

NOTICE OF MEETING

HOUSING AND REGENERATION SCRUTINY PANEL

Thursday, 8th July, 2021, 6.30 pm – 40 Cumberland Road, Wood Green, London N22 7SG (2nd Floor, 1st Meeting Space)

The meeting will be live streamed online – (view it [here](#))

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

Co-optees/Non Voting Members:

Quorum: 3

1. FILMING AT MEETINGS

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

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

2. APOLOGIES FOR ABSENCE

3. URGENT BUSINESS

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

4. DECLARATIONS OF INTEREST

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

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

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

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

5. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

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

6. MINUTES (PAGES 1 - 12)

To approve the minutes of the previous meeting.

7. UPDATE REPORTS (PAGES 13 - 34)

To receive update reports on the following topics:

- High Road West
- Wards Corner
- Broadwater Farm
- Homes for Haringey Repairs Service
- Local Plan

8. WORK PROGRAMME UPDATE (PAGES 35 - 38)

To discuss items for the work programme for the Panel for 2021/22.

9. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 3 above.

10. DATES OF FUTURE MEETINGS

- 13th September 2021

- 4th November 2021
- 9th December 2021
- 28th February 2022

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Wednesday, 30 June 2021

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**MINUTES OF THE MEETING OF THE HOUSING AND
REGENERATION SCRUTINY PANEL HELD ON TUESDAY 2ND
MARCH 2021, 6.30pm - 9.35pm**

PRESENT:

**Councillors: Ruth Gordon (Chair), Dawn Barnes, Zena Brabazon,
Isidoros Diakides, Makbule Gunes, Bob Hare and Yvonne Say**

1. FILMING AT MEETINGS

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

2. APOLOGIES FOR ABSENCE

Cllr Makbule Gunes gave apologies for partial absence from the meeting, noting that she would need to temporarily leave shortly after the beginning of the meeting but would return after approximately 20 minutes.

3. URGENT BUSINESS

None.

4. DECLARATIONS OF INTEREST

None.

5. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

None.

6. MINUTES

Cllr Brabazon requested updates on two matters referred to in the minutes of the previous meeting:

- What further progress had been made on reducing the savings gap (as outlined on page 5 of the agenda papers).
- For more detail on budget proposals on incentives for private sector landlords (as outlined on page 8 of the agenda papers).

David Joyce, Director of Housing, Regeneration & Planning said that he would update the Panel on both these points in writing. **(ACTION)**

The minutes of the previous meeting held on 15th December 2020 were approved as an accurate record.

7. CABINET MEMBER QUESTIONS - PLANNING

Cllr Matt White, Cabinet Member for Planning and Corporate Services, responded to questions from the Panel on issues relating to the Planning part of his portfolio:

- Cllr Say asked about the housing delivery test which the Council had failed meaning that central Government now required a presumption in favour of sustainable development in the Borough. Cllr White said that the housing delivery test is set on housing completions over a three-year period and, given that the flow of housing completions has large variations from year to year, several local authorities had failed the test. However, the Council would significantly exceed these levels in other years. The consequences of failing the test did not have a major impact as the presumption in favour of sustainable development would only be likely to impact a small percentage of borderline planning cases where this may tip the balance in favour of approval. In response to a follow up question, Cllr White said that a judicial review of this penalty would not be possible because, although the rules were unfair in his view, they had been applied correctly. Cllr Diakides added that a lot of planning approvals had been made but that sometimes private developers failed to deliver the completions. Cllr White agreed on this point and said that it highlighted the unfairness of the housing delivery test.
- Asked by Cllr Brabazon about his role in the development of the Local Plan, Cllr White said that the Local Plan is a Cabinet-level decision but also goes to the Regulatory Committee for comments. He had not yet had any meetings with the Chair of the Planning Committee on this issue.
- Cllr Brabazon suggested that the Covid-19 pandemic meant that some aspects of housing policy needed reconsideration, particularly in relation to families and children such as the need for more open space. Cllr White said that the current document available was for consultation/policy background and that there was no draft Local Plan available as yet. The input through this process would be followed by an impact analysis. He agreed with the comments about the need for more open space and a less dense environment for children and these factors would need to be carefully considered in addition to the need to deliver more housing completions and affordable housing.
- Cllr Barnes asked about the impact of the low traffic neighbourhood in Enfield and the impact on Haringey residents who were concerned that traffic was being pushed from Bowes to Bounds Green. Cllr White said he was aware of the concerns of residents about this and he and the officers were working with

their counterparts in Enfield towards a cross-borough solution, including through a public meeting the previous week.

