local town centres”;*¹⁰

- 4.36 The introduction of Sunday charging was included within the 2021/22 Budget and 2021-2026 Medium Term Financial Strategy (MTFS)¹¹.
- 4.37 This report seeks approval for the Head of Highways and Parking to publish a proposal notice to introduce the new charges and to carry out statutory consultation in accordance with Road Traffic Regulation Act. It also recommends that the Head of Highways and Parking make the relevant traffic management orders and complete any associated statutory processes where no valid objections are made.
- 4.38 Should significant or substantial objections be received during the statutory consultation, it is recommended that these are reported to the relevant decision maker(s) before a decision is taken whether to make the relevant traffic management order.

Paid parking – purchase in 15-minute blocks

- 4.39 Paid parking, via the RingGo pay by phone / pay by app facility, is currently purchased in 15-minute blocks of time.
- 4.40 This report notes that these 15-minute blocks are an existing arrangement which will be formalised within the traffic management orders at the same time as other statutory processes arising from this report.

5 Alternative options considered

- 5.1 A 30-minute paid parking block was considered but was rejected at this time on the basis that it was not an existing arrangement and may deter some customers from paying for parking.

6 Background Information

- 6.1 This report develops several measures initially outlined in the 2019 Parking Transformation Programme that were designed to provide accessible parking for all users, discourage unnecessary use of higher-polluting vehicles and encourage more use of sustainable travel modes.
- 6.2 In March 2020, Cabinet approved increases to parking permit charges in the ‘Parking Permits and Charges – Ultra Low Emission Zone (ULEZ) Readiness Report’¹², subject to the outcome of statutory (traffic management order) consultation.
- 6.3 In September 2020, Cabinet considered objections that were received to the above statutory consultation. At that date, the proposal to introduce a diesel surcharge was paused.

¹⁰ <https://www.londoncouncils.gov.uk/services/parking-services/parking-and-traffic/parking-information-professionals/review-relevance>

¹¹ <https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=67501#mgDocuments>

¹² <https://www.minutes.haringey.gov.uk/mgAi.aspx?ID=64336>

- 6.4 The 2021/22 Budget and 2021-2026 MTFS was agreed by Cabinet on the basis that the recommendations within this report are implemented, subject to the outcome of statutory (traffic order) processes.

7 Contribution to strategic outcomes

- 7.1 This report supports two key Themes within the Borough Plan 2019-2023:
People Theme: A Haringey where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential. The recommendations in this report will contribute to specific outcomes within this Theme, by encouraging active travel and modal shift to improve air quality.

Place Theme: A place with strong, resilient & connected communities where people can lead active and healthy lives in an environment that is safe, clean and green. The recommendations in this report will contribute to specific outcomes within this Theme, by improving air quality, encouraging active travel and improving the public realm in particular pedestrians and cyclists.

- 7.2 London-wide contribution to a healthier London - The Mayor of London's Transport Strategy and Local Implementation Plan 3 guidance was published in 2018. The final LIP3 was approved by TfL in June 2019.
- 7.3 The Council's Local Plan - Haringey's Local Plan sets out the Council's key planning policies, which include a focus on sustainable transport.
- 7.4 Transport Strategy - the Council's 2018 Transport Strategy sets out the strategic vision, objectives and priorities on the future of transport in Haringey over the next 10 years. The Strategy outlines the role that parking projects play in achieving this.

8 Statutory Officers comments

8.1 Finance

- 8.1.1 This report seeks Cabinet approval for changes to some existing parking fees and charges as well as introducing new charges, outlined in Appendix A in this report.
- 8.1.2 The recommendations are laid out in paragraph 3 and sets out the following: -
- Introduction of a 25% diesel surcharge for both on-street and off-street parking charges; (Appendix B)
 - introduction of Sunday parking charges for both on-street and off-street parking Appendix C and D)
- 8.1.3 The above charges were considered and approved in the preparation of the 2021/22 Budget and 2021-2026 Medium Term Financial Strategy (MTFS) in a full year it is estimated that the combined total of these proposed changes is £0.29m.

8.2 Procurement

N/A

8.3 Legal

8.3.1 Legal has reviewed and noted this report.

8.3.2 The legal framework and statutory provisions relating to the parking fees and charges proposals contained in this report are set out in paragraphs 4.4 to 4.7 (inclusive) of this report.

8.3.3 The Council has legal authority under the Road Traffic Regulation Act 1984 (as amended) ("the 1984 Act") to introduce and review charges for parking in its area. In doing so, the Council can only introduce or vary parking charges for the purpose of relieving or preventing congestion of traffic.

8.3.4 There are no limits on the amount that a local authority can charge for parking permits and vouchers. Guidance issued by the Department of Transport on parking policy and enforcement (March 2015) recommends that authorities should set charges at levels which are consistent with the aims of the authority's transport strategy, including its road safety and traffic management strategies.

8.3.5 By virtue of section 46A of the 1984 Act, there is no statutory requirement for the Council to consult on the proposals to vary its parking charges. The Council must publish notice of variation in at least one local newspaper at least 21 days before the change comes into force.

8.3.6 The Council must undertake a full statutory consultation pursuant to section 46 on the 1984 Act on its proposals contained in this report to introduce new charges and to amend the terms and conditions. This report proposes consultation on all of the proposed changes and the Council must ensure that notice and consultation is carried out in compliance with the 1984 Act and the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996. The Council must give full and proper consideration to all feedback and representations received. Operational guidance on parking policy and enforcement has been prepared by the Department for Transport. This guidance is not statutory guidance that the Council must have regard to, but it is recommended in statutory guidance that the operational guidance be read by local authorities.

8.3.7 The Council must not set charges for vehicles left in designated parking places for the purpose of raising revenue. The setting of charges that results in a surplus will not in itself be unlawful provided such surplus is used for the purposes specified in section 55 of the 1984 Act which includes the cost of provision and maintenance of off-street parking accommodation.

8.3.8 In determining the amount of any charges payable for vehicles left in designated parking places, the Council shall consider both the interests of traffic and those of the owners and occupiers of adjoining property, and the Council shall have regard to:

- the need for maintaining the free movement of traffic;
- the need for maintaining reasonable access to the premises; and
- the extent to which off-street parking is available in the neighbourhood

8.3.9 In addition, the Council shall secure the expeditious, convenient and safe movement of vehicular and other traffic (including pedestrians) and the provision of suitable and adequate parking facilities on and off the highway.

8.3.10 The decision to consult on the proposed changes to facilitate the discharge of the Council's parking functions under the 1984 Act is an executive function and may be delegated to an individual Cabinet Member in accordance with the Constitution.

8.3.11 It is the view of legal services that what is being proposed and recommended within this report is in accordance with the law, as referred to in this report.

8.4 Equality

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

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not.

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

8.4.3 Equality Impact Assessments (EqIA) have been carried out and formed part of earlier decision making, as outlined within the body to this report.

8.4.4 The EqIA concluded that the proposals do not result in any direct/indirect discrimination for any groups that share the protected characteristics and that all residents will benefit from a reduction in traffic congestion and high polluting vehicles; improved health from improved air quality; and safer streets. These are seen as mitigating against the impact of increased parking charges which may have an impact on low-income groups. It is, however, important to note that car ownership is correlated with income: the lower your income, the less likely you are to own a car¹³.

¹³ <http://content.tfl.gov.uk/travel-in-london-report-12.pdf>

- 8.4.5 The measures therefore represent an additional step towards addressing health inequalities affecting groups who share the protected characteristics.

9 Use of Appendices

Appendix A – Proposed increase to existing parking fees and charges

Appendix B – Proposed 25% diesel surcharge in on-street and off-street paid parking places

Appendix C – Proposed introduction of Sunday charges in off-street (public) car parks

Appendix D – Proposed changes to times of operation in Stop and Shop bays

10 Local Government (Access to Information) Act 1985

- [Borough Plan 2019-2023](#)
- [2018 Transport Strategy](#)
- [Local Plan](#)
- [Highways Asset Management Plan](#)
- [Draft Walking and Cycling Action Plan](#)
- [10 March 2020 Cabinet report: Parking Charge Review](#)
- [15 September 2020 Cabinet report: Feedback to the statutory consultation on parking permits and charges](#)
- [12 October 2020 Cabinet report: Supplementary report - Parking permits and charges - ULEZ Readiness](#)
- [9 February 2021 Cabinet report: 21/22 Budget and 2021-2026 MTFs Report](#)

Appendix A: Proposed increase to existing parking fees and charges

Services that we charge for	2019/20 Charge	Uplift	Proposed 2021/22 Charge	Change
PARKING PERMITS				
Resident Visitor Permits				
Monthly residents	31.00	0.70	31.70	2.26%
Hourly visitor	0.83	0.05	0.88	6.00%
Doctors Permit	286.00	6.00	292.00	2.10%
Courtesy Car Permit	31.00	0.70	31.70	2.26%
Residential Administration Fee- Lost/Stolen/Change of vehicle and/or address/replacement	12.00	0.25	12.25	2.08%
Car Parks				
Bury Road, N22 - Quarterly Season Ticket	76.50	1.50	78.00	1.96%
Bury Road, N22 -Annual Season Ticket	294.00	5.90	299.90	2.01%
Stoneleigh Road, N17 (A, B & C) - Annual Season Ticket	159.30	3.20	162.50	2.01%
Lawrence Road Car Park	1167.00	23.35	1190.35	2.00%

Appendix B: Proposed 25% diesel surcharge in on-street and off-street paid parking places

On-street paid parking places

Tariff Band	Existing charge per hour	Proposed increase for diesel vehicles	Proposed charge (including diesel surcharge)
Tariff Band 1	£3.30	25%	£4.13
Tariff Band 2	£2.10	25%	£2.63
Tariff Band 3	£1.30	25%	£1.63

Off-street parking places (public car parks)

Location	Proposed charge
Brunswick Road Car Park N15 Bury Road Car Park N22 Crouch Hall Road Car Park N8 Finsbury Park N4 Garman Road Car Park N17 Lawrence Road Car Park N15 Somerset Road Car Park N17 Stoneleigh Road Car Park A N17 Stoneleigh Road Car Park B N17 Stoneleigh Road Car Park C N17 Summerland Gardens Car Park N10 Westerfield Road Car Park N15	25% surcharge on all existing charges, including season tickets, for diesel vehicles

Appendix C: Proposed introduction of Sunday charges in off-street (public) car parks

Area	Location	Existing Charging Days and Hours	Proposed Charging Days and Hours	Sunday charge (25% diesel surcharge will, additionally, apply subject to approval and implementation of the separate recommendation contained within this report)
Off Street	Brunswick Road Car Park N15	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30	Sunday £2 all day
Off Street	Bury Road Car Park N22	Mon - Sat 08:00 - 20:15 Sun 11:00 - 17:15	Mon - Sat 08:00 - 20:15 Sun 11:00 - 17:15	Sunday £2 all day
Off Street	Crouch Hall Road Car Park N8	Mon - Sat 8:00 - 18:30	Mon - Sun 8:00 - 18:30	Sunday £2 all day
Off Street	Finsbury Park N4	Mon - Sat 10:00-17:00	Mon - Sun 10:00-17:00	Sunday £2 all day
Off Street	Garman Road Car Park N17	Mon - Fri 08:30 - 18:30 Sat, Sun BH - Free	Mon - Sun 08:30 - 18:30	Sunday £2 all day
Off Street	Lawrence Road Car Park N15	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30	Sunday £2 all day
Off Street	Somerset Road Car Park N17	Mon - Fri 07:30 - 08:30 & 17:30 - 18:30	No change	No change
Off Street	Stoneleigh Road Car Park A N17	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30	Sunday £2 all day
Off Street	Stoneleigh Road Car Park B N17	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30	Sunday £2 all day
Off Street	Stoneleigh Road Car Park C N17	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30	Sunday £2 all day
Off Street	Summerland Gardens Car Park N10	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30	Sunday £2 all day
Off Street	Westerfield Road Car Park N15	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30	Sunday £2 all day

Appendix D: Proposed changes to times of operation in Stop and Shop bays

Area	Revised Zone Name	Existing Operational Days and Hours	Proposed Operational Days and Hours
Bounds Green East	335 - 341 High Road N22	Mon - Saturday 10am - 4pm	Mon - Saturday 10am - 4pm Sun 07:00 - 19:00
Crouch End Stop and Shop	Broadway Parade, Tottenham Lane N8 (Outside #37)	Mon - Sat 9:30-18:30	Mon - Sun 9:30-18:30
	Crouch End Hill N8	Mon - Sat 10:00-16:00	Mon - Sun 10:00-16:00
	Crouch End Hill N8 (Opposite #10 and #54)	Mon - Sat 9:30-17:00	Mon - Sun 9:30-17:00
	Crouch End Hill N8 (Outside #10 and #54)	Mon - Sat 9:30-17:00	Mon - Sun 9:30-17:00
	Edison Road N8	Mon - Sat 9:30-17:00	Mon - Sun 9:30-17:00
	Elder Avenue N8	Mon - Sat 9:30-18:30	Mon - Sun 9:30-18:30
	Middle Lane N8 (Outside #14)	Mon - Sat 9:30-17:00	Mon - Sun 9:30-17:00
	Shanklin Road N8	Mon - Sat 9:30-17:00	Mon - Sun 9:30-17:00
	The Broadway N8	Mon - Sat 10:00-16:00	Mon - Sun 10:00-16:00
	Topsfield Parade, Tottenham Lane N8 (Outside #46)	Mon - Sat 8:00-17:00	Mon - Sun 8:00-17:00
	Tottenham Lane N8 (Outside # 161)	Mon - Sat 9:30-17:00	Mon - Sun 9:30-17:00
	Tottenham Lane N8 (Outside #147)	Mon - Sat 9:30-18:30	Mon - Sun 9:30-18:30
	Weston Park N8	Mon - Sat 9:30-17:00	Mon - Sun 9:30-17:00
	Green Lanes A	Green Lanes (Gardens) N4/N8	Mon - Fri 10:00-19:00 Sat 9:00-19:00
Green Lanes (Ladders) N4/N8		Mon - Fri 7:00-16:00 Sat 9:00-17:00	Mon - Fri 7:00-16:00 Sat and Sun 9:00-17:00 No change (due to boundary road with Camden and need to match their days & hours)
Highgate	Highgate High Street N6	Mon - Fri 10:00-12:00	
Hornsey Stop and Shop	High Street Hornsey North Side N8	Mon - Sat 10:00-16:00	Mon - Sun 10:00-16:00
	High Street Hornsey South Side N8	Mon - Sat 8:00-18:00	Mon - Sun 8:00-17:00
	Middle Lane N8	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30
Muswell Hill Stop and Shop	Dukes Avenue N10	Mon - Sat 9:30-17:00	Mon - Sun 9:30-17:00
	Fortis Green Road N10	Mon - Sat 9:30-17:00	Mon - Sun 9:30-17:00
	Muswell Hill Broadway N10	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30
	Muswell Hill Broadway N10 (Outside #464)	Mon - Fri 10:00-18:30 Sat 8:00-18:30	Mon - Fri 10:00-18:30 Sat and Sun 8:00-18:30
	Muswell Road N10	Mon - Sat 9:30-17:00	Mon - Sun 9:30-17:00
	Princess Avenue N10	Mon - Sat 9:30-17:00	Mon - Sun 9:30-17:00
	Queens Avenue N10	Mon - Sat 9:30-17:00	Mon - Sun 9:30-17:00
	St. James's Lane N10	Mon - Sat 9:30-17:00	Mon - Sun 9:30-17:00

Appendix D: Proposed changes to times of operation in Stop and Shop bays

Area	Revised Zone Name	Existing Operational Days and Hours	Proposed Operational Days and Hours
Stop and Shop (other)	Summerland Gardens N10	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30
	Commerce Road N22	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30
	Glenwood Road N15	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30
	High Road N22	Mon - Sat 9:30-16:30	Mon - Sun 9:30-16:30
	Honeysett Road N17	Mon-Sun 08.00 to 18.30	No change (existing Sunday controls)
	Lyndhurst Road N22	Mon - Sat 9:30-16:30	Mon - Sun 9:30-16:30
	Marlborough Road N22	Mon - Sat 9:00-18:00	Mon - Sun 9:00-18:00
	Myddleton Road N22	Mon - Sat 9:00-18:00	Mon - Sun 9:00-18:00
	Nightingale Road N22	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30
	Philip Lane N15	Mon - Sat 8:00-18:30 Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30 Mon - Sun 8:00-18:30
Tottenham Event Day	Reform Row N17		
	High Road N17	Mon - Sat 13:00 - 19:00 Mon-Fri 07:00 - 13:00, Saturday 07:00 - 19:00	Mon - Sat 13:00 - 19:00 and Sun 07:00 - 19:00 Mon-Fri 07:00 - 13:00, Sat and Sun 07:00 - 19:00
Tottenham Lane Stop and Shop	Tottenham Lane N8	Mon - Sat 8am - 18:30	Mon - Sun 8am - 18:30
		Mon - Sat 9:30-16:30	Mon - Sun 9:30-16:30
Tottenham North	High Road N17	Mon - Sat 07:00 - 19:00 Mon-Fri 07:00 - 13:00, Saturday 07:00 - 19:00	Mon - Sun 07:00 - 19:00 Mon-Fri 07:00 - 13:00, Sat and Sun 07:00 - 19:00
		Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30
Turnpike Lane Stop and Shop	Love Lane N17	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30
	William Street N17	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30
	Turnpike Lane N8	Mon - Sat 9:00-18:00	Mon - Sun 9:00-18:00
West Green Stop and Shop	West Green Road N15	Mon-Sat 08:00-18:30	Mon-Sun 08:00-18:30
Wood Green Outer	Green Lanes N8	Mon - Sat 07:00 - 19:00	Mon - Sun 07:00 - 19:00
Wood Green Stop and Shop	Lordship Lane N22	Mon - Sat 8:00-18:30	Mon - Sun 8:00-18:30
		Mon - Sat 9:30-18:30	Mon - Sun 9:30-18:30
Woodside West	High Road N22 (Opposite #292)	Mon - Saturday 10am - 4pm	Mon - Saturday 10am - 4pm Sun 07:00 - 19:00

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Report for: July Cabinet

Title: Extension of a Dynamic Purchasing System for Residential and Nursing categories

Report authorised by: Charlotte Pomery Assistant Director Commissioning

Lead Officer: Pauline Simpson and Richmond Kessie
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Ward(s) affected: All

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

1. Describe the issue under consideration

- 1.1. To extend the Dynamic Purchasing System (DPS) procurement sourcing tool for the provision of Residential and Nursing care requirements. The current DPS for these categories was awarded in 2017 for a period of 4 years at a value of some £19 million. The DPS will expire on 31st July 2021 with no provision for extension.
- 1.2. The proposal is to extend the DPS for Residential and Nursing categories for a period of 1 year to 31st July 2022 with provision to extend for up to a further 6 months, subject to utilisation value.
- 1.3. The DPS is available for other contracting authorities to access, to support the wider strategic approach for collaboration and obtaining parity in prices across these sectors. This will enhance the sustainability and resilience in these sectors.

2. Cabinet Member Introduction

- 2.1. We want residents who need residential and nursing care to have access to the widest range of provision possible to meet their needs. We are gradually understanding the impact of the Covid-19 pandemic on local communities and the local care economy and the Council is keen to support local, high quality services delivering care and support. Care providers have continued to offer critical support to local residents throughout the pandemic despite the additional challenges.
- 2.2. The Dynamic Purchasing System (DPS) is an important tool for providing local businesses, and small and medium sized enterprises (SMEs) better access to Council contracts. Extending the DPS in these categories may provide opportunities to our local companies not only to support the Council but also to extend their services to other authorities and to help support the Community Wealth Building agenda.
- 2.3. During these very challenging times in the wake of Covid 19 and its negative effect on the market, it is important that the Council maximises opportunities for local businesses in these sectors to ensure their continued survival, with minimal disruption. Many local care providers employ local residents and contribute directly

to the local economy. Effectively using the DPS as recommended in this report, will avoid the need for our suppliers to go through an elongated and protracted procurement process. I therefore fully endorse the recommendations in this report to extend the DPS in these categories.

3. Recommendations

- 3.1. That pursuant to Contract Standing Order 10.02.1(b) Cabinet approves the extension of the Dynamic Purchasing System for 1 year with the option to extend for 6 months for the following care provision in the values outlined below:

Care Category	Up to 18 months £	Full value over life of the DPS £
Residential	6,935,000	20,805,000
Nursing	2,565,000	7,695,000
Total	9,500,000	28,500,000

4. Reasons for decision

- 4.1. The Dynamic Purchasing System (DPS) is a supplier e-sourcing tool and a compliant route to market under the Public Contract Regulations, which enables suppliers to enrol, accredit and be approved to bid for Council contracts. The Council's overall spend for residential and nursing over the past financial year was in the region of £25,545,000 and £9,496,000 respectively (a combined value of £35,041,000) the Council already holds a DPS enterprise license through until November 2022 and would not incur any additional expenditure on licenses for this period.
- 4.2. Due to the exigencies of the Covid-19 pandemic a significant amount of additional work was generated for the commissioning team, which meant insufficient time was available to enable a tender process to renew fully the DPS for this market. Moreover, Commissioning had to rationalise work and focus on the renewal of the Home Support DPS, as well as managing the daily communications with the provider market around testing, PPE, infection control and vaccinations. Had there been sufficient resources DPS renewals could have been undertaken simultaneously.
- 4.3. The DPS provides a compliant route to market for care provision, which ensures transparency in the procurement process, equal treatment of suppliers and that the requirements of both the Public Contract Regulations 2015 and the Council's Contract Standing Orders (CSO) can be met, particularly as much of care provision is purchased on an individual basis and the Regulations do not provide for hitherto 'spot contracts'. Purchasing compliantly outside of a DPS would require either a resource intensive approach, whereby each requirement would be commissioned separately, and suppliers would go through the accreditation checks for each opportunity. This could prevent suppliers from bidding for the services and place the provision of these services at risk or we would need to establish a framework, which could exclude many local SMEs from meeting the criteria to qualify under a framework. In addition, a framework does not allow for suppliers to join at any time

and prevents new start-ups and entrants from accessing Council contracts during the term of the framework.