- Cllr Hare asked about the loss of green spaces that would result from a proposal to build flats on the corner of Seven Sisters Road and St Ann's Road and another similar proposal in Highgate. Cllr White said that retaining and expanding green space would be an important part of the new Local Plan and he was keen to coordinate policies on green spaces with other Cabinet Member.
- Cllr Gordon asked about concerns raised because of a reference to possible intensification of housing in the regeneration of Council Estates in the Local Plan document. Cllr White said that it was necessary to look at opportunities to build more housing that was needed but that there were no current plans to intensify any particular Council estate. He said that he would take on board the concerns about the wording in the consultation document and look at how this could be improved in the draft Local Plan.
- Cllr Gordon asked about co-living schemes, often aimed at young professionals which include some communal areas, which she felt could undermine space standards, were not suitable for long-term living and should not be supported in Haringey through the new Local Plan. Cllr White said that he agreed with her views on co-living and space standards. A new policy on co-living would be needed in the new Local Plan and it might prove necessary to accept some co-living but in a controlled way.
- Cllr Gordon referred the site allocations in new Local Plan and concerns about developers buying up small parts of that land (sometimes referred to as 'ransom strips') to force the Council into making a deal in order to complete the land assembly. Cllr White acknowledged the concerns and said that this would be taken on board in the development process for the new Local Plan.

Cllr Gordon said that the Panel may wish to submit written proposals towards the new Local Plan consultation process. Cllr White noted that there was a working group of Councillors that provided a lot of input into the first steps document and would continue to do so. Cllr Gordon proposed that any supplementary questions that the Panel Members had should be provided to her or the scrutiny officer which could then be fed in to the working group.

8. HOUSING DELIVERY PROGRAMME

This item covered two separate reports, one on the size of homes in the Housing Delivery Programme and one on the Cranwood Housing Development Site.

Size of Homes in the Housing Delivery Programme

Robbie Erbmman, Assistant Director for Housing, introduced the report on the size of homes in the Housing Delivery Programme, noting at the outset that while family sized

housing was required, there was also a desperate need for Council housing of all sizes. The housing register showed that, of the 581 households in the most urgent need, 364 needed a one-bedroom home and 130 needed a two-bedroom home. Of the 11,300 households on the housing register, 73% required a one or two bedroom home.

Of the 475 Council homes in the programme that already have planning permission 22% were three-bedroom homes and 2% were four-bedroom homes. At this early stage of the programme there was a high proportion of Council homes being delivered through acquisitions which meant that the bedroom mix was constrained. However, across the whole programme 31% of properties would have three or more bedrooms. The site at Ashley Road was expected to deliver around 150 Council homes, 65% of which will have three or four bedrooms.

There were also financial challenges involved with building family sized Council homes because of the rent generated. The revenue on a one-bedroom Council home exceeded the cost of interest in year one, and it would take 20 years to pay off the loan required to build it. However, revenue for a four-bedroom home in the same scheme would not exceed the cost of interest until year 30, and it would take 80 years to pay off its loan. This was why the Council was working with the GLA to make the case for increased investment for family-sized homes in the next funding programme. This would help to improve the proportion of family-sized housing in future and, while the family housing target may not have been met in the first 1,000 homes delivered, it was hoped that the target could be met in the next 1,000.

Robbie Erbmman, Anna Blandford, Head of Housing Development, and Cllr Ibrahim, Cabinet Member for Housing and Estate Renewal, then responded to questions from the Panel:

- Cllr Barnes asked how many of the remaining 525 homes (i.e. the 1,000 target minus the 475 identified in the report) in the current phase would be acquisitions and how many would be direct delivery. Robbie Erbmman said that there were actually around 800 homes identified for the rest of the phase, approximately 250 of which were expected to be acquisitions. More precise figures could be provided in writing. **(ACTION)** Cllr Ibrahim said that Council housing stock may be increased through different mechanisms, including through acquisitions, and that it was important to ensure that this was the kind of housing that was needed and that the Council was not paying over the odds for it. Robbie Erbmman added that internal financial controls would prevent over the odds payments in any case.
- Asked by Cllr Barnes for further details about the next phase of 1,000 housing deliveries, Robbie Erbmman said that, of the projects that were in the early stages of feasibility, there were around 2,300 homes. New sites and

- opportunities for acquisitions were being identified from time to time to add to the programme.
- In response to a question from Cllr Say about scaling up direct delivery, Robbie Erbmann said that it was incumbent on the Council to look at all opportunities to increase its housing stock and to scale up both direct delivery and acquisitions from developers given the level of housing need in the borough. The direct delivery programme was now large with over 70 sites in the borough, while the size of the Council's delivery team had been doubled since he had joined the Council.
 - Cllr Say asked whether the business plan for the programme could be provided. Robbie Erbmann and Cllr Ibrahim referred to the regular updates provided to the Cabinet which were publicly available and said that any specific information could be circulated to the Panel on request.
 - Asked by Cllr Diakides for further details on the attempts to obtain increased GLA funding, Robbie Erbmann and Anna Blandford said that two bids were being prepared for submission in about a month's time. One was a bolt-on to the existing Building Council Homes for Londoners Programme which runs until 2023, the other was the Council's future affordable housing programme for 2021-26. It was hoped that the funding would be more flexible with higher grants for larger units (the current tariff provided a fixed grant per home) but clarification on this was still being sought. Asked by Cllr Brabazon about the implications of the new GLA guidance which did not favour demolition, Robbie Erbmann said that the bids were not yet complete but that he would be happy to update the Panel when the outcomes were known.
 - Asked by Cllr Diakides about the Chocolate Factory development, Robbie Erbmann and Anna Blandford said that the Council was currently in the process of finalising the acquisition of the site. Delivery was expected to be in two phases, the first involving about 80 homes for social rent while proposals for the second phase were still being developed, though was likely to include some properties for private sale.
 - Asked by Cllr Brabazon for further details on the Ashley Road development, which was expected to deliver 150 Council homes, Anna Blandford said that there would be around 300 homes in total with 50% for private sale. The focus was on family-sized Council homes and so the private sale units were required to finance the scheme. Detailed plans on the development were not yet available but would be taken through consultation and the planning process in due course.
 - Asked by Cllr Say about the current Right to Buy rates, Robbie Erbmann said that the assumption in the Council's business plan was that 50 homes would be sold under Right to Buy per year. However, around 100 former Right to Buy homes were being purchased each year for the Haringey CBS (Community Benefit Society). Cllr Ibrahim added that she did not think that concerns about new Council homes being lost through Right to Buy would be a significant

problem in practice. People who had been on the waiting list for a long period were unlikely to be in a position to exercise Right to Buy for a number of years and also it was not possible for Councils to sell a property under Right to Buy for less than it cost to build it.

- Asked by Cllr Say for further details about the Neighbourhood Move Schemes highlighted in paragraph 3.14 of the report, Robbie Erbmann said that having new build properties available for secure tenants significantly impacts on whether people in underoccupied properties are prepared to move so it was hoped that this would free up more family-sized homes.
- In response to a question from Cllr Say about why building was planned at Waltheof Gardens despite there being a conservation area, Anna Blandford said that Cabinet approval had been given for this to enter the programme and, as it was at a very early stage, the feasibility work had not yet been completed.
- In response to a point from Cllr Gordon that, in the context of the 1,000 new homes target, the size of those homes was also an important factor, Cllr Ibrahim agreed that more family-sized housing was needed. However, she said that 1-bed and 2-bed homes were also needed, for example for young care leavers or for people who were currently under-occupying larger homes.
- Asked by Cllr Gordon for an update on the recent audit report on the department, Robbie Erbmann said that the actions had been progressed, that there was monthly reporting to the Council Housing Delivery Board and he believed that the level of project control and governance was now strong.
- Asked by Cllr Gordon for an update on the Clarendon Road site, Robbie Erbmann said that the intention was to pursue a Council-led scheme although he was unable to comment on the conversations between the Council and the various parties that had ownership positions on the site.