- 4.4. A DPS is beneficial in that it enables supply chain expansion as suppliers can join at any time during its lifetime, unlike a traditional framework where only suppliers at inception remain within it until expiry. This means that the supply chain can be renewed and replenished throughout its term, which lends itself to more competition and therefore better value for the Council and its users.
- 4.5. A DPS enables the Council, to undertake time efficient tender processes, which facilitates speed of award and service delivery. The DPS streamlines the Council's procurement/commissioning, contract administration and finance processes, which can be undertaken under the one system.
- 4.6. Importantly, extending the DPS for up to eighteen months in total will provide an opportunity for the Commissioning and Strategic Procurement teams to review their strategies going forward, and identify what sourcing and contractual arrangements options will provide access to high quality care, best value and process efficiency. Additionally, Commissioning will be able to assess the impact caused by the recent Covid pandemic, as well as update documentation to account for current circumstances, emergent need, or identified gaps in provision, for example to meet specialisms like dementia care, end of life and palliative provisions.
- 4.7. Moreover, Strategic Procurement will support the care supply chain during the extension period by holding market events to identify any issues and assist suitable economic operators to enrol, accredit and effectively use the DPS system to compliantly deliver the Council's Residential/Nursing Care requirements

5. Alternative options considered

- 5.1. Do Nothing – this option would require the Council to seek alternate procurement arrangements incurring significant additional costs and resource effort to facilitate procuring over 714 placement per year, each needing the supplier to re-present accreditation requirements, that will then need to be evaluated.
- 5.2. Establish a framework for Residential and Nursing Care – this option was discounted in preference to the use of a DPS for commissioning these services. This is primarily due to the restrictions applied to the duration of a framework and the limitation of suppliers only being able to be admitted at the point of establishment of the framework. In comparison to a framework, a DPS enables an unlimited number of suppliers to join at any time; provided they meet the accreditation and enrolment criteria. The call off process from a framework is much more administratively intensive than that of a DPS.

6. Background Information

- 6.1. Haringey operates the largest portfolio of DPSs within local government with an estimated spend of circa £100m p.a. and has a dedicated team that is well placed to support the Council, maximising the potential of a DPS. The Council operates several other DPSs including passenger transport, home support, semi-independent living, supported housing. In general, the Council's DPSs provide significant access to Council contracts for SMEs both locally and regionally, with

around 35 % of the spend going to Haringey located business and a further 56% p.a. going to other London based SMEs.

- 6.2. The Council currently spends around £35 million per year on residential and nursing services, although the majority of spend in this area has not gone via the DPS due to some market hesitancy in engaging with the system. Around 28.8% of expenditure in the Residential and Nursing categories is spent in borough. Looking at local spend and including the surrounding boroughs, of Enfield and Barnet this equates to 70% of spend:

Borough Placements 2020/21	Percentage Placements p.a.	Expenditure £m
Haringey	28.8%	9,488,000
Enfield	26.3%	7,634,000
Barnet	13.9%	4,113,000
Other	31.1%	13,807,000
Total	100%	35,041,000

- 6.3. The DPS has been designed to be “SME friendly” and promote local community wealth building. Suppliers can join the DPS at any time during its term, provided they meet the accreditation and enrolment criteria.
- 6.4. Each supplier must maintain their accreditation status throughout the duration of the DPS. This is monitored by the DPS team, where a supplier fails to maintain the accreditation (i.e. insurances, health, and safety certificates etc.) they are suspended until such time they have rectified the failures. The day-to-day contract management of the suppliers and the services they provide are managed within the relevant service area.
- 6.5. The Council holds an enterprise license to cover most of its DPSs; therefore, there is no additional license costs in extending these DPSs as any cost will be met by Digital Services.
- 6.6. The DPS is open for use to other boroughs; Strategic Procurement has developed a commercial offering for other LA’s to access the Council’s DPS should they wish to.

7. Contribution to strategic outcomes

- 7.1. The introduction of the DPS will support a number of Corporate Priorities:
- Creating a suite of procurement tools to support development, growth, and regeneration in the borough.
 - Alignment with the Council’s Procurement Strategy.
 - Promotion of Social Value Act through the suite of contracts contained within the procurements.
 - Promotion of SME engagement across London.
 - Promoting localism and community wealth building across the borough and London.
 - use of local labour and promotion of apprenticeships.
 - Efficiency gains through the use of collaborative procurement with other local authorities and public sector organisations.

8. Statutory Officers Comments

8.1 Finance

8.1.1 The proposal is to extend the DPS for Residential and Nursing categories for a period of 12 months to July 2022 with provision to extend up to 6 months to January 2023. Listed below is the projected spend for Residential and Nursing care as well as the allocation that could potentially be sourced from the DPS system:

Revenue Expenditure

Residential and Nursing Care	2021/22 £m	2022/23 £m
Gross Budget	36.0	36.5
Gross Projected Expenditure	36.0	36.5
Allocated Expenditure on DPS system	4.75	4.75

8.1.2 There is sufficient annual budget to meet the allocated expenditure of £9.5m for Residential and Nursing care through the DPS over financial years 2021 - 2023. This represents an allocated spend of £9.5m for a period of 18 months to January 2023. Licensing for extending the DPS system during this period will be met from other departments and will not have a financial impact on the ASC Budget.

8.2 Strategic Procurement

8.2.1 The services to be procured are within the remit of Schedule 3 of the Public Contract Regulations 2015 ("The Regulations"). The DPS itself was set up in accordance with Regulation 34 of the Public Contracts Regulation and an appropriate advert was published in the Official Journal of the European Union as required.

8.2.2 The recommendation to extend the DPS to support a compliant and efficient route to market is supported by Strategic Procurement and is in line with the Regulations, which permits extension; which a diligent Authority could not have foreseen. In this case due to the COVID pandemic and the significant additional work pressures on Commissioning to manage that alongside business as usual which meant a paucity of available resources to carry out tender process to renew this DPS. And that the extension should not exceed 50% of the original value, as per Regulation 72.1 (c). The request is also in line with Council Contract Standing Orders CSO 10.02.1(b), and the Procurement Code of Practice.

8.2.3 The DPS license will expire in November 2022 and there may well be a cost implication risk post this date, which SP is unable to indicate at this time.

8.2.4 Strategic Procurement recognise the challenges within these markets of fully utilising the DPS and will work with the markets and service area to establish a longer-term compliant sourcing strategy over the coming months.

8.3 Legal

8.3.1 The Head of Legal and Governance has been consulted in the preparation of the report.

8.3.2 The extension of the Dynamic Purchasing System (“DPS”) which the report relates to is in accordance with Regulation 72(1)(c) of the Public Contracts Regulations 2015 as the need for the extension has been brought about by circumstances which a diligent contracting authority could not have foreseen. The extension does not alter the overall nature of the DPS and any increase in value will not exceed 50% of the value of the original DPS.

8.3.3 Pursuant to Contract Standing Order 10.02.1(b) Cabinet has authority to approve the extension of the DPS.

8.3.4 The Head of Legal and Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

8.4 Equality

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

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not.

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

8.3. The proposed decision is to renew the DPS procurement e-sourcing tool for the provision of the residential and nursing requirements for a further two years. It is also proposed that the DPS should be opened for other contracting authorities to use. This would have the benefit of allowing local suppliers to contract with authorities outside of the borough, expanding the local supply chain, enhancing competition, and facilitating the delivery of high-quality care for residents accessing these services, among whom older and/or disabled people are likely to be overrepresented. The proposed decision will therefore have a positive impact in meeting the needs of these individuals, and therefore represent a measure to safeguard and promote their interests and advance equality of opportunity for them.

9. Use of Appendices

Not applicable

10. Local Government (Access to Information) Act 1985

Report for: Cabinet 13 July 2021

Title: 2020-21 Provisional Financial Outturn

Report

authorised by: Jon Warlow, Director of Finance

Lead Officer: Frances Palopoli, Head of Corporate Financial Strategy & Monitoring, extn 3896

Ward(s) affected: All

Report for Key/

Non Key Decision: Key

1. Describe the issue under consideration

- 1.1 This report sets out the provisional outturn for 2020/21 for the General Fund, HRA, DSG and the Capital Programme compared to budget. It provides explanations of significant under/overspends and also includes proposed transfers to/from reserves, revenue and capital carry forward requests and any budget virements or adjustments.
- 1.2 The Provisional Outturn report provides the opportunity to consider the overall financial performance of the Authority at the end of March 2021 and make decisions on balances and carry forwards of unspent funds. It should be noted that these figures remain provisional until the conclusion of the statutory audit process.
- 1.3 Due to the on-going impact of Covid-19 (C19), Government has issued the Accounts and Audit (Amendment) Regulations 2021 which extends the statutory audit deadlines for both 2020/21 and 2021/22 for all local authorities. The statutory deadline for publishing the draft Statement of Account (SoA) is 31 July with a deadline for completing the external audit 30 September for both these years.

2020/21 Outturn Position

- 1.4 The overall **General Fund** revenue outturn variance for the year ending 2020/21 shows an improvement to the forecasts provided in earlier reports. This is predominately due to the transfer of prior year Collection Fund surplus's (reported in last year's Outturn report), government grants covering most additional costs and a net improvement in service spend.
- 1.5 Financial reporting throughout the year has looked to differentiate the impact on Council budgets of the C19 pandemic from those considered base budget pressures. There has been an expectation that Government support would meet the financial impact (increased expenditure and lost income) of the pandemic and that the non-C19 pressures would be brought down by year end or, where necessary, met from the corporate contingency.
- 1.6 The forecast impact of **C19** was c. £38m for both Qtr2 and Qtr3 and the Outturn figures are in line with this at £39m. The Government funding forecast at Qtr3

indicated a shortfall of c. £3.5m however, this improved over the last quarter with higher than forecast Sales, Fees & Charges (SFC) compensation and the application of Contain Outbreak Management Fund (COMF) and Hardship Fund (HF). Overall, for the 2020/21 General Fund, the C19 financial impact has been offset by Government support. However, it should be noted that the adverse C19 impact on the business rates and council tax collection does not impact on the General Fund until next year and to a limited extent the year after that. Funding to meet these estimated impacts of c. £20m is provided for via these outturn proposals from various streams of government grant funding received in advance of when be required to be utilised to balance revenue budgets, and the final figures will be reported in the 2021/22 and 2022/23 in year corporate financial monitoring and budget reports.

- 1.7 The **base budget** service pressure at Qtr3 was forecast at £4.5m (£5.92m Qtr2) and the Qtr3 report was clear that any residual pressure to be covered by the utilisation of the budget contingency. At Year End this figure had reduced to a small underspend of £0.1m after planned transfers to/from reserves. This improvement in the budget bottom line, and the draft reserve movements has been achieved by:
- reductions in forecast Service expenditure mainly seen in the People – Adult’s priority and has resulted from receipt of further C19 related specific grant and the impact of CCG funding for discharges continuing across the whole year, which was longer than the service had prudently assumed.
 - non-utilisation of the corporate contingency (£8m) which had to be held as a back-up due to the on-going uncertainties of C19 on the outturn position both in respect of expenditure demands and grant levels.
- 1.8 This improvement has allowed for targeted additions to the Council’s reserve balances.
- 1.9 Overall, the General Fund closed with a small underspend of £0.1m, in effect on budget, and enabled the Council’s general reserve to be maintained as planned, at the opening balance of £15.8m.
- 1.10 The outturn position for the **DSG** worsened further from the £6.5m reported in Qtr3 and ended £6.8m overspent. The overspend essentially remained within the High Needs block and was driven by continued increases in take up of places in day schools, special schools and post 16 settings coupled with an increase in the average cost per placement, particularly those out of borough.
- 1.11** Members will be aware that pressure on High Needs budgets is a national issue facing the entire local government sector, mainly as a consequence of the expansion of age for Education, Health and Care Plan (EHCP) eligibility. A dialogue is underway between the Council, EFSA and government as to our position and how it will be addressed.
- 1.12 The £6.8m overspend has been added to the existing £10.2m deficit, leaving a total deficit of £17.0m on the Council’s balance sheet which must be addressed via DSG funds in the future and cannot be met from Council’s General Funds unless explicit agreement is given by the Secretary of State.

- 1.13 The revised **Capital Programme** budget for 2020/21 was £543.8m with an outturn spend of £179.8m (33%). The GF programme budget was £256.7m with a spend of £75.6m (29%), however within this budget there are a number of framework budgets, which are there to enable the Council to respond swiftly to opportunities. Due to the pandemic, no such opportunities have arisen, and it was therefore anticipated that significant elements of these budgets would not be spent. Excluding framework budgets, delivery was around 42%, also lower than anticipated and again due to the effects of the pandemic on capital programme delivery including its impact on the supply chain of the construction industry. It is important to note that no resources were lost as a result of the pandemic with external funders providing extensions to grant programmes. Of the unspent amounts, 97% (£176.3m) has been requested to roll forward to future years of the capital programme. The HRA capital programme budget was £287.1m with a spend of £104.2m (36%) again delivery was severely impacted by the pandemic.
- 1.14 The 2020/21 **HRA** revenue net budget assumed a surplus of income over expenditure of £11.5m. At Qtr3, a pressure of £4.2m was forecast and the draft outturn shows an improvement of £6.6m against the Qtr3 position, mainly caused by lower than budgeted capital financing costs as a result of underspend on the HRA capital programme. Rental income collection rates also continued to show improvement across the last quarter. The final revenue outturn was £13.9m surplus of income over expenditure, and this is proposed to be transferred to reserves, and is partially used to fund capital expenditure.

2. **Cabinet Member Introduction**

- 2.1 Finalising the previous year's outturn figures helps us to confirm whether we've underspent or overspent in that year, which would indicate any impacts on our current year's budget assumptions and any lessons for the future.
- 2.2 This report indicates that we've kept last year's income and spend broadly within our set limits, with a small underspend and without the need to use the relevant contingency reserve we had earmarked to cover the risk of any overspending. In the light of the budget problems experienced by so many other authorities, this is welcome news.
- 2.3 It also means that we are starting the current year well within our budgetary assumptions, with enhanced reserves and balances. The enhanced balances will help us with any short-term difficulties in the current year and with our efforts to balance next year's budget without any additional cuts.
- 2.4 This is also very useful in the light of the continuing uncertainties about the knock-on effects of the pandemic and about the government's intentions, as well as our current estimate of a c£20-25m budget gap in our Medium Term (5 year rolling) Financial Strategy, that still needs to be bridged.
- 2.5 Of some concern is the relatively high underspend in our capital programme, partly explained by the pandemic and also by the council's difficulty in building up its capacity to achieve its significantly increased investment plans, which involves significant slippage of projects into the following years. The good news

is that this slippage has not resulted in any loss of external grants or other resources.

- 2.6 Despite the initial teething problems, we have now enough staff resources and expertise to be able to speed up implementation and start catching up with any lost ground, especially in terms of delivering our new council housing plans and tackling the significant backlog of necessary school buildings' improvements.

3. Recommendations

3.1 Cabinet is recommended to:

- a) Note the provisional revenue and capital outturn for 2020/21 as detailed in the report;
- b) Approve the capital carry forwards in Appendix 3;
- c) Approve the appropriations to/from reserves at Appendix 4;
- d) Approve the budget virements as set out in Appendix 5;
- e) Note the debt write-offs approved by officers in Quarter 4 2020/21 as set out in Appendix 6.

4. Reasons for decision

- 4.1 A strong financial management framework, including oversight by members and senior management is an essential part of delivering the Council's priorities and statutory duties.
- 4.2 It is necessary at year end to resolve the treatment of related balance sheet accounts, in light of the experience during the year and knowledge of the Council's future position and requirements.

5. Alternative options considered

- 5.1 The Director of Finance, as Section 151 Officer, has a duty to consider and propose decisions in the best interests of the authority's finances and that best support delivery of the agreed borough plan outcomes whilst maintaining financial sustainability.
- 5.2 This report of the Director of Finance has addressed these points. Therefore, no other options have been presented.

6. Provisional Revenue Outturn 2020/21

- 6.1. The table below shows the provisional revenue outturn figures for 2020/21. It shows the impact of proposed movements to/from reserves on the final position and also the movement from the outturn forecast at Qtr3 (P9).

Table 1a – Provisional Outturn 2020/21

Priority	Revised 2020/21 Budget	Outturn Before Reserve Transfers	Net Revenue Transfers To / From Reserves	Revised Outturn	Revised Outturn to Budget Variance	Q3 Forecast to Budget Variance	Forecast Variance Movement Between Q3 and Outturn
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
People - Childrens	63,679	71,858	330	72,188	8,508	6,940	1,568
People - Adults	88,065	90,748	1,362	92,109	4,045	6,513	(2,468)
Place	32,821	47,912	472	48,384	15,563	16,710	(1,147)
Housing	17,269	19,104	(1,845)	17,260	(9)	1,247	(1,256)
Economy	5,331	9,465	2,177	11,642	6,311	5,792	520
Your Council-Service	8,496	12,386	(809)	11,576	3,080	3,652	(572)
Your Council-Corporate	26,496	(14,325)	29,076	14,751	(11,745)	2,006	(13,751)
Assumed C19 Grants						(34,700)	34,700
General Fund - Priorities	242,157	237,146	30,764	267,910	25,753	8,160	17,593
External Finance	(242,292)	(268,104)	0	(268,104)	(25,812)	32	(25,844)
General Revenue Total	(135)	(30,957)	30,764	(193)	(58)	8,192	(8,250)
DSG	0	6,832	(6,832)				
HRA	0	(13,872)	13,872				
Haringey Total	(135)	(37,998)	37,804				

n.b. The HRA position above details the revenue outturn and revenue transfers to reserves only. Further transfers are made from the HRA reserve to finance capital expenditure as detailed in Appendix 4.

The DSG figure presented above details the outturn of the Council's discharge of the 4 expenditure blocks, this does not include individual school outturn positions, are as detailed in Appendix 4, and included in the Your Council Corporate line in the above table.

- 6.2. The overall variance against the Qtr3 variance shown above in the General Fund is largely due to the non-utilisation of the Corporate Contingency (£8m).

A significant amount of the £30.764m net transfer from the General Fund to reserves in Table 1a above relates to S31 grants received during the year from Government to compensate the Council for the impact of the expanded retail and nursery business rate reliefs as part of the National response to C19. There are further sums in relation to the Tax Income Guarantee (TIG) which is further support from Government to help offset some of the wider business rates losses incurred due to the pandemic. These grants form the majority of the £20m proposed to be transferred to a new Collection Fund Smoothing reserve (see Section 10 on Reserves), which will be needed to be drawn down in future years (mainly 2021/22) to offset Collection Fund deficits impacting on the GF.

The other reserve transfers which will increase resilience of the Council, so important given the scale of future years budget gaps as detailed in the last MTFS report, the have mainly been achievable by the non-utilisation of the budgeted contingency due to the eventual government emergency funding levels. More detail is provided in section 10 with expected reserve balances at 31 March 2021 set out in Appendix 4. The £6.8m transfer of the DSG deficit to reserves is also discussed in more detail in Section 7 of the report.

The Revised Outturn to Budget Variance is analysed in Table 1b below to show the breakdown between Covid19 and non-Covid impact.

Table 1b – Revised Outturn to Budget Variance: Covid and Non-Covid

Priority	Non Covid Pressure/ (Reductions)	Covid Challenges	Covid - non Savings Delivery	Total Covid Pressures	Revised Outturn to Budget Variance
	£'000	£'000	£'000	£'000	£'000
People - Childrens	3,332	3,624	1,552	5,176	8,508
People - Adults	(3,734)	5,766	2,013	7,779	4,045
Place	160	13,521	1,881	15,403	15,563
Housing	(2,223)	1,688	526	2,214	(9)
Economy	1,691	4,210	410	4,620	6,311
Your Council-Service	(947)	2,977	1,050	4,027	3,080
Your Council-Corporate	(11,848)	103	0	103	(11,745)
General Fund - Priorities	(13,570)	31,891	7,432	39,323	25,753
External Finance	(25,812)	0	0	0	(25,812)
General Revenue Total	(39,381)	31,891	7,432	39,323	(58)

- 6.3 The **base budget** service pressure at Qtr3 was forecast at £4.5m (£5.92m Qtr2) and the Qtr3 report was clear that any residual pressure to be covered by the utilisation of the budget contingency. At Year End this figure had reduced to a small underspend of £0.1m after planned transfers to/from reserves. Comments on the underlying reasons for the variances within Priorities is set out in the sections below.

The largest base budget pressure was seen within the Children's priority which is a mixture of pre-C19 pressures such as increased demand, complexity and placement costs.

It should be noted that a review of the final agreed savings delivery position is underway in order to assess any implications on the savings expectations in 2021/22.

6.4 **Priority: People -Children; overspend of £8.508m**

The People-Children's priority is reporting a spend of £72.18m against an approved budget of £63.7m resulting in an overspend of £8.5m. This is a £1.57m adverse movement on the position reported in Q3. The main drivers of the budget variance are set out below.

6.4.1 Children's Safeguarding and Social Care (£6.3m overspend):

The main pressure remains in the Children in Care and Care Leavers services with an overspend of £3.9m due to the number and, more importantly, the complexity of placements. This has been further exacerbated by an overspend of £0.5m in the Children's Respite service mainly relating to placements in the Disabled Children's service. There are also further pressures in the Child Protection and Children in Need of Support services (£1.27m) primarily a result of the response to the COVID-19 pandemic. Across Safeguarding and Social

care, the impact of the pandemic is estimated at £3.92m in additional spend and delayed savings programmes.

6.4.2 Prevention and Early Intervention (£1.3m overspend):

The majority (£0.89m) of this is due to the SEND provision and the associated transport costs. There is further pressure from Children Centres arising from unachieved income targets.

6.4.3 This reported position also includes a provision of £0.8m against the risk of some debts and income not being realised.

6.5.1 **Priority: People – Adults and Public Health; Overspend £3.8m**

Adults & Public Health has spent £91.8m against an approved budget of £88.0m resulting in an overspend of £3.8m at year end (£6.5m at Q3). It should be noted that without the increase in bad debt provision (see below) this priority would have been almost on budget.

6.5.2 Adult Social Care has a favourable outturn variance of £0.2m despite experiencing additional pressures of £3.3m from COVID-19 related expenditure and £2.0m savings slippage which have been reprofiled into latter years. The service has managed to control spend and secure additional funding through specific COVID-19 grants and recharges to CCG which has offset the unforeseen COVID-19 related expenditure. Savings have been delivered across all major service areas reaching 82% of target.

COVID-19 has caused major disruptions and pressures on both the Council and residents. The ability of social care clients contributing to their care needs has greatly diminished. It is expected that the level of write-offs and bad debts will increase and therefore it is prudent to increase bad debt provisions by £3.6m. As a result, the overall outturn variance is £3.4m (£4.7m at Q3). This represents a favourable movement of £1.3m which is mainly attributable to increased COVID-19 funding.

6.5.3 Adults Commissioning has an adverse variance of £0.4m (£1.5m at Q3) which is comprised of additional support to voluntary and community sector (VCS) and additional brokerage expenditure to deliver client contribution income. This is a favourable movement compared to Q3 position and is largely due to greater than expected levels of COVID-19 grant funding for Connected Communities.

6.5.4 Adults Public Health has spent to budget with additional COVID-19 related expenditure being met by specific government grants.

6.6 **Priority: Place - Over budget £15.563m (Q3 £16.710m)**

6.6.1 Place Priority is showing an improved position of £1.147m over the forecast presented in Qtr3. This is due to base budget pressure improvement of £0.468m, and an improvement in pressures from COVID of £0.679m (these figures include increased provisions for bad debts of £1.6m).

- 6.6.2 Parking & Highways income position has been significantly improved due to the impact from the third lockdown not being as severe as forecast; partially off-set by increase in Bad Debt Provision for PCN's.
- 6.6.3 Community Safety, Waste & Enforcement overspend position has improved mainly from underspend on excess death expenditure, additional Contain Outbreak Management Fund Grant in Enforcement, improved regulatory services income, and an improvement in waste due to refund from NLWA for non-household waste tonnage levy and improvement on external waste income, SPI & recharges.
- 6.6.4 E&N Management & Support overspend position has worsened due to increase in Bad Debt Provision for Sundry Debtors across Environment & Neighbourhoods.
- 6.6.5 Parks & Leisure overspend position has improved due to additional Contain Outbreak Management Funding Grant.
- 6.6.6 Soft FM overspend position has improved due to the reduction/mitigation to the impact of security and cleaning from COVID/base budget pressures.
- 6.7 **Priority: Economy – Overspend of £6.311m (Q3 £5.792m)**
- 6.7.1 The Economy 2020-21 Outturn position represents a movement of £0.520m from Qtr3.
- 6.7.2 This movement is due to the £1.5m transfer of unapplied Estate Regeneration Programme grant to reserves to call on in future years offset by an improvement in the Planning and Building service of £0.664m and the Regeneration and Economic Development service of £0.199m.
- 6.7.3 The Development control and Building Control Fees and Charges income has considerably improved from the impact of Covid-19 impact in the last quarter of the year due to increase in number of applications.
- 6.7.4 The Regeneration and Economic Development fee income has also increased for the delivery of Capital Projects after suffering from COVID-19 impact.
- 6.7.5 Capital Projects and Property improved their forecast position due to an improved commercial property income of £0.287m due to payment plans agreed with the tenants offsetting reduced VCS income of £0.296m. The Organisational Resilience function's outturn improved by £0.392m due to project delays on certain works due to the need to undertake stock condition survey's corporate buildings which has been offset by a contribution to reserves of £1m.

6.8 **Priority: Housing General Fund (GF) and the HRA**

Housing (GF) - Under budget £0.009m (Q3 Over budget £1.247m)

- 6.8.1 The Housing Priority forecasts a net favourable variance of £9k which represents a £1.256m reduction from quarter3 forecast. Within the end of year outturn is a year-end drawdown from the Flexible Homelessness Support Grant (FHSG) reserve, in respect of the Temporary accommodation – Homelessness service to fully mitigate operational spend pressures. There are underlying underspends within both the housing commissioning and environment & neighbourhoods service areas. During the financial year there have been housing commissioning service budget pressures in the rough sleeping area due to COVID which have been offset by a Contain Outbreak Management Fund (COMF) COVID-19 grant. The Temporary Accommodation (TA) overspend, included £0.526m undeliverable savings due to COVID, fully offset by Flexible Homelessness Support Grant (FHSG).
- 6.8.2 There are initiatives in place to both reduce costs and TA demand. While these initiatives have commenced, some, such as CBS and Capital Letters have slowed down due to COVID.

Housing (HRA) - Under budget £2.2m (Q3 Over Budget £4.2m)

- 6.8.3 The HRA end of year outturn is indicating a £2.2m favourable underspend, this is showing a £6.4m movement in variance from the Q3 position. This is mainly due to £5.7m lower than anticipated capital financing costs, as a result of reduced borrowing costs on the HRA capital programme. There is also a favourable £0.7m aggregate movement due to cost reduction.
- 6.8.4 There has also been an improved performance in the rental income collection rate from 96% to 98%. The actual collection over the months during the financial year has steadily improved – reducing the forecast impact of COVID on rent collection. To date the government has not notified local authorities of any support from Government to mitigate rent loss or any other covid impacts on HRAs.
- 6.8.5 The HRA draft outturn figure includes c£14m to be transferred to the HRA reserve, which in conjunction with a £5.6m reduced revenue contribution to capital, allows the HRA reserve to be restored to £14m at year end.

6.9 Priority: Your Council Service – Over budget £3.1m (Q3 £3.7m)

- 6.9.1 The Your Council-Service budgets had an overspend of £3.1m, an improvement of £0.6m on the Q3 projections due to the application of the Covid Contain Outbreak Management Funding to cover Communications spend and increased Legal Services internal recharge income.

6.10 Priority: Your Council Corporate & C19 Grants– Under budget £11.8m (Q3 under budget £32.6m)

- 6.10.1 The Your Council – Corporate outturn variance to budget is showing an underspend of £11.8m which is predominately due to the corporate contingency not required to be utilised.

6.10.2 The movement of £21m between Qtr3 and the outturn is due to the transfer of collection fund related sums to reserves.

6.11 External Finance – Under budget £25.8m (Q3 Nil variance)

6.11.1 The majority of the underspend at year end relates to the S31 grant received from Government during the year to compensate the Council for the impact of the expanded retail and nursery reliefs as part of the National response to C19. There are further sums in relation to the Tax Income Guarantee (TIG) which is further support from Government to help offset some of the wider business rates losses incurred due to the pandemic. These funds will largely need to be drawn down in future years and have been moved into the Collection Fund Smoothing reserve.

7. Dedicated Schools Grant (DSG)

7.1. The DSG is broken down into four funding blocks: Schools, Central, Early Years and High Needs. The overall spend on DSG was £199.69m against budgeted spend of £192.88m resulting in an in year overspend of £6.80m for 2020-21. This is an adverse movement of £0.25M on the Qtr 3 forecast of £6.55M overspend.

7.2 The Schools block distributes budget to maintained schools in line with the APT allocations. There is a small underspend of £9k in the growth fund that must be retained for Schools and not applied against the deficit.

7.3 The Early Years block position has closed at breakeven for 2020-21. Covid-19 has impacted the funding of early years. Where normally the January census numbers would be applied in paying providers, in recognition of this extraordinary year there is need to alter funding arrangements. The final allocation repayment will be based on an early year's setting achieving at least 85% attendance when compared to their 2019-20 January census. The ESFA will confirm the final 2020-21 allocation in November 2021.

7.4 The High Needs block overspent by £6.9m (Qtr3 £6.49m) and is driven by continued increases in take up of places in day schools, special schools and post 16 settings. This is coupled with an increase in the average cost per placement as well as increased number of clients in high cost out of borough placements.

7.5 The Central Block is reported as breaking even. Unlike the other blocks in the DSG any surpluses in the Central Block are directly held by the LA to be used for retained duties.

7.6 The impact of the 2020/21 outturn is reflected in the movement on the DSG Reserve in the table below.

Table 2 – DSG Reserve

Blocks	Opening DSG at 01/04/20	Schools Forum agreed trf between blocks	Outturn Variance	Year End Drawdown Request	Closing Balance
	£(m)	£(m)	£(m)	£(m)	£(m)
Schools Block	0.00	0.00	0.00	0.00	0.00
Central Block	(0.01)	0.00	0.09	0.00	0.08
High Needs Block	(10.07)	0.00	(6.90)	0.00	(16.97)
Early Years Block	(0.11)	0.00	0.00	0.00	(0.11)
Total	(10.19)	0.00	(6.81)	0.00	(17.00)

*** Surplus balances are represented in the positive and deficits in the negative**

- 7.7 DSG deficits cannot be covered from general funds without government approval, even if the Council's overall financial position was able to sustain this. The growth in the negative reserve is therefore the extent of the 2020/21 overspend added to the existing deficit, producing a cumulative deficit of £17.0m.
- 7.8 This is a national issue with more authorities declaring overspends in DSG directly attributable to pressure on High Needs Block spend resulting in growing deficit balances year on year. The DSG pressures are likely to continue into 2021/22 despite growth of £4.35m in the 2021/22 initial High Needs Block allocation for Haringey. Haringey is meeting the ESFA to review our Deficit Recovery Plan and to start discussions as to how the council might receive additional financial support to redress its DSG deficit. Continued reporting to School Forum and all stakeholders will be required. The much-anticipated SEND Review will have a bearing on the strategies to take in recovering any deficit.

8. Collection Fund – Council Tax & Business Rates

- 8.1 The Council has a statutory obligation to maintain a separate ring-fenced account for the collection of council tax and business rates. The Collection Fund is designed to be self-balancing and therefore an estimate of any accumulated surplus or deficit is made each year and factored into the following year's tax requirement. The actual benefit or burden of any in-year variance is received or borne by taxpayers in the following year.
- 8.2 The C19 pandemic has had a significant impact on tax revenue receipts and arrears collection during 2020/21. This was recognised by Government who provided a number of interventions to residents and businesses foremost being:
- Hardship Fund – largely to provide relief to individual council taxpayers, alongside existing working age local council tax support schemes;
 - Increased reliefs – particularly for retail, leisure and hospitality (with local authorities reimbursed by Section 31 grants);
 - Grants to local businesses

- 8.3 Government also introduced support and legislative changes aimed at reducing the impact on council managed Collection Funds of reduced collection rates during 2020/21 including the collection of arrears. These include:
- Recovering deficits across 3 years – to mitigate the impact on any one year;
 - Tax Income Guarantee (TIG) scheme -providing 75% compensation for certain losses (Haringey will only be eligible for business rates TIG)
- 8.4 Haringey participated in a pan-London business rate pool pilot for 2018/19 & 2019/20 which generated c. £9m additional resources for the borough. Government decided to cease the pilot in London from 2020/21 however, modelling undertaken by London Councils indicated that a non-pilot pool of all London authorities including the GLA would still produce a net financial benefit (c.£25.4m in 2020/21) as well as the wider strategic benefits. The financial benefit arises from the pool **overall** paying less in levy than the London tariff authorities would have paid individually. It was recognised that there are risks attached to pooling and these were also robustly assessed before the decision to participate was taken and were deemed very low.
- 8.5 However, the impact of the pandemic on in-year and arrears collection rates has been significant across London as a whole which has not been fully compensated by the government support outlined in 8.3 above.
- 8.6 The position has been exacerbated by concerns that some sectors might submit material change of circumstances (MCC) claims against their 2020/21 (and potentially 2021/22) ratings. The government has sought to mitigate this by (a) introducing legislation to clarify that COVID-19 and the Government’s response to it is not an appropriate use of Material Change of Circumstance provisions” and (b) introducing an additional £1.5bn of reliefs. However, as the legislation has yet to be passed, some councils, including Haringey, are prudently creating provisions against potential claims. In doing so it will reduce any total levy payable by the pool and minimises the extent to which Haringey’s GF may have to contribute to pool losses overall although this risk is not completely negated.
- 8.7 It is anticipated that the position with business rates and the London pool will change following future government announcements and the audit of all borough accounts.

Council Tax

- 8.2 The in-year collection rate for 2020/21 was 94.20% against a target of 96.5% a shortfall of 2.3%. The main reason for the shortfall was the impact of the C19 pandemic. The Council tax surplus/deficit is distributed between the Council (80.5%) and its preceptor the GLA (19.5%) based on respective shares. Despite the C19 effects, there is still a small, estimated surplus for 2020/21. Haringey’s share of this is £0.8m which compares to an actual surplus in 2019/20 of £7.16m. The latter is recognised in the 2020/21 outturn figures whilst the 2020/21 actual surplus will be paid out in 2021/22.

Business Rates

- 8.3 The in-year collection rate for 2020/21 was 82.7% against a target of 98% a shortfall of 15.2%. The main reason for the shortfall against target is a reduction in collection due to Covid-19 pandemic. In 2019/20 the Council was part of the London BRR Pool Pilot where the pool retained 75% of business

rates collected that year. For 2020/21, the Government reverted back to the 67% retention scheme (which was a partial pilot, reflecting the incremental impact of the rolling in of the Greater London Authority's (GLA) Revenue Support Grant (RSG) and the Transport for London investment grant). LB Haringey receives 30% and the GLA receives 37%, the remaining 33% goes to central government.

- 8.4 There is an estimated deficit for 2020/21. Haringey's share of this is £14.56m which compares to an actual surplus of £3.99m in 2019/20. The latter is recognised in the 2020/21 outturn figures whilst the 2020/21 actual deficit will be recognised in the 2021/22. It should be noted that £14.4m of S31 reliefs form the major part of the transfers to the Collection Fund Smoothing reserve as part of the accounts closure process and this will be released in 2021/22 to offset the majority of the estimated 2020/21 deficit.

9. Capital Programme Outturn

- 9.1 The overall capital budget can and does change from that agreed by Council at its budget setting meeting to the outturn budget. A range of factors contribute to this movement: the incorporation of the previous year's brought forwards into the budget, new grants being received mid-year, and live budgeting which realigns resources in the light of scheme progress.
- 9.2 The approved capital programme is composed of schemes that have varying levels of predictability to their spend profiles. Capital maintenance programmes such as borough roads, street lighting, and the disabled facilities grant works have a rhythm and regularity to them that makes forecasting the outturn accurately a relatively easy process.
- 9.3 Construction schemes are less predictable as they have many individual interdependent components, each of which can be impacted by external factors that can prolong the delivery process beyond that envisaged at the start. There can be extensive stakeholder engagement which can result in amendments to the original concept which in turn can impact on the design and design timescales; sometimes schemes require planning permission that can entail scheme design or delivery changes; the tendering processes may not deliver a contractor on time or an acceptable price due to market conditions; and the actual construction timetable itself is subject to external events such as the weather. Even more significant to the above factors, the pandemic has made the delivery of capital schemes very challenging as: surveys have been delayed/cancelled, construction companies have grappled with staff shortages, materials shortages, and revised operating procedures due to social distancing requirements.
- 9.4 In addition, there are some schemes within the capital programme that rely on third parties completing tasks or agreeing to actions over which the Council has limited or no control.
- 9.5 The table below shows the movement in the approved capital programme from the revised budget at quarter 1 to the final quarter 4 budget. The provisional

outturn position is also shown, and a variance calculated by comparing the quarter 4 budget with the provisional outturn.

Table 3 – Approved Capital Programme

Priority	2020/21 Revised Budget QTR.1	2020/21 Revised Budget QTR.2	2020/21 Revised Budget QTR.3	2020/21 Revised Budget QTR.4	2020/21 Final Outturn	Variance Btw Outturn & Revised Budget QTR.4
	(£'000)	(£'000)	(£'000)	(£'000)	(£'000)	(£'000)
People - Children's	31,235	31,235	33,157	33,074	13,066	(20,007)
People - Adults	17,863	17,863	18,181	18,181	3,755	(14,426)
Place - Safe & Sustainable Places	44,068	44,388	48,228	49,416	30,173	(19,243)
Economy - Growth & Employment	152,214	116,536	117,671	117,625	21,210	(96,415)
Housing (GF) Homes & Communities	10,698	10,698	10,698	10,698	0	(10,698)
Your Council	34,767	34,425	27,718	27,718	7,351	(20,367)
Total GF Capital Budget	290,845	255,145	255,652	256,711	75,555	(181,156)
Housing (HRA) Housing Revenue Account	287,136	287,136	287,136	287,136	104,244	(182,892)
Total Capital Budget =	577,981	542,281	542,788	543,847	179,800	(364,047)

9.6 Appendix 3 provides a scheme level analysis of the outturn versus the quarter 4 budget position. The appendix also sets out the requested carry forwards from service areas with reasons supporting the request. The following paragraphs provide a high-level commentary on each service area.

- The overall Children's Services variance of £20.0m, or 60% arises through delays to the preparation of project briefs. This in part due to the volume of briefs required and the difficulty in not being able to obtain appropriate resources to project manage the process. The pandemic also had a negative impact on the programme by elongating preparatory works such as surveys. However, a number of significant projects are nearing the final stages of procurement and the projected spend for 2021/22 will be significantly higher. In addition, the corporate landlord works programme is continuing to ensure that immediate issues that may impact on schools, such a boiler replacement, are averted.

- The Adults Services variance of £14.4m, or 79%, has a number of elements. These are delays to the Supported Living schemes. These budgets were allowances placed in the capital programme to facilitate service flexibility to be able to respond to opportunities as they arose during the year which were limited. There were limited opportunities, so the budget underperformed. There is an underspend on the disabled facilities grant due to difficulties in accessing clients premises due to Covid but the grant funding for these works is being carried forward. Both the Canning Crescent and OGNH projects are progressing, and the cash flows are being reviewed to more closely align with expected scheme progress.
 - The Place capital programme has a variance of £19.2m, or 39%. The most significant ones are Marsh Lane where the project was delayed whilst the site was used for other purposes, Parkland Walk Bridges which has been delayed for a variety of reasons including negotiations with statutory undertaker and the Libraries upgrade project has been delayed.
 - Economy's capital programme has a variance of £96.4m, or 83%. The Economy capital programme has a number of framework budgets that are included in the programme to enable the Council to react quickly to opportunities. As such it is to be expected that there will be significant variances compared to budgets if there is no activity. The budgets concerned are the strategic acquisitions budget, the headlease acquisitions budget and the HRW budget. In total these budget account £70m of the reported variance. The residual variances are on a range of projects as set out in the appendix. Some of the projects are grant funded and the resources need to be carried forward to comply with the grant conditions, some are jointly funded by the Council and grants so they too should be carried forward.
 - The Housing GF has not needed to spend from its framework budgets in 2020/21. Within this area the budgets are similar to Economy in that they are they to enable the Council to respond. The CPO budget and the Wholly Owned Company budgets fall into that category. It is not proposed to carry forward the budget for 54 Muswell Hill as the scheme is not proceeding in the manner which was originally envisaged. The NHS is now fitting the property out for use as a GP surgery rather than the Council. The NHHG scheme at 4 Ashley Road is now not proceeding.
 - The Housing HRA capital programmes reported underspends in all the capital works strands. This is mainly because of the long period of lockdown due to COVID-19.
- 9.7 The Your Council budget has a range of ICT budgets that have variance, but there are detailed plans in place for utilisation of the budgets post Covid.
- 9.8 Of the total variance of £181.156m, £176.3m has been requested to be carried forward as detailed in Appendix 3.
- Capital Programme Financing Outturn**
- 9.9 Capital expenditure is financed through a variety of sources: grants from central government, grants & contributions from the GLA, contributions from developers

(S106 and S278), applying capital receipts, utilising revenue reserves, and borrowing.