Cranwood Housing Development Site

Robbie Erbmann, Assistant Director for Housing, introduced the report regarding the site of the former Cranwood Care Home. The negotiations that had taken place over the site had predated his appointment to his role at Haringey Council. Robbie Erbmann explained that the site had been included in the portfolio of sites for development under the Haringey Development Vehicle (HDV). These proposals and the subsequent HDV designs for a scheme of 62 homes presupposed the demolition of the adjoining terrace of eight three-bedroom houses at 102 to 116 Woodside Avenue. The Council was the landlord of six of the homes but the freeholds of 104 and 106 Woodside Avenue had been sold under the Right to Buy.

The demolition of these houses was desirable for two reasons:

- This would increase the footprint of the site by 50% and the developable area by up to 100%.
- The Local Plan includes the whole site within the Site Allocations DPD.

In July 2018, the Council had decided to end the HDV in favour of a programme of direct Council housing delivery. At the same time a private developer was negotiating with the owners of 104 & 106 Woodside Avenue in an attempt to create a ransom position in the site. The Council therefore aimed to make offers that were attractive enough to incentivise the freeholders to sell to the Council rather than to the developer.

In September 2018, the Cabinet agreed to acquire 106 Woodside Avenue for £2.15m and 104 Woodside Avenue on terms delegated to the then Director of Housing, Regeneration and Planning and the Director of Finance. The reasons that this was felt, at the time, to be worth doing was that by unlocking these two homes the whole site could be unlocked and 98 new homes could potentially be built rather than only 40 and that 20 of the new properties would be for private sale thereby bringing substantial additional funds into the Housing Revenue Account (HRA).

The Council had also been in discussion with the four secure tenants at Woodside Avenue who said that they wanted to remain in their homes. In June 2019, the Council had decided to respect their wishes to remain and terminated the negotiations to acquire 104 Woodside Avenue. As a consequence, a smaller development scheme was now being pursued by the Council of 41 homes on the site, of which 32 would be for social rent and nine for private sale. The terrace of eight house would remain with four being occupied by the secure Council tenants, three being used by the Council to provide homes for homeless families and one occupied by the remaining freeholder. The proposals would be submitted to Planning shortly with the aim of being on site by November 2021.

Robbie Erbmann then responded to questions from the Panel:

- Cllr Barnes asked whether the new development would include separate entrances for social tenants and private tenants. Robbie Erbmann said that, while different blocks would have separate entrances, the properties would be of exactly the same quality and that the bulk of the common space would be open amenity space for all residents. He added that for management purposes and to keep services charges low, it is better to have ownership of a whole block as a freeholder. Cllr Barnes said that there were advantages to mixed housing and that it was disappointing to see separation of private and social tenants in Haringey. Robbie Erbmann said there was only a small amount of private housing proposed in the development and so it could not be compared to cases involving large blocks of private housing with a small proportion of social tenants being marginalised. Cllr Gordon said that the separation of tenants was a recurring issue in the Borough and suggested that further consideration could be given to the overall issue in more detail at a future meeting. **(ACTION)** Cllr Brabazon said that her understanding was that

segregated housing was not supported by the new London Plan and queried why integrated housing was not being implemented in Haringey. Cllr Ibrahim said that she agreed with the Panel Members on their general views about housing segregation and understood their concerns but did not think that this was necessarily an issue in relation to this specific small scheme. She suggested that further written information about the layout of scheme could be provided to the Panel. **(ACTION)**