- 9.10 In terms of its impact on the Council's resources, undertaking borrowing to finance expenditure impacts the revenue budget when the Council is required to borrow to finance the expenditure and this revenue expenditure is known as the capital financing costs. For the General Fund, capital financing costs are composed to two elements: interest payable on loans and the statutory minimum revenue provision (MRP). The HRA is not required to make an equivalent of MRP but does pay interest.
- 9.11 When setting the capital programme an estimate is made of both elements of the capital financing charge based on the budgeted in-year capital spend, and budgetary provision is made accordingly. Should the level of budgeted in-year capital spend not be achieved this will impact on the actual level of capital financing costs incurred.
- 9.12 The General Fund capital programme and the HRA capital programme are funded differently so they have been separated out in the following table.

Table 4 – Source Capital Funding

Source of Funding	2020/21 Revised Budget (£'000)	2020/21 Actual (£'000)	2020/21 Variance (£'000)
General Fund Funding			
External	47,266	16,086	(31,180)
LBH - Borrowing	104,626	44,353	(60,273)
LBH - Self-Financing	102,796	14,922	(87,874)
LBH - Capital Receipt	2,023	194	(1,829)
	256,711	75,555	(181,156)
HRA Funding			
Grants (GLA Bid)	1,400	9,072	7,672
Major Repairs Reserves	20,097	19,334	(763)
Revenue Contributions	11,596	7,582	(4,014)
RTB Capital Receipts	9,668	4,393	(5,278)
Leaseholder Contributions to Major Works	6,084	4,986	(1,098)
Borrowing	238,291	58,026	(180,265)
	287,136	104,244	(182,892)
Overall Total	543,847	179,800	(364,047)

Flexible Use of Capital Receipts Outturn

- 9.13 Normally capital receipts generated through the disposal of General Fund assets can only be used to fund prescribed expenditure, such as new capital expenditure or debt repayment. In 2016 the Government changed the regulations so that councils can use General Fund capital receipts flexibly (this flexibility do not apply to right to buy receipts). This flexibility is allowed if the

council has a strategy for their use. The council at its budget setting meeting in February 2020 set a strategy for the flexible use of capital receipts. The following table compares the budgeted position on the flexible use of capital receipts and compares that to the actual position. It can be seen that the Council generated more capital receipts than budgeted for in 2020/21 and spent less than budgeted. The increased receipts were due to the repayment of debt by Fusion when they surrendered the lease at the New River sports ground.

The higher than anticipated carry forward of capital receipts is beneficial given that capital receipts budgeted for in 2021/22 may not be fully received in that financial year.

Table 5 – Use of Capital Receipts

	Budgeted 2020/21	Actual 2020/21
	£m	£m
Balance brought forward	10.653	10.653
Capital Receipts in year	1.000	3.446
Total	11.653	14.099
Use of capital receipts	9.017	4.938
Balance carried forward	2.636	9.161

10. Debt Write-Off

- 10.1 All Council debt is considered recoverable, and the Corporate Debt Recovery Team will make every necessary effort to collect charges due to the Council. However, there are some circumstances when it is appropriate to write off a debt once all forms of recovery action have been exhausted.
- 10.2 Appendix 6 summarises the sums (£1m) approved for write off by the Director of Finance under his delegated authority. These have been adequately provided for in the Council's Bad Debt Provision.

11. Provisions

- 11.1 One of the key features of the 2020/21 financial year has been the impact of C19 on the income streams of the authority. Coupled with the need to respond to some recommendations of our external auditors on the existing levels of our bad debt provisions, the outturn position includes an overall addition of £8.9m charged to the GF in 2020/21 mostly funded by C19 government support. A further £21m has been charged in relation to the Business Rates and Council Tax, within the Collection Fund. These amounts are held on our balance sheets as provisions against the eventual non-collection of such debts and it will not be for some time as to when we know the eventual requirement.

12. Reserves

- 12.1 The Council holds an un-earmarked General Fund reserve. It also has a number of other earmarked reserves, which are set aside to provide contingency against unplanned events, fund one-off planned expenditure and help smooth uneven spend patterns. The Council is required to annually review the adequacy of its' reserves which it did in March as part of the 2021/26 Budget and MTFs report. That report confirmed the maintenance of a General Fund unearmarked reserve of circa £15.8m. As described in Section 1, this has been achieved at the close of 2020/21.
- 12.2 As highlighted in section 7.0, the pressure against the agreed High Needs Block funding continued this financial year and led to an overall overspend of £6.8m. Statute requires that Council's do not meet DSG overspends from General Fund (GF) resources and therefore, this balance has been taken, as a negative balance, to reserves. Authorities are now required to show the DSG balance (surplus/deficit) separately to enhance transparency of reporting. Therefore, a new 'DSG Deficit Balance reserve' has been created and, as at 31/3/2021, shows a balance of £17.0m which is made up of the 2020/21 deficit (£6.8) plus the brought forward deficits from 2018/19 and 2019/20 (£10.2m). This balance will be designated as unusable in the Statement of Accounts.
- 12.3 The impact of the C19 pandemic has had a significant financial impact on the authority's financial position and this extends to the balance sheet. The 2020/21 opening balance included £8.1m which was the first tranche of C19 un-ringfenced emergency government grant. This was drawn down in full as planned to offset the impact of the Council's response to the pandemic.
- 12.4 The impact of C19 on the Collection Fund has been extensive, not just in terms of losses but also in terms of the profiling of when the impact of government support and arrears hit the Council's GF. This requires some complex accounting treatment. To this end, a new reserve has been created (Collection Fund Smoothing) which has a balance of £20m at year end. This figure is largely made up of S31 grant received from Government during the year to compensate the Council for the impact of the expanded retail and nursery reliefs as part of the National response to C19. There are further sums in relation to the Tax Income Guarantee (TIG) which is further support from Government to help offset some of the wider business rates losses incurred due to the pandemic. This government compensation must be recognised under accounting rules in the 2020/21 financial year. However, this grant funding is provided to offset collection fund losses from the pandemic that will impact on Council budgets in the 2021/22 and 2022/23 financial years. These sums should therefore be viewed as receipts in advance as they will be drawn down in future years, although the accounting regulations do not formally recognise them as such. The Collection Fund Smoothing reserve may also be required if it does materialise that the Council has to make a contribution to the London Pool owing to capital wide losses of business rates due to pandemic.
- 12.5 An assessment of the Council's insurance position has highlighted the need to augment the Insurance reserve, which will bring it back to the level held in previous years. Transfers to service reserves have been made where there is an evidenced case for unspent monies to be needed to fulfil intentions. Additions have been made to the Transformation reserve which will be directed to support the required medium term service transformation agenda.

Maintaining the level of this reserve helps manage the risks associated with the future level of flexible capital receipts. These increases have been made possible due to the improved final draft outturn position including non-utilisation of the corporate contingency budget.

- 12.6 The £8.8m 2019/20 Collection Fund surplus (highlighted in last year's Outturn report) has been transferred to reserves as planned. £1.7m of this will be required to balance the 2021/22 budget (as agreed by Full Council in March).
- 12.7 A summary of the purpose of each reserve along with all the proposed in year movements to/from all reserves and resultant estimated closing position at 31/03/2021 is shown in Appendix 4. These are not expected to change materially however, the reserve position will not be final until the completion of the 2020/21 accounts audit.
- 12.8 While the overall earmarked position on the GF increases significantly from £84.4m at the close of 2019/20 to £115.2m for 2020/21, it should be noted that £20.2m of this increase is attributed towards the creation of a Collection fund smoothing reserve to offset the expected drop in income from the Council's collection funds in future years (described above); a further £10.4m is attributable to the Strategic Budget Planning reserve. Excluding these items, the reserve balances between the years remains relatively constant.

13 **Contribution to strategic outcomes**

- 13.1 Adherence to strong and effective financial management will enable the Council to deliver all of its stated objectives and priorities.

14 **Statutory Officers comments**

14.1 **Finance**

There are no further Chief Finance Officer (CFO) comments or finance implications arising from this report. All related finance issues have been highlighted within the body of the report, as this is a report of the CFO.

The impact of C19 on Council budgets for 2021/22 and beyond are difficult to quantify with certainty. The 2021/22 Budget approved by Council in March assumed that Government funding would continue to offset the direct C19 costs however, it is likely that there will be on-going legacy impacts of the pandemic which will need to be tracked very closely.

14.2 **Strategic Procurement**

Strategic Procurement notes the contents of this report and will continue to work with services to enable cost reductions.

14.3 **Legal**

The Head of Legal & Governance has been consulted in the preparation of this report and makes the following comments.

Pursuant to Section 28 of the Local Government Act 2003, the Council is under a statutory duty to monitor during the financial year its expenditure and income against the budget calculations. If the monitoring establishes that the budgetary

situation has deteriorated, the Council must take such action as it considers necessary to deal with the situation. This could include, as set out in the report, action to reduce spending in the rest of the year.

The Council must act reasonably and in accordance with its statutory duties and responsibilities when taking the necessary action to reduce the overspend.

The Cabinet is responsible for approving virements in excess of certain limits as laid down in the Financial Regulations at Part 4 Section I, and within the Executive's financial management functions at Part 3 Section C, of the Constitution.

14.4 **Equality**

The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not.

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

This report sets out the provisional outturn for 2020/21 for the General Fund, HRA, DSG and the Capital Programme compared to budget. It provides explanations of significant under/overspends and also includes proposed transfers to/from reserves, revenue and capital carry forward requests and any budget virements or adjustments. The recommendations in the report are not anticipated to have a negative impact on any groups with protected characteristics. In addition to this the Councils saving programme is subject to an equality assessment, which acts to mitigate against any potential impacts for those living and working in the Borough.

15 **Use of Appendices**

- Appendix 1 – Revenue Directorate Level Outturn
- Appendix 2 – HRA Outturn
- Appendix 3 – Capital Carry Forwards
- Appendix 4 – Appropriations to / from Reserves
- Appendix 5 - Budget Virements
- Appendix 6 – Debt Write-Off

16 **Local Government (Access to Information) Act 1985**

16.1 The following background papers were used in the preparation of this report:

- Budget management papers
- Medium Term Financial Planning Reports

16.2 For access to the background papers or any further information please contact Frances Palopoli– Head of Corporate Financial Strategy & Monitoring.

Directorate Level Outturn 2020/21

Appendix 1

PRIORITY	Revised 2020/21 Budget Less	Outturn Less Depreciation	Outturn to Budget Variance(excl reserves)	Q3 (P9 Forecast to Budget Variance)	Movement in Forecast Variance
PEOPLE : CHILDREN'S	63,679,444	71,857,578	8,178,134	6,940,465	1,237,669
PEO_CY_CH.PR Childrens	51,238,150	59,050,326	7,812,176	6,788,542	1,023,633
PEO_CY_COM.PR Children's Commissioning	3,143,590	3,362,131	218,541	126,261	92,280
PEO_CY_PH.PR Children's Public Health	6,004,400	6,173,977	169,577	-900	170,477
PEO_CY_SL.PR Schools & Learning	3,293,304	3,271,145	-22,159	26,562	-48,721
PEOPLE : ADULTS	88,064,694	90,285,709	2,221,015	6,512,716	-4,291,701
PEO_AS_ASC.PR Adults Social Care	71,857,063	74,355,777	2,498,708	4,944,257	-2,445,549
PEO_AS_COM.PR Adults Commissioning	4,648,350	5,043,341	395,591	1,515,170	-1,119,580
PEO_AS_PH.PR Adults Public Health	11,559,275	10,885,992	-673,283	53,289	-726,572
PLACE	32,821,463	47,911,707	15,090,244	16,709,645	-1,619,401
PLA_COM.PR Environment & Neighbourhood	25,366,996	39,970,627	14,603,631	16,113,377	-1,509,747
PLA_COMSIN.PR Commissioning (Culture Museum & Archives)	5,699,467	5,661,430	-38,037	96,268	-134,305
PLA_CFO.PR Chief Finance Officer (Alexandra Palace)	1,755,000	2,279,650	524,650	500,000	24,650
ECONOMY	5,330,700	9,464,852	4,134,152	5,791,597	-1,657,445
ECC_PROD.PR Housing Regeneration & Planning	181,295	195,812	14,517	-8,825	23,342
ECC_HSEGWT.PR Housing	153,700	55,391	-98,309	0	-98,309
ECC_PLAN.PR Planning Building Standards	2,129,702	3,282,277	1,152,575	1,816,879	-664,304
ECC_PCP.PR Property & Capital Projects	-1,423,287	1,491,208	2,914,495	3,624,543	-710,048
ECC_REGEN.PR Regeneration & Economic	4,289,290	4,440,164	150,874	359,000	-208,126
HOUSING	17,269,065	19,104,297	1,835,232	1,247,091	588,141
AH03.PR Housing Demand	9,159,203	13,446,298	4,287,095	4,523,025	-235,930
AH05.PR Housing Commissioned Services	-937,704	-2,938,985	-2,001,281	-4,523,025	2,521,744
HOU_COMSIN.PR Commissioning	8,585,374	8,397,357	-188,017	1,233,351	-1,421,368
HOU_DEN.PR Environment & Neighbourhood	462,192	199,627	-262,565	13,740	-276,305
YOUR COUNCIL	34,991,880	30,836,280	-4,155,600	5,658,321	-9,813,920
COU_CFO.PR Chief Finance Officer	26,693,637	20,499,495	-6,194,142	2,461,842	-8,655,985
COU_CG.PR Corporate Governance	2,559,690	2,257,688	-302,002	212,000	-514,002
COU_CE.PR Chief Executive	296,050	289,541	-6,509	0	-6,509
COU_SCD.PR Strategy & Communication	172,955	-316,434	-489,389	-33,826	-455,564
COU_CCS.PR Corporate & Customer Services	5,482,456	7,342,797	1,860,341	2,149,685	-289,344
COU_HR.PR Human Resources	-221,639	-39,117	182,522	-69,295	250,817
COU_IT.PR IT Digital Services	236,343	380,937	144,594	287,987	-143,393
COU_TR.PR Transformation & Resources	591,348	840,677	249,329	136,905	112,424
COU_SP.PR Strategic Procurement	-818,960	-419,304	399,656	512,022	-112,366
PRIORITY TOTAL	242,157,246	269,460,423	27,303,177	42,859,835	-15,556,658

2020/21 - Outturn (Q4 v Q3)

Appendix 2

HRA BUDGET 2020/21	2020/21 Revised Budget	End of year Outturn p.14 2020/21 Actual Spend	End of year Outturn p.14 2020/21 Actual Variance	Q3 Forecast Variance	End of Year Outturn v Q3 Variance Movement
	£000's	£000's	£000's	£000's	£000's
UE0721 Managed Services Income					
H39404 Service Charge Income - Hostels	-320	-288	32	0	32
H39002 Rent - Hostels	-1,815	-1,709	107	100	7
H39001 Rent - Dwellings	-82,992	-81,380	1,612	158	1,454
H39101 Rent - Garages	-857	-805	52	44	7
H39102 Rent - Commercial	-753	-678	75	-25	100
H39103 CBS - Lease Rental Income	0	-1,364	-1,364	0	-1,364
H39201 Income - Heating	-615	-618	-3	3	-6
H39202 Income - Light and Power	-1,064	-1,068	-4	-3	-1
H39301 Service Charge Income - Leasehold	-7,378	-7,113	265	228	37
H39401 ServChgInc SuppHousg	-1,495	-1,487	8	9	-2
H39402 Service Charge Income - Concierge	-1,540	-1,436	104	105	0
H39405 Grounds Maintenance	-2,514	-2,503	11	14	-3
H39406 Caretaking	-1,856	-1,859	-3	-1	-2
H39407 Street Sweeping	-2,313	-2,313	0	1	-1
H40102 Water Rates Receivable	-1	0	1	1	1
UE0721 Managed Services Income TOTAL	(105,513)	(104,620)	892	635	258
	£000's	£000's	£000's	£000's	£000's
UE0722 Managed Services Expenditure					
H31300 Housing Management WG	23	51	28	28	-1
H32300 Housing Management NT	28	37	9	10	-1
H33300 Housing Management Hornsey	0	26	26	14	11
H33400 TA Hostels	251	351	100	125	-25
H34000 ST Area Office Manager	0	0	0	0	0
H34100 Estate Services ST	0	0	0	0	0
H34300 Housing Management ST	10	21	11	7	4
H35300 Housing Management BWF	12	4	-8	-8	0
H36300 Rent Accounts	0	10	10	0	10
H36400 Accountancy	0	4	4	0	4
H37210 Under Occupation	170	53	-116	-83	-33
H40001 Repairs - Central Recharges	2	19	17	0	17
H40004 Responsive Repairs - Hostels	385	560	175	284	-109
H40101 Water Rates Payable	31	10	-21	0	-21
H40104 HousMgmtRechg Central	109	201	92	0	92
H40111 Other RentCollection	138	119	-18	0	-18
H40206 HousMgmtRechg Energ	1,123	1,291	168	0	168
H40208 Special Services Cleaning	3,173	3,425	251	129	123
H40209 Special Services Ground Maint	2,065	1,633	-432	0	-432
H40210 Special Services Television Aerials	0	41	41	0	41
H40211 Sp Serv DoorEntrySys	0	5	5	0	5
H40212 HRA Pest Control	295	86	-209	0	-209
H40213 Estate Controlled Parking	145	36	-109	-67	-42
H40303 Supporting People Payments	1,852	1,012	-839	-842	2
H40309 Commercial Property - Expenditure	0	53	53	27	26
H40401 Bad Debt Provision - Dwellings	768	2,726	1,958	3,663	-1,705
H40404 Bad Debt Provision - Leaseholders	19	1,475	1,456	221	1,235
H40405 BAd Debt Provision - Commercial	0	-95	-95	0	-95
H40406 Bad Debt Provisions - Hostels	68	56	-12	-68	56
H40801 HRA- Council Tax	357	574	217	216	1
S14400 Supported Housing Central	289	205	-84	-82	-2
UE0722 Managed Services Expenditure TOTAL	11,312	13,988	2,676	3,574	(898)
	£000's	£000's	£000's	£000's	£000's
UE0731 Retained Services Expenditure					
H25600 Housing Delivery Team	0	96	96	0	96
H38002 Anti Social Behaviour Service	608	590	-18	0	-18
H39601 Interest Receivable	-302	-76	226	0	226
H40112 Corporate democratic Core	598	557	-41	0	-41
H40301 Leasehold Payments	-142	-78	64	0	64
H40305 Landlords Insurance - Tenanted	324	342	18	0	18
H40306 Landlords - NNDR	137	48	-89	0	-89
H40308 Landlords Insurance - Leasehold	1,561	1,440	-121	0	-121
H40501 Capital Financing Costs	16,412	10,760	-5,652	0	-5,652
H40601 Depreciation - Dwellings	20,097	19,334	-763	0	-763
H40805 ALMO HRA Management Fee	39,076	39,144	68	0	68
H40900 Community Benefit Society (CBS)	0	57	57	0	57
H49000 Housing Revenue Account	11,596	11,605	9	0	9
H60002 GF to HRA Recharges	3,233	3,343	110	24	86
H60003 Estate Renewal	0	441	441	0	441
H60004 HIERS/ Regeneration Team	1,002	864	-138	0	-138
H88888 Housing HRA					
UE0731 Retained Services Expenditure TOTAL	94,200	88,467	(5,733)	24	(5,757)
Balance of HRA Account	0	(2,165)	(2,165)	4,233	(6,398)

Scheme Ref. No.	Scheme Name	20/21 Full year Revised Budget (£'000)	20/21 Final Outturn (Draft) (£'000)	20/21 Variance (Underspend) / Overspend (£'000)	20/21 Capital Slippage (C/F) (£'000)	Reason for carry forward request
101	Primary Sch - repairs & maintenance	8,700	4,609	(4,091)	4,091	Contractually Committed Works
102	Primary Sch - mod & enhance (Inc SEN)	12,289	4,889	(7,400)	7,400	Ongoing contractual commitment on incomplete project work for Building Services , Roofs, Windows and external works
103	Primary Sch - new places	379	17	(362)	362	ongoing contractual commitments for incomplete Parkview and Highgate wood bulge works
104	Early years	205	0	(205)	205	Contractually Committed Works
109	Youth Services	400	171	(229)	229	Contractually Committed Works
110	Devolved Sch Capital	510	510	(0)	0	
114	Secondary Sch - mod & enhance (Inc SEN)	7,650	2,403	(5,247)	5,247	ongoing contractual commitment on incomplete project work for Fortismere Secondary School- 6th Form Condition (Urgent works - window repairs /replacement and fire safety works) Gladesmore Secondary School - Removal/Replacement of Temporary Block (Pending options appraisal) Urgent Condition works at Hornsey School for Girls, Highgate Wood Secondary School and Park View Secondary School Strategic Education Sites Masterplan & Options Appraisal for Fortismere Secondary School Hornsey School for Girls Highgate Wood Secondary School Park View Secondary School Gladesmore Secondary School
117	Children Safeguarding & Social Care	495	0	(495)	495	Contractually Committed Works
121	Pendarren House	1,972	441	(1,531)	1,531	ongoing contractual commitments for incomplete Phase 2 works
123	Wood Green Youth Hub	250	25	(225)	225	Delayed project commencement, so reduced spend to date, however this will be accelerated through the next FY.
199	P1 Other (inc Con't & Social care)	223	0	(223)	223	To undertake the Strategic Education Sites Masterplan & Options Appraisal for Bruce Grove Youth Space and Stonecroft Day Nursery
People - Children's		33,074	13,066	(20,007)	20,007	

Scheme Ref. No.	Scheme Name	20/21 Full year Revised Budget (£'000)	20/21 Final Outturn (Draft) (£'000)	20/21 Variance (Underspend) / Overspend (£'000)	20/21 Capital Slippage (C/F) (£'000)	Reason for carry forward request
201	Aids, Adap's & Assistive Tech - Home Owners (DFG)	2,679	922	(1,757)	902	This is a specific grant and has to be used for the stated purposes
207	New Day Opp's Offer	547	481	(66)	66	Contractually Committed Works
208	Supported Living Schemes	4,059	102	(3,957)	3,956	The capital budget is to be used to deliver on the creation of additional accommodation which in turn underpins MTFS savings.
209	Assistive Technology	1,508	249	(1,259)	1,259	Due to delays caused by the pandemic the carry forward request is to cover outstanding contractual commitments and to complete the programme implementation and includes AT equipment (ongoing procurement) as well as Installation of equipment and associated resources and infrastructure requirements.
210	Capitalisation of LA Community Equipment's	0	855	855	0	Overspend relates to scheme 201 and has been offset accordingly
211	Community Alarm Service	177	177	0	0	
212	Linden House Adaptation	581	546	(35)	35	This is a specific grant and has to be used for the stated purposes
213	Canning Crescent Assisted Living	4,830	190	(4,640)	4,640	The scheme is contractually committed
214	Osborne Grove Nursing Home	3,000	217	(2,783)	2,783	Carry forward to enable the scheme to proceed
216	Homelessness Hub	0	1	1	0	
217	Burgoyne Road (Refuge Adaptations)	500	14	(486)	486	This capital budget is required to deliver a new women's refuge which is in design development.
218	Social Emotional & Mental Health Provision	300	0	(300)	300	Project in business case development phase, therefore funding needs to be carried forward to 2021/22
People - Adults		18,181	3,755	(14,426)	14,426	

Scheme Ref. No.	Scheme Name	20/21 Full year Revised Budget (£'000)	20/21 Final Outturn (Draft) (£'000)	20/21 Variance (Underspend) / Overspend (£'000)	20/21 Capital Slippage (C/F) (£'000)	Reason for carry forward request
301	Street Lighting	1,300	1,087	(213)	213	The continued series of lockdowns has impacted on supply chains for equipment which is slowing the rollout of the Standard Street Lighting programmes, this accelerated in the last quarter and the ability of the suppliers to deliver products deteriorated. A significant element of the equipment ordered in the last 5 months of the year did not arrive in time to allow it to be installed within the 2020/21 financial year and therefore implementation had to be reprogrammed to 2021/22. Contractual commitments have been made to buy this equipment and undertake the works which will now be completed in 2021/22 meaning that the funding will still be required.
302	Borough Roads	4,805	4,462	(343)	343	The continued series of lockdowns is increasingly impacting on supply chains for the contractor and delays to material delivery is slowing down the programmes, this accelerated in the last quarter as the ability of the suppliers to deliver products, like kerbs, paving slabs and asphalt, deteriorated. Contractual commitments have been made to buy these materials and undertake the works which will now be completed in 2021/22 meaning that the funding will still be required.
303	Structures (Highways)	1,490	964	(526)	526	Programme covers two projects, the largest of which North Hill is now completed and final accounts agreed. The Second project is still under development and has been delayed due to the covid situation and resolving design issues on the listed structure with Heritage England. Meaning that the works will not be able to move to implementation until 2021/22. The retaining wall remains subject to temporary interim measures and risks further detonation and even full closure of the road if permanent repairs are not made.
304	Flood Water Management	620	536	(84)	84	The continued series of lockdowns has impacted on supply chains for the contractor and delays to material delivery is slowing down the implementation programmes, this accelerated in the last quarter as the ability of the suppliers to deliver products, deteriorated. Contractual commitments have been made to buy these materials and undertake the works which will now be completed in 2021/22 meaning that the funding will still be required.
305	Borough Parking Plan	624	231	(393)	393	Full C/F required - Programme deferred due to COVID-19 restrictions that delayed CPZ process.

Scheme Ref. No.	Scheme Name	20/21 Full year Revised Budget (£'000)	20/21 Final Outturn (Draft) (£'000)	20/21 Variance (Underspend) / Overspend (£'000)	20/21 Capital Slippage (C/F) (£'000)	Reason for carry forward request
307	CCTV	2,211	1,257	(954)	954	The carry over to 21/22 request is due to slippage in instructions and completions on work packages prioritised for 20/21 which will be carried over due to delays in delivery as a result of COVID-19 impact. Cameras funded through NCIL funding have been delivered but not yet installed. The slippage was due to the need to configure fly-tipping analytics in order to ensure that the specialist cameras would fully function in fly-tipping hot spot locations across the borough. Installation will commence summer 21. The change of location for new control room also meant that there was a 6 months slippage. We are now on track to deliver on a new Control Room by Q3 21/22. The carryover will therefore cover delivery the outstanding works packages from 20/21, NCIL funded cameras and the new control room (core &shelling and fit out).
309	Local Implementation Plan(LIP)	2,360	1,359	(1,001)	949	C/f required to meet contractual commitments
310	Developer S106 / S278	750	131	(619)	619	This funding is very specific in nature and will at some point be spent in line with the conditions imposed by planning.
311	Parks Asset Management:	392	259	(133)	133	This is NCIL funded projects that need to be completed in 2021/22
313	Active Life in Parks:	1,048	264	(784)	784	Mainly NCIL funded projects that need to be completed in 2021/22.
314	Parkland Walk Bridges	2,620	368	(2,252)	2,252	Funding required to complete delayed works in this and next financial year.
317	Down Lane MUGA	413	356	(57)	57	Required to pay retention and other remedial landscape works.
320	LCP - Dynamic Purchasing System	0	(3)	(3)	0	
321	MOPAC - Crime & Disorder Reduction	49	0	(49)	49	Awaiting confirmation from MOPAC if this can underspend be spent in 21/22, or whether this has to be returned (as per original grant determinations). Seeking confirmation of countering grant conditions.
322	Finsbury Park	711	176	(535)	535	Need to fund contractual commitments
323	Parking Strategy	1,258	298	(960)	960	Full C/F required - Programme deferred due to COVID-19 restrictions that delayed Transformation projects
325	Parks Vehicles	720	0	(720)	720	The carry forward is requested to ensure that there is budgetary provision for the replacement of parks vehicles with appropriate electric vehicles
328	Street & Greenspace Greening Programme	293	110	(183)	183	2020/21 scheme delayed due to shielding and working restrictions
329	Park Building Carbon Reduction and Improvement Programme	250	0	(250)	250	Project resources not available to progress due to pandemic.

Scheme Ref. No.	Scheme Name	20/21 Full year Revised Budget (£'000)	20/21 Final Outturn (Draft) (£'000)	20/21 Variance (Underspend) / Overspend (£'000)	20/21 Capital Slippage (C/F) (£'000)	Reason for carry forward request
331	Updating the boroughs street lighting with energy efficient Led light bulbs	3,500	2,849	(651)	651	The continued series of lockdowns has impacted on supply chains for equipment which is slowing the rollout of the LED Street Lighting programme. With the delay to the CMS contract additional LED Lanterns had hoped to be installed to offset this delay. Equipment is however coming in slower than expected and therefore we are expecting a larger impact on the outturn for the year that projected previously. Contractual commitments have been made to buy these materials and undertake the works which will now be completed in 2021/22 meaning that the funding will still be required.
332	Disabled Bay/Blue Badge	374	22	(352)	352	Full C/F required - Programme deferred due to COVID-19 restrictions that delayed project
333	Waste Management	70	0	(70)	70	Due to the impact of COVID-19 progress on the roll out of the waste containment programme has slipped. There is now a need to revise previously completed survey to ensure that the locations allow for compliance with COVID-19 guidance on pavement space. Waste team is working with Highways to resolve these issues as soon as possible in order for the installation to commence across the sites identified. The carryover will enable completion of the waste containment project by Q2 21/22.
336	New River Acquisition	3,100	3,264	164	0	Overspend offset from Capital programme contingency pot
335	Street space Plan	270	0	(270)	270	Carry forward full amount into new financial year. TfL funding confirmed late in December 2020 and March 2021 and focus has been on using that external funding due to TfL deadlines.
419	NPD Phase 2 LBH Match Funding	3	(2)	(5)	5	C/f required to meet contractual commitments
119	School Streets	1,107	602	(505)	505	C/f required to meet contractual commitments
444	Marsh Lane	10,310	6,256	(4,054)	4,054	C/f required to meet contractual commitments
447	Alexandra Palace - Maintenance	470	470	0	0	N/A
451	Alexandra Palace -West Yard	1,430	1,430	0	0	N/A
472	JLAC Match Fund	1,250	370	(880)	880	C/f required to meet contractual commitments
606	Hornsey Library Refurbishment	2,216	2,425	209	0	
621	Libraries IT and Buildings upgrade	2,751	631	(2,120)	1,911	C/f required to meet contractual commitments
652	Libraries - Re-imaging our Libraries offer for a better future	650	0	(650)	650	Delays to the libraries upgrade scheme has had a knock on effect to this scheme.
Place - Safe & Sustainable Places		49,416	30,173	(19,243)	19,351	

Scheme Ref. No.	Scheme Name	20/21 Full year Revised Budget (£'000)	20/21 Final Outturn (Draft) (£'000)	20/21 Variance (Underspend) / Overspend (£'000)	20/21 Capital Slippage (C/F) (£'000)	Reason for carry forward request
401	Tottenham Hale Green Space	1,002	1,386	384	0	Overspent to be offset from scheme 402
402	Tottenham Hale Streets	4,721	1,046	(3,675)	3,291	All of the Capital Slippage shown here is required to be carried over for future years spend in order to deliver a planned programme of works which are largely underway and are phased across several years.
4003	Tottenham Hale Housing Zone Funding	2,332	2,260	(72)	72	C/f required to meet contractual commitments
404	Good Economy Recovery plan	250	13	(237)	237	To ensure delivery of approved projects as part of our response to COVID impact on businesses and in delivery of the Good Economy Recovery Plan. Projects with delayed start due to second lockdown and restrictions.
406	Opportunity Investment Fund	926	384	(542)	542	includes external funding for loans scheme to support local business growth. Applications paused during pandemic but new applications being received and key part of recovery. Loan scheme approved to be an ongoing facility and carry forward required to be able to continue deliver the scheme and support local businesses
411	Tottenham Heritage Action Zone (HAZ)	314	2	(312)	312	This ischeme is grant funded so the grant needs to be carried forward
415	North Tott Heritage Initiative	653	293	(360)	360	C/f required to meet contractual commitments
418	Heritage building improvements	2,500	911	(1,589)	1,589	C/f required to meet contractual commitments
421	HRW Acquisition	20,290	2,552	(17,738)	17,738	The HRW Acquisitions budget relates to acquisitions over the period of the lifetime of the project and in accordance with the total required budget set out in the Property Cost Estimate, which remains unchanged. As such, underspend from 20/21 will be required in future years.
427	White Hart Lane Public Realm (LIP)	0	52	52	0	The overspend is to be offset from scheme 309
429	Site Acq (Tott & Wood Green)	50,267	7,945	(42,322)	42,322	The request to carry forward is to maintain the Council's ability to make opportunistic acquisitions
434	Wood Green Regeneration	113	44	(69)	69	Carry forward requested for the continuity of the projects listed in Scheme 480.
435	Wood Green Station Road	0	410	410	0	Overspent to be offset from scheme 480
438	Vacant possession Civic Centre (Woodside House Refurbishment)	169	147	(22)	22	C/f required to meet contractual commitments
445	Hornsey Town Hall	0	1	1	0	This overspend will be met from the contingency
450	Winkfield Road (Maya Angelou Centre)	61	53	(8)	0	
452	Low Carbon Zones	87	36	(50)	50	The carry forward request is to support the School Streets projects.

Scheme Ref. No.	Scheme Name	20/21 Full year Revised Budget	20/21 Final Outturn (Draft)	20/21 Variance (Underspend) / Overspend (£'000)	20/21 Capital Slippage (C/F)	Reason for carry forward request
455	Replacement Cloud based IT solutions for Planning, Building Control & Land Charges	0	10	10	(10)	This negative carry forward will be met through reducing the 2021/22 budget
464	Bruce Castle	1,557	0	(1,557)	1,557	Requested to ensure that there is sufficient capital for match funding bids to improve the castle. This is a self financing scheme
465	District Energy Network (DEN)	1,480	649	(831)	831	C/f required to meet contractual commitments
468	Keston Road (Community Centre Reprovision)	75	75	0	0	
470	Wood Green HQ, Library & Customer Service Centre	3,107	319	(2,788)	2,788	The carry forward request is to support the accommodation strategy
471	Tailoring Academy Project	20	5	(15)	15	C/f required to meet contractual commitments
473	Enterprising Tottenham High Road (ETHR)	500	323	(177)	177	The ETHR programme, funded by the GLA, has been extended by 12 months to March 2022, hence our proposal to reprofile funding into 21-22
474	Tottenham High Road Strategy	500	616	116	(116)	This negative carry forward will be met through reducing the 2021/22 budget
475	Heart of Tottenham (HOT)	160	253	93	(93)	This negative carry forward will be met through reducing the 2021/22 budget
477	Strategic Regeneration Initiatives & Community Assets	0	29	29	0	This negative carry forward will be met through reducing the 2021/22 budget
478	Wood Green Good Growth Fund	121	71	(50)	50	C/f required to meet contractual commitments and grant conditions
479	54 Muswell Hill Health Centre	1,040	4	(1,036)	100	The scheme has changed so that now the NHS will be delivering the capital works so a Haringey budget is no longer required. The carry forward is required to meet some commitments and fees.
480	Wood Green Regen (2)	4,880	170	(4,710)	4,300	C/f required to meet contractual commitments and grant conditions
481	Strategic Investment Pot	850	6	(844)	844	C/f required to meet grant conditions
482	Strategic Property	3,929	0	(3,929)	3,929	This carry forward is requested to enable improvements to be made to the commercial property estate
483	Production Valley Fund (SIP)	711	68	(643)	643	C/f required to meet grant conditions
488	Liveable Seven Sisters (LSS)	477	0	(477)	477	Underspend to reprofiled for 21-22. Delays with page Green Common SLA with Parks and Highways combined with changes in resources have delayed delivery start to august 2021. Also part of FHSF programme (match funding)
493	Bruce Grove Yards (BGY)	30	4	(26)	26	Underspend to be reprofiled into 21-22. Project delayed due to impact of Covid-19 on parking survey.

Scheme Ref. No.	Scheme Name	20/21 Full year Revised Budget	20/21 Final Outturn (Draft)	20/21 Variance (Underspend) / Overspend (£'000)	20/21 Capital Slippage (C/F)	Reason for carry forward request
4001	Maintenance of Tottenham Green Workshops	700	69	(631)	631	Refurbishment of TGW due in 2021/22
4002	Northumberland Park estate area public realm	500	0	(500)	500	This carry forward is requested to enable continued work on improving the northumberland Road public realm
4005	SME Workspace Intensification	320	204	(116)	116	To deliver projects delayed due to pandemic. Programme of delivery now being progressed
4006	Acquisition of head leases	10,000	20	(9,981)	9,981	Carry forward required to fund potential acquisition of headleases in 2021/22. Acquisitions underpin MTFs savings.
4009	Additional Carbon Reduction Project	1,500	0	(1,500)	1,500	This scheme has been delayed due to Covid and the carry forward is required to support carbon reduction
4010	Selby Urban Village Project	684	387	(297)	297	This carry forward is required to enable the scheme to continue
4011	Commercial Property Remediation	500	391	(109)	109	Ongoing remediation work in respect of commercial portfolio
4993	Pride in the High Road (PITHR)	300	4	(296)	296	C/f required to meet grant conditions
Economy - Growth & Employment		117,625	21,210	(96,415)	95,553	

Scheme Ref. No.	Scheme Name	20/21 Full year Revised Budget (£'000)	20/21 Final Outturn (Draft) (£'000)	20/21 Variance (Underspend) / Overspend (£'000)	20/21 Capital Slippage (C/F) (£'000)	Reason for carry forward request
509	CPO - Empty Homes	2,050	0	(2,050)	2,050	The carry forward is requested to enable the CPO process to be undertaken should the need arise
512	Wholly Owned Company	5,000	0	(5,000)	5,000	The carry forward is requested so that should the company be established there is budgetary provision to enable that.
513	54 Muswell Hill Flats	678	0	(678)	0	This scheme is now not proceeding
514	Notting Hill Housing Group (4 Ashley Road)	2,970	0	(2,970)	0	This scheme is now not proceeding
Housing (GF) Homes & Communities		10,698	0	(10,698)	7,050	

Scheme Ref. No.	Scheme Name	20/21 Full year Revised Budget (£'000)	20/21 Final Outturn (Draft) (£'000)	20/21 Variance (Underspend) / Overspend (£'000)	20/21 Capital Slippage (C/F) (£'000)	Reason for carry forward request
601	Business Imp Programme	122	0	(122)	122	Continue pilot project for 'virtual whiteboard' trial
602	Corporate IT Board	3,015	1,653	(1,362)	1,362	The carry forward request is made to ensure that there are sufficient resources to deliver on the digital agenda
603	ICT Shared Service - Set Up / Seed Money	1,434	0	(1,434)	1,434	The carry forward request is made to ensure that there are sufficient resources to deliver on the digital agenda
604	Continuous Improvement	1,726	713	(1,013)	1,013	<p>With the presence of Covid-19 over the last 12-14 months, the need for a stable IT environment with minimum infrastructure changes able to support 3,500 working-from-home users has been the priority. As a consequence, some Evergreening projects/spend have not been fully realised. Now that Haringey Council have hopefully passed this stage and entering a different phase, infrastructure changes will now be progressed. A new profile spend is being finalised and includes some major transformational work that covers replacement of Windows 10 laptops, ensuring a robust and fit-for-purpose BCP and DR infrastructure, a backup and storage environment that can provide a level of resilience against cyber-attacks & malware and discussions around the use of Cloud data centres.</p> <p>Should also be remembered that many of the Evergreening projects are multi-year in duration and the assumption is that any underspend will be used to help fund additional expenditure in future years.</p>
605	Customer Services (Digital Transformation)	561	90	(471)	471	<p>The planned capital works on Wood Green Customer Service Centre were put on hold in 2020/21 due to programme resources being otherwise allocated during the pandemic. The works are still required, especially in light of the capital works to Wood Green Library that will not extend into Customer Services (CS). The CS work will include a refit of the CSC with an improved layout and new furnishings. (c £140k)</p> <p>We additionally still intend to replace our Workforce Planning Tool with a more fit for purpose system that will enable better management of Call Centre resources. An upgrade of the current tool is underway, however it will soon be unsupported, so a replacement is required. This is needed more than ever with staff WFH, and a significant number of them expected to remain at home for all/part of the time (c £80k)</p> <p>We also plan to run the Perform + programme in Customer Services to improve our overall performance in a remote working setting. This programme has already proven useful in ASC, so will be run in Customer Services (c £250k)</p>

Scheme Ref. No.	Scheme Name	20/21 Full year Revised Budget (£'000)	20/21 Final Outturn (Draft) (£'000)	20/21 Variance (Underspend) / Overspend (£'000)	20/21 Capital Slippage (C/F) (£'000)	Reason for carry forward request
607	Financial Management System Replacement	1,100	578	(522)	522	Scheme 607 funds a 3 year programme of work on our core finance, HR and procurement systems. Year one has seen significant progress supporting the insourcing of recruitment services with the implementation of a new Applicant Tracking solution, going live as planned. Year 2 and beyond delivers on essential work packages such as procurement, budget and forecasting, self service, system performance improvement and accessible training and skills. The full programme budget of £3m remains on target.
622	Customer First	1,601	(0)	(1,601)	1,601	The carry forward is required to enable the completion of contractual payments for systems (e.g. Midcall, Customer Platform), along with providing resources / capacity to support delivery of change projects within Customer Services (e.g. Debt programme).
639	Ways of Working	330	102	(228)	228	Covid has meant that the ways of working project has been delayed. The scheme will provide project management resources to ensure that project to Council accommodation is delivered.
640	Accommodation Move	92	92	(0)	0	0
650	Connected Communities	700	142	(558)	558	The carry forward request is made to ensure that there are sufficient resources to deliver this project
653	Capital Support for IT Projects	1,800	1,184	(616)	616	The carry forward request is made to ensure that there are sufficient resources to deliver on the digital agenda
654	Covid 19 Contingency Budget	4,750	0	(4,750)	0	This contingency is no longer required
316	Asset Management of Council Buildings	7,321	2,750	(4,571)	4,571	The carry forward request is made to ensure that there are sufficient resources to deliver this project
330	Civic Centre Works	2,750	47	(2,703)	2,703	Delayed commencement to stage 2, however, a revised programme has been agreed which recoup lost time and will see a greater spend in the next FY. Project works are continuing and Cabinet has approved a completion date of September 2024.
699	P6 - Approved Capital Programme Contingency	416	(0)	(416)	0	This contingency is no longer required
Your Council		27,718	7,351	(20,367)	15,201	
TOTAL GF CAPITAL PROGRAMME		256,711	75,555	(181,156)	171,587	

Reserves Table

Appendix 4

Description	Balance at 31/03/20	Transfer In 2020-21	Transfer Out 2020-21	Balance at 31/03/21
	£'000	£'000	£'000	£'000
General Fund Reserve	(15,839)	(58)	0	(15,897)
General Fund earmarked reserves:				0
Insurance reserve	(6,240)	(4,000)	1,189	(9,051)
Strategic Budget Planning Reserve	(1,691)	(8,800)	0	(10,491)
Transformation reserve	(13,646)	(2,223)	2,167	(13,702)
Schools reserve	(10,325)	(5,436)	2,814	(12,947)
Services reserve	(6,795)	(3,695)	922	(9,567)
PFI lifecycle reserve	(15,080)	(1,392)	0	(16,472)
Debt repayment reserve	(5,045)	0	0	(5,045)
Accommodation Strategy	(442)	0	0	(442)
Urban Renewal	(284)	0	0	(284)
Unspent grants reserve	(8,975)	(3,050)	2,844	(9,180)
Labour market growth resilience reserve	(513)	0	67	(445)
Budget resilience reserve	(7,303)	0	0	(7,303)
Collection Fund Smoothing reserve	0	(20,267)	0	(20,267)
Covid 19 grant reserve	(8,094)	0	8,094	0
GF earmarked reserves:	(84,433)	(48,862)	18,098	(115,197)
DSG Deficit Balance	10,185		6,832	17,016
Total General Fund Usable Reserves	(90,087)	(48,920)	24,929	(114,078)
Housing Revenue Account	(7,982)	(13,923)	7,582	(14,323)
Housing Revenue Account earmarked Reserves:				
Homes for Haringey	(709)	0	0	(709)
HRA earmarked reserves	(709)	0	0	(709)
Total HRA Usable Reserves	(8,691)	(13,923)	7,582	(15,032)

n.b. the HRA transfer from reserves is part of the planned financing of the HRA capital programme for the 2020/21 financial year.

Description of Reserves Purpose and 2020/21 Usage

General Fund Reserve - The purpose of the general fund reserve is to manage the impact of emergencies or unexpected events. Without such a reserve, the financial impact of such events could cause a potential financial deficit in the general fund, which would be severely disruptive to the effective operation of the authority. The reserve should militate against immediate service reductions if there were any unforeseen financial impacts.

Schools Reserve - This balance represents the net balances held by the Council's 63 schools. The Secretary of State for Education allows Local Authorities to have within their Scheme for Financing Schools a provision whereby surplus balances that are deemed excessive can be withdrawn from the school in question and applied elsewhere within the Dedicated Schools Budget.

Transformation Reserve - This reserve is earmarked for the costs associated with the Council's Transformation programmes including the investment necessary to deliver longer term efficiencies and change, together with the associated costs of redundancies and decommissioning. It also helps manage the risks associated with the future level of flexible capital receipts.

Services Reserve - It is Council policy that services may request funds to be carried forward, this is subject to approval by the Cabinet in the year-end financial outturn report. This reserve earmarks those funds to either be carried forward to the following financial year or retained.

PFI Lifecycle Reserve - The PFI reserve is increased by PFI grant received in excess of contractual payments.

Debt Repayment (Treasury) Reserve - This reserve represents funds the Council has set aside for debt related costs including the potential repayment of debt and for funding of future capital expenditure, and management of risk inherent within the Council's treasury management activities.

Insurance Reserve - The Council self-insures a number of risks including liability, property and theft. Insurance claims are erratic in their timings and so the Council maintains a reserve to smooth the charge to the Council's revenue account in the same way as a premium to an external insurance provider would smooth charges to the revenue account. The increase to the reserve level has been made possible by a reduced provision requirement. As the Council carries relatively high levels of excess and it is deemed prudent to use provide greater resilience against future claims.

Unspent Grants Reserve - This reserve holds grant income which has been received and recognised in the year they have been allocated to the authority, but which will finance related expenditure in future years. These come with conditions setting out how the funding must be used.

Labour Market Growth Resilience Reserve - It is beneficial for the Council to support people into work and this reserve will support activities which achieve that aim.

Strategic Budget Planning Reserve - This reserve will be used to smooth the MTFS over the medium term.

Resilience Reserve - This reserve is used as a measure to offset non-delivery / delay of planned savings and other budget risks contained within the MTFS. It provides additional robustness and financial resilience for the Council.

Collection Fund (CF) Reserve – to manage the impact of C19 on the Collection Fund in terms of losses (including potential losses from the London Pool), but also in terms of the profiling of when the impact of government support and arrears hit the Council's GF.

Covid 19 Grant - This grant reserve is to help mitigate the costs and loss of income that will arise from the Covid 19 Pandemic.

DSG Deficit Reserve – to hold the brought forward DSG deficits. This balance will be designated as unusable in the Statement of Accounts.

Virements for Cabinet Approval

Appendix 5

Capital Virements for Quarter 4 (Four) 2020/21				
Priority	Scheme Number	Scheme Description	Budget Adjustment (Virement) (£)	Scheme Description
Place	309	Local Implementation Plan(LIP)	616,023	Budget realignment
Place	302	Borough Roads	232,000	Budget realignment
Place	119	School Streets	257,000	Budget realignment
			1,105,023	
Economy	427	White Hart Lane Public Realm (LIP)	(24,000)	Budget realignment
Economy	452	Low Carbon Zones	(22,172)	Budget realignment
			(46,172)	
			1,058,851	

Transfers from Reserves - for noting							Appendix 5
Period	Priority	Service/AD Area	Rev/ Cap	In year	Next year	Reason for budget changes	Description
3	Your Council	Corporate & Customer Services	Revenue	500,000		Budget Funding Allocation	Drawdown from Transformation Reserve to cover casework backlogs in Council Tax Revenues and Benefits Operations
Virements for Approval (2020/21)							
Period	Priority	Service/AD Area	Rev/ Cap	In year	Next year	Reason for budget changes	Description
11	Economy	Regeneration & Economic Development	Revenue		3,313,550	Budget Realignment	Realignment of Regeneration budget for 21/22 in line with the current approved restructure
12	People	Adults	Revenue	700,000		Budget Realignment	Realignment of the Care purchasing budget to move the costs from Learning Disability support to Mental Health support to reflect 20/21 demand growth
12	Place	Environment and Neighbourhood	Capital	3,413,149		Budget Funding Allocation	Allocation of 20/21 LIP Funding
Virements for Approval (2021/22)							
2	Housing	Housing Demand	Revenue	16,146,970	16,146,970	Budget Realignment	Realignment of Housing Demand budget to reflect actual performance
2	Housing	Housing Commissioned Services	Revenue	1,464,867	1,464,869	Budget Realignment	Realignment of Housing Commissioned Services budget to reflect actual performance
2	Place	Environment and Neighbourhood	Revenue	361,000		Budget Funding Allocation	Capital funding for the new Parking Business & Innovation Team for 21/22
3	Place	Environment and Neighbourhood	Revenue	683,973		Grant Funding Allocation	MOPAC Victims Reduction Unit and LCPF Grant Allocations for 21/22
3	Your Council	Corporate and Customer Services	Revenue	2,584,711	1,389,711	Budget Realignment	Consolidation of Customer Services Centres into one cost centre to better align with operational management
3	People	Childrens	Revenue	320,000	320,000	Budget Realignment	Realignment of staffing and placement budgets within the Disabled Children's Team
3	Housing	HRA	Capital	65,278,000		Budget Realignment	Realignment of HRA Major Works Capital budget to reflect planned spend including transfer of £1.1m to Aids and Adaptations budget
Total 2021/22				91,452,670	22,635,100		

Write off Summary Report Quarter 4

All Council debt is considered recoverable; the Corporate Debt Recovery Team will make every necessary effort to collect charges due to the Council. However, there are some circumstances when it is appropriate to write off a debt once all forms of recovery action have been exhausted.

Council Debt is written off in line with the instructions set out within the Financial Regulations, following Court instruction or in accordance with the Limitations Act 1980.

This quarterly summarised report is for information purposes only and, the debts that have been written off for the Financial Period 1st January 2021 – 31st March 2021 (Qtr. 4) relate to delinquent accounts, where all forms of recovery action have now been fully exhausted. The sums approved for write off by the Director of Finance under his delegated authority have been adequately provided for in the Council's Bad Debt Provision.

Quarter 4 Summary: -

The table below summarises the write offs by service type, financial value and volume.

Quarter 4 Write Off, Financial Period 1 January 2021 - 31st March 2021									
Service	Council Tax	NNDR	HBOP	HRA Rent	Leaseholder	Commercial Rent	Sundry Debt	Parking	Total
Under £50k	£202,008.08	£140,980.70	£418,617.25	£197,115.71		£7,823.09	£133,140.79		£1,099,685.62
Volume	234	18	307	117		1	56		733
Over £50k									£0.00
Volume									0
Total Value									£1,099,685.62
Total Volume	234	18	307	117	0	1	56	0	733

The Council Wide write off for Quarter 4 relates to Council Tax, Business Rates, Housing Benefit Overpayments, Housing Rent Accounts, Commercial Rents & Sundry Debt.

The **Council Tax** write off for this period comprises of 46% '*Absconded Charge Payers*', with the remaining 54% being made up of '*Petty Amounts*', '*Insolvency*', '*Deceased*' and '*Statute Barred*'.

Business Rates write offs for Quarter 4, compromise mainly of '*Insolvency*' **£111k** and '*Absconded Charge Payers*' **£28k** and with one account being '*Statute Barred*' **£691**.

The Quarter 4 **£418k Housing Benefit Overpayment** write offs relate to '*Insolvency*', '*Deceased*', '*Whereabouts Unknown*', '*Recommended by Legal*', '*Statute Barred*' and '*Uneconomic to Pursue*'.

All the accounts were reviewed to ensure that all methods of recovery had been exhausted.

The **Commercial Rent** Team submitted 1 write off as '*Uneconomic to Pursue*' totalling £7k.

The **£197k** worth of **Housing Rent Account** write offs relate mainly to '*Statute Barred*' and '*Deceased*' accounts, these are for their General Needs and Temporary Accommodation tenants. All accounts were reviewed to ensure that recovery methods had been exhausted.

The Quarter 4 **Sundry Debt** write offs are mainly for '*Deceased*' accounts, this is part of an ongoing review that the team are carrying out within the Adults Social Care accounts. This review will continue into the new financial year with a larger volume and value submitted in Quarter 1.

Report for: Cabinet 13th July 2021

Title: To award a new contract for the Children, Young People and Families Drug and Alcohol Service

Report

authorised by: Dr Will Maimaris – Interim Director of Public Health

Lead Officer: Sarah Hart – Senior Public Health Commissioner
Tel: 020 8489 1480 email: sarah.hart@haringey.gov.uk

Ward(s) affected: ALL

Report for Key/

Non Key Decision: Key decision

1. Describe the issue under consideration

- 1.1 This report seeks agreement from Cabinet to award a new contract for the Children, Young People and Families Drug and Alcohol Service as allowed under Contract Standing Order (CSO) 9.07.1 (d).
- 1.2 It is proposed that the contract will commence on 1st December 2021 for a period of 4 years with the option to extend for a further 3 years.

2. Cabinet Member Introduction

- 2.1 The Council recognises that most young people in Haringey live lives free of substance misuse. Where a child or young person develops a problem, it is important that they and their family have access to specialist support. Equally as important is helping children and significant others when a parent is misusing substances, this is because we now understand the lifetime effects that parental substance misuse can have on the physical and mental wellbeing of children.
- 2.2 Where substance misuse is impacting a family, it is the Council's responsibility to commission services to support need. Ideally, we want to reach families early through our universal provision. Within the new service the universal offer will include substance misuse training of those working with children and families, in-reach to schools, children's centres and other early help settings and a very strong social media and digital offer. The risk of substance misuse is not equal across our community, so it is important we have targeted services. The new service will be aligned to the 'Youth at Risk' strategy, reaching out to children, young people and their parents where their risk of engaging with substance misuse is high. Finally, where substance misuse requires treatment, the new service will offer evidence-based treatment and recovery interventions.

2.3 Families where there is a substance misuse issue face a great deal of stigma, it is not easy for them to reach out for help. I am therefore pleased to see the level of co-production that has gone into designing the new service and commend the young people from our Youth Advisory Board (YAB) for the time they gave to designing and scoring tender questions. The voice of children, young people and families will continue to play a significant role in the delivery of the new service.

2.4 I therefore support the proposed award of contract to the successful bidder.

3. **Recommendations**

3.1 For Cabinet to agree to award the contract for the provision of Children, Young People and Families Drug and Alcohol Services to the successful bidder as outlined in the exempt part of this report.

3.2 The contract will be for a period of 4 years from 1st December 2021 to 30th November 2025, with option to extend for a further period of 3 years.

3.3 The value of the contract for the initial 4 years is £1,264,541.00; the total value over the life of the contract is £2,212,911.00.

4. **Reasons for decision**

4.1 The current contract expires on 30th November 2021. The contract was due to expire on 31st March 2021 and a tender process was planned to start in Spring 2020 however, this was put on hold due to the disruption caused by the pandemic. The extension until 30th November 2021 was agreed by Cabinet.

4.2 An open tender process was undertaken. It is proposed to award the contract to the winning bidder which was selected based on the quality of the service being offered and the delivery price as set out within the invitation to tender documents. The Council is satisfied that the successful tender represents value for money.

5. **Alternative options considered**

5.1 **Do nothing**

The Council is not mandated to commission this service and so it could decide to no longer commission this service for its residents. However, there is high demand for this service and no alternative project /programme. Both a Care Quality Commission report and a review by Haringey Healthwatch concluded that this service is highly valued by children, young people and families.

5.2 **In-house provision**

A report was presented to the Insourcing Board to ensure the Council had considered the insourcing of this service. It was agreed that due to nature of this service it was better delivered by a specialist substance misuse provider.

6. Background information

- 6.1 *Why the service is needed* – Illegal drug use causes harm to children both directly through their own use and indirectly through adult consumption. The council is fully aware that young people and children have been pulled into drugs supply on an alarming scale, especially at the most violent end of the market. There are strong associations between young people being drawn into county lines and increases in child poverty, the numbers of children in care and school exclusions. Social media has played a facilitating role in this. Though legal, alcohol misuse is by far the greatest parental substance misuse hazard for children and young people and rarely does parental alcohol misuse not co-exist with other risks including mental ill health, parental conflict, or domestic violence. All substance misuse is now recognised as an adverse childhood experience (ACE).
- 6.2 Haringey now has excellent services for children, young people and families affected by substance misuse. We have innovated our services over the last two years as part of a group of nine areas in the country awarded an Innovations Fund for children affected by parental alcohol use. What we now deliver is a 'Whole Family Approach' to substance misuse. So, although we simplify the service into elements around young people's substance misuse or parental substance misuse, the service always addresses the needs of the whole family and the context that a child is living within. The service is strongly linked into contextual safeguarding.
- 6.3 From the perspective of the young people who misuse substances the service continues to be needed at all three levels of engagement, universal, targeted and treatment. Annually around 700 young people receive universal advice and information from the service. This last year has seen a rapid rise in use of online advice. Our new service recognises the importance of social media in children's lives and through having a dedicated social media role, expects to extend the universal offer to reach around 15,000 per year. Social media is an exciting development; however, our children and young people tell us that they continue to want guidance from trusted adults, especially schools. Since the introduction of mandatory Health Education in 2020, schools are expected to ensure pupils learn, "*the facts about legal and illegal harmful substances and associated risks, including smoking, alcohol use and drug-taking.*" The new service will provide support to schools with teacher training, advice, and direct work with pupils.
- 6.4 Problems with cannabis use is by far the greatest issue for young people coming into the existing service; cannabis (96%) and or alcohol (29%)ⁱ. This is reflective of national trends. Targeted work continues to be important because problematic substance misuse is often linked to other behaviours underlined by trauma. These include engagement in crime, exclusion from school and mental health issues. Data from the Haringey youth justice service shows that 63% of the young people presented with a substance misuse need, this was higher in young black men 71% and those of mixed heritage 88%. Data from the existing children and

young people's substance misuse services shows 22% of the referrals identified a mental health issue alongside substance misuse and 9% of young people referred were not in education training or employment. For those in the service 24% were white British.

- 6.5 Hidden harm is the recognition of the impact of parental substance misuse on children. Children face particular problems, as well as being caught up in the chaotic domestic circumstances that often surround problem drug or alcohol use in the family, they may also be affected by poverty, poor housing conditions, low academic achievement and criminal activity. In Haringey in 2019/20 there were an estimated 355 opiate using and 552 alcohol, dependent parents with children living with them (PHE 2020). Reflective of national trends, 58% of opiate using and 85% of alcohol dependent parents were not in treatment. In the last two years our new offer to alcohol dependent has supported over 150 families.
- 6.6 The ambition of the re-procurement of the service was to clearly identify any unmet need and to articulate the voice of those using the service and those who refer into the service. In the development of the specification, we undertook an equality review, looking at who was using the service matched against need and what their outcomes were. We benchmarked the service against other services to look for better models of delivery. To ensure our review was independent we commissioned Haringey Healthwatch to interview young people, service users, and referring professionals. A draft specification was reviewed by colleagues in the council's Children and Young People's Service and Community Safety Team, who were also part of tender scoring.
- 6.7 We followed good practice in commissioning by ensuring there were opportunities for youth involvement and co-production. In collaboration with Haringey's Youth Advisory Board (YAB) we recruited three young people to write a method statement question, for which they received independent training and support. The young people then scored the responses and attended the consensus meeting to discuss their scores.
- 6.7 Within the process we also wanted to ensure that the service was reflective of the diversity of Haringey and recognise the increase risks of substance misuse harm to those with protective characteristics. Within each method statement question the bidders were expected to demonstrate competence in diversity and equality.

7. Procurement Process

- 7.1 The services provided under this contract are considered Health and Social Care services and are therefore subject to Light Touch Regime under the Public Contract Regulations 2015. An open tender process was carried out in accordance with the Regulations and the Council's Contract Standing Orders.

- 7.4 A market engagement event was held on 11th February 2021, to engage with the market and provide information about the Council's commissioning intentions and procurement process.
- 7.5 The Contract Notice was published using Find A Tender Service (FTS) and Contracts Finder websites. The Invitation to tender and supporting documents were published via the Council's e-tendering portal (HCPS).
- 7.6 13 companies registered their interest on the portal and accessed the tender documents, a number of clarifications were raised during the tender process. 3 companies declined to submit tenders citing insufficient resources to prepare quality proposals and inability to submit a competitive tender. By the closing deadline of 14th April 2021, 4 tenders were submitted.
- 7.7 The submitted tenders were checked for completeness and compliance with minimum requirements prior to full evaluation. Tenders were evaluated on the basis of the Most Economically Advantageous Tender (MEAT) methodology with a split of 30% price and 70% quality. The quality component comprised 65% method statements and 5% presentation.
- 7.8 Tenders were evaluated by a panel comprising of officers from various teams including Public Health, Community Safety and Children Services as well as young people from the Youth Advisory Board. The table below details the scores obtained by each bidder. Further information about the tender evaluation is contained in Part B (exempt part) of the report.

Tenderer	Method statement Scores (out of 650 points)	Presentation Scores (out of 50 points)	Price Scores (out of 300 points)	Total scores (out of 1000 points)
Successful Bidder A	632	50	300	982
Bidder B	466	40	296	802
Bidder C	462	30	299	791
Bidder D	292	20	297	609

7.9 Transition arrangements and contract management

- 7.9.1 The contract is scheduled to start on 1st December 2021.

7.9.2 The Public Health Team will monitor the performance of the contract on a quarterly basis. Key performance indicators are included within the service specification.

8. Contribution to strategic outcomes

This service is linked to the Borough Plan, in particular Priority 2: People, Outcome 5: Happy childhood: all children across the borough will be happy and healthy as they grow up, feeling safe and secure in their family, networks and communities; *Objective (C) 'Children and young people will be physically and mentally healthy and well'* and Outcome 7: All adults are able to live healthy and fulfilling lives, with dignity, staying active and connected in their communities; *Objective (A) 'Healthy life expectancy will increase across the borough, improving outcomes for all communities'*.

9. Statutory Officers comments

9.1 Finance Comments

9.1.2 The new contract to be awarded to the successful bidder is for 4 years starting from 1st December 2021 to 31st November 2025 with options to extend for further 3 years. The contract costs for 4 years is estimated at £1,264,541 and with 3 year's extension is estimated at £2,212,911.

9.1.3 The funding for the entire contract is from the ringfenced Public Health grant. The funding will be from the grant allocations for the respective financial years for the term of the contract.

9.1.4 The cost of the full term of the contract, detailed by financial year is shown below.

Financial Year	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total
4-yr contract	104,813	316,052	316,677	315,903	211,095				1,264,541
3-yr extension					104,694	316,552	316,997	210,127	948,370
Total for FY	104,813	316,052	316,677	315,903	315,789	316,552	316,997	210,127	2,212,911
Current Contract	190,000								
Total cost 2020/21	294,813								
PH Budget Allocation	285,000								

Shortfall	9,813

9.1.5 The contract represents a £31,000 increase on the previous contract and results in £9,800 increase on the budget allocation for the 2021/22 financial year. This increase will be managed within the Public Health Grant budget. For future years, the budget allocation from the grant will need to be adjusted to reflect the revised contract cost.

9.2 Procurement

9.2.1 The service to which this report relates is within the remit of Schedule 3 of the Public Contracts Regulations 2015 ("The Regulations") as such the requisite contract notice was published on appropriate platforms and a prescribed process outlined.

9.2.2 An open tender process was carried out by Strategic Procurement in conjunction with Commissioning, in line with requirements of the Regulations, Contract Standing Orders and the Procurement Code of Practice.

9.2.3 The recommended Provider supplied the most economically advantageous bid, outlined at 7 above and is, therefore supported.

9.2.3 The contract price represents best value for the Council and returned a cost efficiency of some £27,089 on projected budget.

9.2.4 The contract will be monitored during its lifetime on key performance indicators as defined by the specification to ensure service delivery and service users outcomes are met.

9.3 Legal

9.3.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.

9.3.2 The contract which this report relates to has been procured in accordance with the Public Contracts Regulations 2015. Pursuant to Contract Standing Order 9.07.1(d) Cabinet has authority to award the contract.

9.3.3 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing Cabinet from approving the recommendations in the report.

9.4 Equality

- 9.4.1 The council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
 - Advance equality of opportunity between people who share protected characteristics and people who do not.
 - Foster good relations between people who share those characteristics and people who do not.
- 9.4.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 9.4.3 The proposed decision is to award of the new contract for the Children, Young People and Families Drug and Alcohol Service. The aim of this contract is to continue to reduce harm to children, young people and families caused by substance misuse. The main protected groups to be affected by the decision are therefore children and young people among whom women are overrepresented. The data presented above shows that substance misuse can occur in conjunction with mental health (disability) and low income or economic exclusion, and evidence from the youth justice service suggests some ethnic groups are overrepresented in presenting with a substance misuse need. The service acknowledges the need to address these interconnected issues affecting individuals with protected characteristics in order to be effective.
- 9.4.4 We know that due to COVID-19 and the lockdown, rising unemployment and reduced opportunities caused by the pandemic are likely to disproportionately affect the people most vulnerable to substance misuse. Therefore, this service will work to reduce health inequalities and target those populations in most need.
- 9.4.5 As an organisation carrying out a public function on behalf of a public body, The Provider is obliged to have due regard for the aims of the Public Sector Equality Duty. They will also collect and report monthly on demographic data, including all protected characteristics to PHE. Contract management arrangements will be established to review the data and ensure that the delivery of the service does not result in any preventable or disproportionate inequality and to identify any gaps in provision.
- 9.4.6 Further, to ensure the service was reflective of the diversity of Haringey and recognise the increased risks of substance misuse harm to those with protective characteristics, for each method statement question in the procurement process bidders were expected to demonstrate competence in diversity and equality.

10. Use of Appendices

Appendix1-Report B Exempt Report

11. Local Government (Access to Information) Act 1985
Not applicable

ⁱ Quarter 4 2017/18 NDTMS

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Report for: **Cabinet 13 July 2021**
Title: **Ashley Road depot: Design works contract award. Appointment of Lead Designer.**
Report
Authorised by **David Joyce, Director of Housing, Regeneration and Planning**
Lead Officer: **Robbie Erbmman, Assistant Director for Housing**
Ward(s) affected: **Tottenham Hale.**
Report key
Decision: **Key Decision**

1. Describe the Issues under Consideration

- 1.1. This report seeks Cabinet approval for the extension of the appointment of a Lead Designer to take forward the Ashley Road Depot Project to deliver c. 298 new homes. The report is required as the contract sum is in excess of Delegated Authority approval and will require Cabinet approval.
- 1.2. Specifically Cabinet approval is sought for: -
 - Extension of Appointment of a Lead Designer for Royal Institute of Architects (RIBA) Work Stage 3.
 - Delegated Authority to be given to the Director of Housing, Planning and Regeneration to agree any further extension of the appointment for RIBA Work Stage 4.
- 1.3. Details of proposed fees received from all bidders have been provided in Appendix 1, which is exempt from publication due to the commercially sensitive nature of this information.

2. Cabinet Member Introduction

This decision will allow for further progress in the Council's direct-delivery housing development programme: appointing architects to progress designs for new homes on the site of the Ashley Road depot. Architects will be tasked with producing detailed designs for a carbon neutral development that enhances the whole area. Any development brought forward on the site will be carried out with full engagement with residents and local stakeholders and in the context of the Council's wider ambitions for placemaking in the Tottenham Hale area.

3. Recommendation

3.1. It is recommended that Cabinet:

- 3.1.1. Approve the extension of appointment of a Lead Designer for RIBA Stage 3 at a cost of £ 730,373.
- 3.1.2. That Cabinet Approval is delegated to Director of Housing, Planning and Regeneration, in consultation with the Cabinet Member for House-Building, Place-Making and Development, to agree any further extension of the appointment of the Lead Designer for RIBA Stage 4 up to a cost of £ 637,684.

4. Reasons for decisions

- 4.1. Based upon the tender returns, officers have approved the first stage of design and the appointment of a cost consultant. However, to achieve planning we will need to instruct works and costs that require Cabinet approval. Without Cabinet approval to appoint RIBA Work Stage 3 we cannot develop the scheme design to submission for Planning Permission.
- 4.2. The site will be empty from January 2022 and there is a strong desire to achieve a start on site as soon as possible following that date. Given the potential number of homes that can be built, this scheme is a great opportunity for the Council to demonstrate its ability to deliver genuinely affordable homes. We have also been allocated £8,600,000 grant funding by the GLA, and bid for a further £6,300,000, which we expect to be allocated. The drawing down of grant will require the Council to achieve a material start on site no later than March 2023.
- 4.3. In addition, we are seeking Delegated Authority to appoint further design work to maintain progress, ensure design quality and de-risk the works tender to assist with securing a more competitive build price. For example, we may wish to design some elements to a greater level than is required for planning to ensure that the tender package protects the design quality and prevents crude value engineering by the contractor. Plus, it may help to accelerate the delivery of the new homes, since the work can be carried out during the planning decision period. While the scheme is in its initial design stages, we cannot be certain of the best approach to these details, and therefore Delegated Authority is sought to allow a flexible approach.

5. Alternative options considered.

- 5.1. This supplier of lead designer services was procured via a competitive tender through the Dynamic Purchasing System (DPS), which is the recommended route for a contract of this value. An alternative option would have been to appoint directly, but this option was rejected due to the value of the estimated contract. Given the scale of costs, procuring competitively gave us an opportunity to demonstrate best value and procure from a wide selection of potential suppliers.
- 5.2. The procurement combined a number of services including Architecture, Landscape Architecture, Engineering and Planning Consultancy. These services could have been separated and tendered separately. However, this would have posed significant risks of delay and a lack of clear accountability. By combining these services within one appointment we can mitigate these risks and are able to appoint a team with a track record of working together who can start immediately.

6. Background information

- 6.1. The Ashley Road Depot Scheme is a core housing delivery project within the Tottenham Hale Regeneration Area. The scheme offers an opportunity to develop around 298 homes, improved local public realm and complement the proposed improvements to the adjacent Down Lane Park. It also offers an opportunity through its location to improve local connections, which will better integrate neighbouring homes and green spaces with the new district centre, and the jobs and social infrastructure this will provide. The site is Council land currently held in the General Fund and leased by the Council to Veolia for use as an operational waste management depot. The waste management function on site is due to be relocated to a new site at Marsh Lane N17 by January 2022.
- 6.2. A Report was approved by Council Housing Delivery Board in 2020 to take forward the scheme within the approved budget and £6.2m was earmarked to progress the scheme

to pre-contract stage. The intention is to progress the scheme, and that it would be considered for a Gateway 3 Cabinet approval prior to entering a construction contract.

- 6.3. A capacity study has been undertaken and that demonstrated that a scheme of 298 homes can potentially be achieved. The proposed scheme mix currently forecasts that 60% of the habitable rooms will be at council rent.
- 6.4. The potential scheme offers a significant opportunity to provide much needed larger family homes for the Borough with 65% (97) of the council rent homes comprising at least 3 bedrooms. In addition, the scheme may provide a nursery, and will connect into the local District Energy Network. The brief aims to provide a carbon neutral scheme based upon "Passivhaus" principles, supporting the Borough's sustainability objectives.
- 6.5. As outlined above, the Gateway 1 approval to design the scheme was given in 2020. Following that approval, we have undertaken a compliant procurement exercise for a contract of this scale. The final selection criteria were based upon an assessment scored 60% on quality and 40% on price. Officers have reviewed the proposed tenderer and are satisfied that they can meet the requirements of the brief. Prices were offered by all parties for all stages of the design service from start to practical completion.
- 6.6. Based upon the price offered the first stage of design (RIBA Work Stage 2) can be approved by officers. We have now instructed this stage which will confirm the brief and complete the basic design concepts including massing, heights, review against planning policy and generally give the overall layout of the scheme.
- 6.7. However, to submit for planning permission and work up detailed layouts of the scheme, individual flat layouts, coordinate services, specialist reports (e.g., Daylight and Sunlight) we will need to appoint to completion of RIBA Work Stage 3.
- 6.8. Typically, the works contractor would take forward the detailed design from RIBA stage 3. However, for this scheme, we may wish to appoint the Lead Designer for RIBA Work Stage 4. While the scheme is in its initial design stages, we cannot be certain of the best approach to these details, and therefore delegated authority is sought to allow a flexible approach.
- 6.9. As outlined above a budget was approved to obtain Planning Permission. Appendix 1 shows the tenders returned. Based upon the tenders we are within the overall approved pre contract budget and the overall scheme viability enhanced.

7. Contribution of Strategic Outcomes

- 7.1. The recommendations in this report will support the delivery of the Housing Priority in the new Borough Plan, which sets out in its first outcome that "We will work together to deliver the new homes Haringey needs, especially new affordable homes". Within this outcome, the Borough Plan sets the aim to "Ensure that new developments provide affordable homes with the right mix of tenures to meet the wide range of needs across the borough, prioritising new social rented homes".
- 7.2. In particular, the recommendations in this report are explicitly about delivering the aim "to deliver 1,000 new council homes at council rents by 2022". The proposals in this report contribute directly to the strategic outcomes on new housing supply that are at the core of the aims of the Council as expressed in the Borough Plan.

8. Legal

- 8.1. The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 8.2. The Council wishes to extend the contract of the lead designer to include RIBA Stage 3. Because of the value of the contract will now be over £500,000, approval must be by way of Cabinet decision. The Cabinet has power to approve the extension under CSO 10.02.1.
- 8.3. The Cabinet also has power to delegate any further extension of this contract to the Director of Housing, Regeneration and Planning (see Cabinet Procedure Rule 1.4 (b)).
- 8.4. The award of this contract is a Key Decision and, as such, needs to comply with the Council's governance process in respect of Key Decisions including publication in the Forward Plan (see CSO 3.01 (d)).
- 8.5. The Head of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing Members from approving the recommendations in this report.

9. Procurement

- 9.1. Strategic Procurement have run the procurement process in line with the Public Contract Regulations and the authorities CSO's.
- 9.2. The opportunity was advertised via the Council's Dynamic Purchasing System (Architectural services category) and 3 Tenders were received. The marking criteria was based upon 60 % quality and 40 % price.
- 9.3. Returns were evaluated and the results are set out in the table below: -

Assessment	Bidder 1	Bidder 2	Levitt Bernstein
Cost Score	40 %	14.7 %	20.6 %
Quality Score	24 %	36 %	46.8 %
Total tender evaluation score	64%	50.7 %	67.4%

- 9.4. The procurement was run through the authorities DPS (Architectural services category).
- 9.5. Strategic Procurement recommends the approval of the extension of the appointment of a Lead Designer for RIBA Stage 3 for Ashley Road Depot site.

10. Finance

- 10.1. This report seeks cabinet approval of contract to the named contractor for the sum of £730,373, to deliver architect and engineering services (Lead Designer) to the scheme known as Ashley Road Depot.
- 10.2. The contractor was chosen based on 60/40 quality/cost assessment.
- 10.3. The cost of this contract, including that set in the delegation, will be contained within the budget set aside for the delivery of this project up to RIBA stage 4.
- 10.4. This is in line with the overall HRA new homes delivery budget as approved by Cabinet in February 2021.

11. Equality

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

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
- Advance equality of opportunity between people who share those protected characteristics and people who do not.
- Foster good relations between people who share those characteristics and people who do not.

11.2. The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. Marriage and civil partnership status applies to the first part of the duty. The decision is to appoint a Leader Designer for the Ashley Rd Depot (ARD) project. There are no specific equalities implications arising from this specific decision. It is noted that the appointment is designed to support the Council in its delivery of its Housing strategic objective, including to supply more council homes at council rents, which is likely to have an overall positive equalities impact for those with protected characteristics.

11.3. As a body carrying out a public function on behalf of a public authority, the contractor will be required to have due regard for the need to achieve the three aims of the Public Sector Equality Duty, noted above. Arrangements will be in place to monitor the performance of the contractor and ensure that any reasonably possible measures are taken to address any issues that may occur that may have a disproportionate negative impact on any groups who share the protected characteristics.

Use of appendices

Appendix 1 – Tender returns and comparison to budget.

Local Government (Access to Information) Act 1985

Appendix 1 is NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 in that they contain information relating to the financial or business affairs of any person (including the authority holding that information).

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MINUTES OF MEETING Cabinet Member Signing HELD ON Monday, 28th June, 2021, 15:30

PRESENT:

Councillor John Bevan, Cabinet Member for Planning, Licensing & Housing Services

4. APOLOGIES FOR ABSENCE

There were no apologies for absence.

5. DECLARATIONS OF INTEREST

There were no declarations of interest.

6. NOVATION OF CONTRACT FROM LONDON HOTEL GROUP LTD T/A IBIS STYLES HOTEL TO LONDON WALTHAMSTOW LTD FOR TEMPORARY ACCOMMODATION FOR VULNERABLE HOMELESS ADULTS (COVID-19).

The Cabinet Member considered a report which sought approval for a novation of contract for accommodation and services from London Hotel Group to London Walthamstow for 63 units of accommodation for up to six months, from 1 April 2021 to 30 September 2021 as allowed under Contract Standing Order 10.03.

RESOLVED

- I. That the Cabinet Member approved the novation of contract for emergency Covid-19 accommodation for vulnerable rough sleepers, to London Walthamstow Ltd from April to September 2021 at a cost of £525,404 as permitted under Contract Standing Order 10.03.
- II. That this replaced the previous Cabinet Member approval of 19 March 2021 for an extension of contract to London Hotel Group t/a Ibis Styles Hotel.

Reasons for decision

A Member decision was granted on 19th March 2021 to extend the contact with London Hotel Group Ltd t/a Ibis Styles Hotel for the above provision for a period of 6 months from 1 April 2021 to 30 September 2021. However, the Provider had since restructured their business. A novation is now required to ensure the Council is contracting with the appropriate business entity and to transfer the contract obligations to the new business entity London Walthamstow Ltd.

As part of the response to the Covid-19 global pandemic, Haringey Council is committed to providing temporary accommodation and subsistence to single homeless adults who are rough sleeping or at imminent risk of rough sleeping. This commitment acknowledges the particular vulnerabilities and inequalities they face and will ensure they are able to adhere to government guidelines around self-isolation, where they would not ordinarily have the accommodation or financial means to do so.

The Covid-19 Emergency Accommodation Board have been governing this work, which has already rapidly mobilised a range of accommodation and subsistence options for vulnerable homeless people. This report outlines a procurement decision which has the pre-approval of that Board.

Alternative options considered

Conduct a full RFQ process

The need for additional temporary accommodation and subsistence is urgent and unprecedented. It was deemed unfeasible to conduct a lengthy procurement process when the need was urgent and immediate, and it is now understood after four months of hotel acquisition arrangements that this hotel is unique in its location and offer therefore a procurement process wouldn't be a valuable use of time.

Do nothing

The Council could elect not to use its discretionary powers to source accommodation for vulnerable homeless people during the Covid-19 situation. However, to do so would be to ignore its commitments to adult safeguarding, public health and rough sleeping as well as wider responsibilities to public safety.

CHAIR:

Signed by Chair

Date

MINUTES OF MEETING Cabinet Member Signing HELD ON Friday, 2nd July, 2021

PRESENT:

Councillors: Zena Brabazon

7. APOLOGIES FOR ABSENCE

There were no apologies for absence.

8. DECLARATIONS OF INTEREST

None.

9. CHESTNUTS PRIMARY SCHOOL - EXTERNAL ENVELOPE AND BUILDING SERVICES IMPROVEMENT - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member for Early Years, Children & Families considered the report which sought approval to award a contract to Kind Diamond Build Consortium Ltd up to the value of £4,060,282.22 to undertake external envelope and building services improvement works at Chestnuts Primary School pursuant to contract standing order 16.02, and pursuant to Contract Standing Order (CSO) 16.02, to approve the issuance of a letter of intent.

RESOLVED that the Cabinet Member

- i. Approve an award of contract to Kind Diamond Build Consortium Ltd to the value of £3,691,165.66.
- ii. Approve a contingency allowance of 10% that equates to £369,116.56 which will be strictly managed under change control governance arrangements
- iii. Approve the issuance of a letter of intent for up to 10% of the contract value, totalling £369,116.56.

Reasons for decision

A major review of the condition and suitability of the Children's Services estate has been undertaken which has informed the Children's Service's asset management plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Service estate need addressing in the short, medium, and long-term.

Chestnuts Primary School is high priority for major works due to issues relating to health and safety or the school is at risk of school closure.

In 2019 a commission was given to further investigate and address urgent works relating to the condition of building services (i.e. heating, electrics and plumbing), external envelope (i.e. roofs, windows) and boundary security.

The scheme has been granted an allocation of funding £0.262m from the public sector decarbonisation programme, a government initiative sponsored by the Department for Business, Energy & Industrial Strategy and administered by Salix (Salix works). The grant will be used to part fund the scheme thus reducing the amount of borrowing that the Council will need to undertake. The terms of the grant are that the relevant works need to be completed by the 30th September 2021. If this date is missed, then there is a risk that the grant allocation will need to be repaid.

A scheme for Chestnuts Primary School has been developed, with sectional completion dates in order to achieve the following:

- Salix Public Sector Decarbonisation grant funding works (Window replacement, LED Lighting, Loft Insulation, Building Management System).
- Boiler and heating works completion prior to the heating season starting in October.
- Decant classroom spaces completed prior to the start of the September term.
- Roof replacement, brick repointing, small power and data

This construction award report requests a decision on the procurement of a contractor to undertake all of the external envelope and building services infrastructure works identified, designed and approved by the project sponsor.

A Cabinet Member decision is required in July 2021 to enable timely mobilisation and facilitate procurement of longer lead in materials as soon as possible which will offer greater likelihood of achieving maximum grant funding available.

Alternative Options Considered

Do nothing – a decision not to support this award of construction contract will result in the Council's failure to suitably maintain its education estate by undertaking essential condition improvements. This would increase the likelihood of reactive works which will create greater disruption and cost to the council and potentially result in the loss of education days. All of which would undoubtedly impact on the quality of teaching and learning.

Delaying a decision until 13th July 2021 Cabinet would add additional time to the programme. Not being able to award contracts and place orders at the earliest opportunity would severely increase the risk of:

- Not achieving the criteria for the completion of carbon grant funded works (before 30th Sept 2021) with the risk of lost funding.
- Not having sufficient time to build and complete the decant classroom spaces.
- Failing to complete the heating works prior to the Heating season starting will result in increased costs borne to the council for temporary boilers.
- Delaying the completion of the scaffold erection until after the start of the September term, thus resulting in an increased H&S risk to the children and adults on site.

- Reducing our summer holiday working window by a minimum of 4 weeks which will not allow us the opportunity to maximise the school summer holiday period and utilise the existing nursery building as decant space.

10. LORDSHIP LANE PRIMARY SCHOOL - BUILDING SERVICES IMPROVEMENT AND EXTERNAL ENVELOPE WORKS - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member for Early Years, Children & Families considered the report which sought approval to award a contract to Mulalley and Company Limited up to the value of £3,416,532.90 to undertake building services improvement and external envelope condition works at Lordship Lane Primary School pursuant to contract standing order 16.02 and, pursuant to Contract Standing Order (CSO) 16.02 to approve the issuance of a letter of intent.

It was noted that whilst there was a lot of work to be carried out at the school, there was an extensive project programme in place in order to make best use of the summer holidays. The contractor had also provided information on their Covid safety plans which were in line with the Council's approach and Government guidance. The Cabinet Member requested that the contractor increase the regularity of carrying out their Lateral Flow Tests to help reduce the spread of Covid in schools.

RESOLVED that the Cabinet Member

- Approve an award to Mulalley and Company Limited of £3,105,939.00;
- Approve a client construction contingency of 10% that equates to £310,593.90 which will be strictly managed under change control governance arrangements;
- Approve the issuance of a letter of intent for up to 10% of the contract value totalling £310,593.90.

Reasons for decision

A major review of the condition and suitability of the Children's Services estate has been undertaken which has informed the Children's Service's asset management plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Service estate that need addressing in the short, medium, and long-term. Lordship Lane Primary School is high priority for major works due to issues relating to health and safety or school closure risks.

In 2018 an initial brief was given to undertake the most immediate (short term) health and safety, compliance, and resilience work. These findings included fire compartmentation, fire doors and heating resilience and were subject to a separate award under delegated powers.

In 2019 a further commission was given to further investigate and address urgent works relating to the condition of building services (ie heating, electrics and plumbing), external envelope (ie roofs, windows) and boundary security.

The scheme at Lordship Lane Primary School has been granted an allocation of funding (£539,000) from the public sector decarbonisation programme, a government

initiative sponsored by the Department for Business, Energy & Industrial Strategy and administered by Salix (Salix works). The grant will be used to part fund the scheme thus reducing the amount of borrowing that the Council will need to undertake. The terms of the grant are that the relevant works need to be completed by the 30th September 2021. If this date is missed, then there is a risk that the grant allocation will need to be repaid.

The works at Lordship Lane Primary School has been developed into 2 phases in order to minimise disruption to the school (referenced in 5.2) and achieve the criteria for Salix Public Sector Decarbonisation grant funding. This construction award report requests a decision on the procurement of a contractor to undertake Phase 1 - building services improvement and external envelope condition works. Phase 2, which consists of the construction of a new nursery will be the result of a further tender exercise and decision later this year. This decision is for Phase 1 only. The scheme of works developed is to achieve the following:

- Salix Public Sector Decarbonisation grant funding works (Window replacement, LED Lighting, insertion of loft Insulation, installation of insulated panels, install new building management system);
- Install new heating system including distribution pipework, radiators and heating controls throughout the school, prior to the heating season starting in October;
- Replace domestic water system throughout the building including new tanks, booster pump sets and water heaters;
- Repair works to drainage pipework;
- Overhaul of pitched roofs replacing slipped and missing tiles;
- Re-covering flat roof areas with liquid waterproofing solution;
- Structural repairs to first floor gym, and replacement of its external fire escape doors
- Repairs to external masonry – brickwork and re-pointing;
- Install new electrical systems to include: fire alarm, CCTV, access control and intruder alarm systems;
- Demolition of existing nursery building, associated landscaping and installation of new playground; and
- Other external works to include moving of existing climbing frame, installation of new canopy/external teaching space and provision of external storage.

A Cabinet Member decision has been requested in July 2021 to enable early mobilisation of the contractor prior to the school summer holiday, which will allow site establishment, ordering of a new boiler and other long lead-in materials required to be completed in September to de-risk completion prior to the heating season. This would allow maximum access to the school during the summer holidays to complete the central and communal areas pipework distribution works, and to ensure full installation of scaffolding to the perimeter of the school building safely before pupils and staff return. If we do not have sufficient time to complete these works during the summer holidays it will impact on the sequencing of work and be more disruptive to the school. The school has already experienced an extremely challenging year due to the Covid pandemic and other urgently required health and safety compliance works.

Alternative Options Considered

Do nothing – a decision not to support this award of construction contract will result in the Council's failure to suitably maintain its education estate by undertaking essential condition improvements. This would increase the likelihood of reactive works which will create greater disruption and cost to the Council and potentially result in the loss of education days. All of which would undoubtedly impact on the quality of teaching and learning.

Delaying a decision until July cabinet 2021 would add additional time to the programme. Not being able to award a contract and place orders at the earliest opportunity in July would severely increase the risk of not achieving the required volume of work over the summer holiday period (as outlined in 4.6 of this report) and may put the school at risk of closure. Minimising disruption to learning and the safety and wellbeing of both pupils and staff is of paramount importance. Although this is an intrusive programme of works, a comprehensive sequencing programme has been prepared in full consultation and support of the school, which seeks to maximise all school holiday periods to minimise disruption. The criteria for the completion of carbon grant funded works would also be impacted on.

11. WEST GREEN PRIMARY SCHOOL - BUILDING SERVICES IMPROVEMENT AND EXTERNAL ENVELOPE WORKS - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member for Early Years, Children & Families considered the report which sought approval to award a contract to Mulalley and Company Limited up to the value of £2,270,002.90 to undertake building services improvement and external envelope condition works at West Green Primary School pursuant to contract standing order 16.02 and, pursuant to Contract Standing Order (CSO) 16.02 to approve the issuance of a letter of intent.

RESOLVED that the Cabinet Member

- i. Approve an award to Mulalley and Company Limited of £2,063,639
- ii. Approve a client construction contingency of 10% that equates to £206,363.90, which will be strictly managed under change control governance arrangements
- iii. Approve the issuance of a letter of intent for up to 10% of the contract value totalling £206,363.90.

Reasons for decision

A major review of the condition and suitability of the Children's Services estate has been undertaken which has informed the Children's Service's asset management plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Service estate that need addressing in the short, medium, and long-term. West Green Primary School is high priority for major works due to issues relating to health and safety or school closure risks.

In 2018 an initial brief was given to undertake the most immediate (short term) health and safety, compliance, and resilience work. These findings included fire

compartmentation, fire doors and heating resilience and were subject to a separate award under delegated powers.

In 2019 a further commission was given to further investigate and address urgent works relating to the condition of building services (ie heating, electrics and plumbing), external envelope (ie roofs, windows) and boundary security.

The scheme at West Green Primary School has been granted an allocation of funding (£325,000) from the public sector decarbonisation programme, a government initiative sponsored by the Department for Business, Energy & Industrial Strategy and administered by Salix (Salix works). The grant will be used to part fund the scheme thus reducing the amount of borrowing that the Council will need to undertake. The terms of the grant are that the relevant works need to be completed by the 30th September 2021. If this date is missed, then there is a risk that the grant allocation will need to be repaid.

The works at West Green Primary School has been developed into 2 phases in order to minimise disruption to the school (referenced in 5.2) and achieve the criteria for Salix Public Sector Decarbonisation grant funding. This construction award report requests a decision on the procurement of a contractor to undertake Phase 2 – building services improvement and external envelope condition works. Phase 1, which consists of the demolition of a redundant/end of life modular unit, has been tendered and awarded under delegated approval at c£17,400, as it is intended to complete Phase 1 during mid-July before the main works commence. This decision is for Phase 2 only. The scheme of works developed is to achieve the following:

- Salix Public Sector Decarbonisation grant funding works (Window replacement, LED Lighting, insertion of loft Insulation, installation of insulated panels, install new building management system);
- Install new heating system including distribution pipework, radiators and heating controls throughout the school, prior to the heating season starting in October;
- Replace domestic water system throughout the building including new tanks, booster pump sets and water heaters;
- Completion of kitchen services upgrade by the end of September;
- Overhaul of pitched roofs replacing slipped and missing tiles
- Structural repair to timber beams;
- Re-covering flat roof with liquid waterproofing solution;
- Replacement of 3no. External fire escape doors;
- Repairs to external masonry – brickwork and re-pointing; and
- Re-build of partially demolished boundary wall on Terront Road.

A Cabinet Member decision has been requested in July 2021 to enable early mobilisation of the contractor prior to the school summer holiday, which will allow site establishment, ordering of a new boiler and other long lead-in materials required to be completed in September to de-risk completion prior to the heating season. This will allow maximum access to the school during the summer holidays to ensure full installation of a working platform/crash deck in the school hall, and a temporary roof,

which are required to support installation of new heating services, roof strengthening and replacement of hall roof lights/windows safely before pupils and staff return. If we do not have sufficient time to complete the safety crash deck in the school hall during the summer holidays it will impact on the sequencing of work and be more disruptive to the school. Inability to complete these works will put the school at risk of closure and unable to open from the start of the Autumn Term. The school has already experienced an extremely challenging year due to the Covid pandemic and other urgently required health and safety compliance works.

Alternative Options Considered

Do nothing – a decision not to support this award of construction contract will result in the Councils failure to suitably maintain its education estate by undertaking essential condition improvements. This would increase the likelihood of reactive works which will create greater disruption and cost to the Council and potentially result in the loss of education days. All of which would undoubtedly impact on the quality of teaching and learning.

Delaying a decision until July cabinet 2021 would add additional time to the programme. Not being able to award a contract and place orders at the earliest opportunity in July would severely increase the risk of not achieving the required volume of work over the summer holiday period (as outlined in 4.6 of this report) and put the school at risk of closure. Minimising disruption to learning and the safety and wellbeing of both pupils and staff is of paramount importance. Although this is an intrusive programme of works, a comprehensive sequencing programme has been prepared in full consultation and support of the school, which seeks to maximise all school holiday periods to minimise disruption. The criteria for the completion of carbon grant funded works would also be impacted on.

12. EXCLUSION OF PRESS AND PUBLIC

RESOLVED

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

13. EXEMPT - CHESTNUTS PRIMARY SCHOOL - EXTERNAL ENVELOPE AND BUILDING SERVICES IMPROVEMENT - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member considered exempt information pertaining to agenda item 9.

14. EXEMPT - LORDSHIP LANE PRIMARY SCHOOL - BUILDING SERVICES IMPROVEMENT AND EXTERNAL ENVELOPE WORKS - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member considered exempt information pertaining to agenda item 10.

15. EXEMPT - WEST GREEN PRIMARY SCHOOL - BUILDING SERVICES IMPROVEMENT AND EXTERNAL ENVELOPE WORKS - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member considered exempt information pertaining to agenda item 11.

CHAIR: Councillor Zena Brabazon

Signed by Chair

Date

Report for: Cabinet 13 July 2021

Title: Delegated Decisions and Significant Actions

Report authorised by : Zina Etheridge, Chief Executive

Fiona Alderman Head of Legal and Governance & Monitoring Officer

Lead Officer: Ayshe Simsek, Democratic Services & Scrutiny Manager

Ward(s) affected: Not applicable

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

1. Describe the issue under consideration

To inform the Cabinet of delegated decisions and significant actions taken by Directors.

The report details by number and type decisions taken by Directors under delegated powers. Significant actions (decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

2. Cabinet Member Introduction

Not applicable

3. Recommendations

That the report be noted.

4. Reasons for decision

Part Three, Section E of the Constitution – Responsibility for Functions, Scheme of Delegations to Officers - contains an obligation on officers to keep Members properly informed of activity arising within the scope of these delegations, and to ensure a proper record of such activity is kept and available to Members and the public in accordance with legislation. Therefore, each Director must ensure that there is a system in place within his/her business unit which records any decisions made under delegated powers.

Paragraph 3.03 of the scheme requires that Regular reports (monthly or as near as possible) shall be presented to the Cabinet Meeting, in the case of executive functions, and to the responsible Member body, in the case of non-executive functions, recording the number and type of all decisions taken under officers' delegated powers. Decisions of particular significance shall be reported individually.

Paragraph 3.04 of the scheme goes on to state that a decision of "particular significance", to be reported individually by officers, shall mean a matter not

within the scope of a decision previously agreed at Member level which falls within one or both of the following:

- (a) It is a spending or saving of £100,000 or more, or
- (b) It is significant or sensitive for any other reason and the Director and Cabinet Member have agreed to report it.

5. Alternative options considered

Not applicable

6. Background information

To inform the Cabinet of delegated decisions and significant actions taken by Directors.

The report details by number and type decisions taken by Directors under delegated powers. Significant actions) decisions involving expenditure of more than (£100,000) taken during the same period are also detailed.

Officer Delegated decisions are published on the following web page <http://www.minutes.haringey.gov.uk/mgDelegatedDecisions.aspx?bcr=1>

7. Contribution to strategic outcomes

Apart from being a constitutional requirement, the recording and publishing of executive and non-executive officer delegated decisions is in line with the Council's transparency agenda.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Head of Legal and Governance, Equalities)

Where appropriate these are contained in the individual delegations.

9. Use of Appendices

The appendices to the report set out by number and type decisions taken by Directors under delegated powers. Significant actions (Decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

10. Local Government (Access to Information) Act 1985

Background Papers

The following background papers were used in the preparation of this report;

Delegated Decisions and Significant Action Forms

Those marked with ♦ contain exempt information and are not available for public inspection. These are exempt in the following category (identified in amended schedule 12A of the Local Government Act 1972 (3)):

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

The background papers are located at River Park House, 225 High Road, Wood Green, London N22 8HQ.

To inspect them or to discuss this report further, please contact Ayshe Simsek on 020 8489 2929.

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Housing, Regeneration & Planning

Significant decisions - Delegated Action - For Reporting to Cabinet on

◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	26.03.2021	Grant Funding to develop supported housing for people at risk of rough sleeping	Funding contract agreed with the GLA
2.	08.04.2021	Award of contract for the Gourley Triangle Multidisciplinary Design Commission ◆	Award of contract approved for the Gourley Triangle Multidisciplinary Design Commission ◆
3.	15.04.2021	To appoint a consultancy resource for specific project services ◆	To appoint a consultancy resource for specific project services ◆
4.	16.04.2021	The acquisition of property under the Council's Right to Buy acquisition programme for lease to the Haringey CBS, N22 ◆	Acquisition of Property as part of Council's Right to Buy acquisition programme at N22 ◆
5.	16.04.2021	The acquisition of property under the Council's Right to Buy acquisition programme for lease to the Haringey CBS, N22 ◆	Acquisition of Property as part of Council's Right to Buy acquisition programme at N22 ◆
6.	16.04.2021	The acquisition of property under the Council's Right to Buy acquisition programme for lease to the Haringey CBS, N17 ◆	Acquisition of Property as part of Council's Right to Buy acquisition programme at N17 ◆
7.	04.05.2021	The acquisition of property under the Council's Right to Buy acquisition programme for lease to the Haringey CBS, N8 ◆	Acquisition of Property as part of Council's Right to Buy acquisition programme at N8 ◆
8.	04.05.2021	The acquisition of property under the Council's Right to Buy acquisition programme for lease to the Haringey CBS, N17 ◆	Acquisition of Property as part of Council's Right to Buy acquisition programme at N17 ◆

Housing, Regeneration & Planning

Significant decisions - Delegated Action - For Reporting to Cabinet on

◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
9.	04.05.2021	Award of contract to provide Lead Designer Services for the Ashley Road Depot project	Award of contract to provide Lead Designer Services for the Ashley Road Depot project
10.	04.05.2021	Award of contract to provide various resources for services relating to Ashley Road Depot project	Award of contract to provide various resources for services relating for Ashley Road Depot project
11.	25.05.2021	The acquisition of property under the Council's Right to Buy acquisition programme for lease to the Haringey CBS, N17 ◆	Acquisition of Property as part of Council's Right to Buy acquisition programme at N17 ◆
12.	25.05.2021	The acquisition of property under the Council's Right to Buy acquisition programme for lease to the Haringey CBS, N17 ◆	Acquisition of Property as part of Council's Right to Buy acquisition programme at N17 ◆
13.	25.05.2021	The acquisition of property under the Council's Right to Buy acquisition programme for lease to the Haringey CBS, N17 ◆	Acquisition of Property as part of Council's Right to Buy acquisition programme at N17 ◆
14.	25.05.2021	The acquisition of property under the Council's Right to Buy acquisition programme for lease to the Haringey CBS, N17 ◆	Acquisition of Property as part of Council's Right to Buy acquisition programme at N17 ◆
15.	25.05.2021	The acquisition of property under the Council's Right to Buy acquisition programme for lease to the Haringey CBS, N17 ◆	Acquisition of Property as part of Council's Right to Buy acquisition programme at N17 ◆

Housing, Regeneration & Planning

Significant decisions - Delegated Action - For Reporting to Cabinet on

◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
16.	25.05.2021	The acquisition of property under the Council's Right to Buy acquisition programme for lease to the Haringey CBS, N17 ◆	Acquisition of Property as part of Council's Right to Buy acquisition programme at N17 ◆
17.	26.05.2021	Transfer of the Freehold of Alexandra House to the Council and dissolve Alexandra House Limited ◆	Approval to transfer of the Freehold of Alexandra House to the Council and dissolve Alexandra House Limited ◆
18.	26.05.2021	Additional Restrictions Grant ◆	To approve the use of the Additional Restrictions Grant Funding ◆
19.	28.05.2021	Additional expenditure for the Asbestos contract extension	Approval of additional expenditure for the Asbestos contract extension
20.	28.05.2021	Award of contract for design services for School Streets Project, Accelerator Funded Caxton Gardens project and improvements to Wood Green Common ◆	Award of contract for design services for School Streets Project, Accelerator Funded Caxton Gardens project and improvements to Wood Green Common ◆
21.	07.06.2021	The acquisition of property using S106 Affordable Housing Contributions for lease to the Haringey CBS, N15 ◆	Acquisition of property using S106 Affordable Housing Contributions at N15 ◆
22.	07.06.2021	The acquisition of property using S106 Affordable Housing Contributions for lease to the Haringey CBS, N17 ◆	Acquisition of property using S106 Affordable Housing Contributions at N17 ◆

Housing, Regeneration & Planning

Significant decisions - Delegated Action - For Reporting to Cabinet on

◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
23.	07.06.2021	The acquisition of property using S106 Affordable Housing Contributions for lease to the Haringey CBS, N17 ◆	Acquisition of property using S106 Affordable Housing Contributions at N17 ◆
24.	07.06.2021	The acquisition of property using S106 Affordable Housing Contributions for lease to the Haringey CBS, N8 ◆	Acquisition of property using S106 Affordable Housing Contributions at N8 ◆
25.	08.06.2021	The acquisition of property using S106 Affordable Housing Contributions for lease to the Haringey CBS, N17 ◆	Acquisition of property using S106 Affordable Housing Contributions at N17 ◆
26.	08.06.2021	Award of contract to provide multidisciplinary consultancy services to the Housing Delivery Team ◆	Award of contract to provide multidisciplinary consultancy services to the Housing Delivery Team ◆
27.	08.06.2021	Sale of Shared ownership of property at N17 ◆	Sale of Shared ownership of property at N17 ◆
28.	08.06.2021	Sale of Shared ownership of property at N17 ◆	Sale of Shared ownership of property at N17 ◆
29.	08.06.2021	Signing of a MOU and exemption to procurement in relation to partnership agreement between the Council and Living Under One Sun, Tottenham Hale ◆	Signing of a MOU and exemption to procurement in relation to partnership agreement between the Council and Living Under One Sun, Tottenham Hale ◆
30.	11.06.2021	Sale of Shared ownership of property at N17 ◆	Sale of Shared ownership of property at N17 ◆

Housing, Regeneration & Planning

Significant decisions - Delegated Action - For Reporting to Cabinet on

◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
31.	11.06.2021	Sale of Shared ownership of property at N17 ◆	Sale of Shared ownership of property at N17 ◆
32.	14.06.2021	To establish a Project Member Consultative Forum for the Civic Centre and confirm Terms of Reference	To establish a Project Member Consultative Forum for the Civic Centre and confirm Terms of Reference
33.	25.06.2021	Award of contract for Estates Watch – Broad Water Farm ◆	Award of contract for Estates Watch – Broad Water Farm ◆

Delegated Action

Type	Number

David T Joyce

Corporate Board Officer/Assistant Director Signature Date.....05/06/2021.....

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Adults & Health

Significant decisions - Delegated Action - For Reporting to Cabinet on 13th July 2021

◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	17.06.2021	Request to waive contract standing order 9.01 for a contract with Camden Council with respect to a secondment of the NCL ASC Programme Manager and the Proud to Care Business Administration Apprentice	Contract approved
2.			
3.			
4.			

Delegated Action

Type	Number

Corporate Board Officer/Assistant Director Signature

B. F. Taska

..... Date.....05.07.2021.....

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Children and Young People's Service

Significant decisions - Delegated Action - For Reporting to Cabinet on 16 June 2021

◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	16 April	Award of contract to undertake fire safety improvement works at Hornsey School for Girls.	Award of contract approved: £248,762.25
2.			

Delegated Action

Type			Number
8.03	Provision of interim recruitment for specialist staff	£65,000	1
10.01.2a	Provision of Domestic Abuse Perpetrator Service	£81,480	1

Corporate Board Officer/ Signature



Date. 2 June 2021

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Commissioning

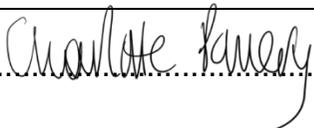
Significant decisions - Delegated Action - For Reporting to Cabinet on July 13th 2021

◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	14/06/2021	Carer's First contract extension.	Extension of the contract for the provision of Unpaid Carers Support Service (under the same terms and conditions) for a period of 13 months from 1st March 2021 to 31st March 2022. At a price of price of £100,825.16.
2.	10/05/2021	Contract awarded to the Riverside Group Ltd to provide additional support as part of the Covid-19 response 'Everybody In' initiative.	Additional support to people experiencing homelessness and accommodated by the Council will be provided by the recruitment of 3 additional floating support workers to work jointly alongside Riverside's existing 'Engage Haringey' floating support service and with Haringey Council's internal operational teams supporting accommodated guests. The cost of the 3 workers is £10,520 per month including salary, on costs, laptop and phone provision, a total of £105,200 over 10 months.
3.	06/05/2021	Award of contract for Nursing Intermediate Care Beds to Magicare.	Assistant Director of Commissioning approves the implementation of Contract Standing Order 10.01.2a and waives the requirement to tender for Nursing Intermediate Care Beds. Awarding the contract to Magicare for a period of 11 months from 1 May 2021 to 31st March 2022 at a cost of £390k.
4.			

Delegated Action

Type	Number

Corporate Board Officer/Assistant Director Signature  Date: 05/07/2021

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By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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