- Cllr Barnes asked whether the difficulties in building on the site due to the water mains pipes were known prior to the purchase of 106 Woodside Avenue for an above-market price. Robbie Erbmann said that this had not been a factor as, while the pipes do create problems with building, they are in a different part of the site to the Woodside Avenue homes.
- Cllr Gordon asked why the development could not simply have been built around the two houses that the Council did not own. Robbie Erbmann said this wouldn't have worked from a development point of view and that the whole terrace would have needed to be cleared. It may not have been suitable for large block to overlook two houses for example.
- Asked by Cllr Gordon who the private developer involved in the negotiation was, Robbie Erbmann said that this was a small local developer but that he was not able to divulge the name of this developer for reasons of commercial confidentiality. To be informed on a confidential basis, the scrutiny panel would need to submit a request demonstrating their need to know.
- Asked by Cllr Hare why a CPO process was not pursued as an alternative to the option of above market value purchases, Robbie Erbmann said that, while he wasn't at Haringey Council at the time, his understanding was that the advice received was that a CPO would be legal and technical difficulties with that option on this site. Cllr Hare and Cllr Diakides asked whether this advice could be made available to the Panel. Cllr Diakides suggested that the matter could be referred to the Corporate Committee for further examination.
- Cllr Diakides asked how many private houses were being built on Council land, Robbie Erbmann estimated that there were about 400 private homes out of the 1,600 that were being built through the first phase of the housing delivery programme. He added that this 75% social to 25% private sale position had improved from a 60%-40% split in the previous business plan. Cllr Ibrahim, Cabinet Member for Housing and Estate Renewal, said that the building of homes for private sale was necessary to be able to cross-subsidise the social housing in the developments. Robbie Erbmann added that the housing delivery programme would need to modestly grow its income through private sales in

order to continue to invest at a rate of 250 new homes per year. Cllr Diakides said that the Panel should be provided with the figures and calculations to demonstrate that this was necessary. Robbie Erbmann replied that he would be happy to run a session for the Panel on the HRA Business Plan though there would be difficulties in providing costs for individual schemes as this could put the Council in a poor position in terms of being able to secure competitive build contracts. Cllr Gordon said that a discussion on the financing of a housing programme was a useful suggestion to be added to the Panel's Work Programme. **(ACTION)**

- Cllr Brabazon said that, if there was no other way of establishing what had happened regarding the Woodside Avenue properties, then the matter should be referred for a value for money audit of the purchase of 106 Woodside Avenue from internal auditors and possibly an external auditor as well.

Cllr Ibrahim then made further observations on the Woodside Avenue purchase. She said that an early commitment of the administration was to build Council homes at the Cranwood site and that, following engagement with the residents, it was felt that the scheme should be changed. A lot of campaigning had taken place and the Council had listened to concerns meaning that plans considered earlier in the scheme were no longer judged to be suitable. Cllr Ibrahim said that it had been important to listen to secure tenants whose homes would have been demolished under the original proposals.

However, earlier on at the time of the purchase of 106 Woodside Avenue, the investment had been considered necessary to unlock the rest of the site, generating a larger return and more homes but the situation then changed. Cllr Ibrahim said that Cllr Brabazon would have had access to the exempt information at the time as part of the same Cabinet that collectively took that decision. She concluded that a decision had been taken which was subsequently changed but that there was nothing to hide in terms of the finances.

Cllr Gordon said that a question mark remained over the decision not to pursue the CPO route. Cllr Brabazon said that the project should be looked at with hindsight and that a value for money look at the matter would help the Council in the future. Cllr Hare added that the additional information that he had asked for on the advice received against using a CPO should be provided to the Panel.

RESOLVED –

That the Panel refers the Cabinet decision to acquire 104 & 106 Woodside Avenue to internal auditors, with oversight from the Corporate Committee.

That the advice provided to senior officers and the Cabinet on the potential legal and technical difficulties of using a CPO to acquire the properties be made available to the Panel and, if required, to the Corporate Committee.

9. ACCOMMODATION STRATEGY UPDATE

Cllr Charles Adje, Cabinet Member for Finance and Strategic Regeneration and Christine Addison, Interim Assistant Director for Capital Projects and Property, introduced the report on the accommodation strategy.

A report on the corporate buildings in Wood Green had been considered and agreed by the Cabinet in September 2020, followed by the approval of a report in December 2020 about the future use of the Civic Centre. The Cabinet had then approved an update to the Asset Management Plan in February 2021 to include the strategic thinking from those two reports.

The priorities for the next 12 months which were:

- moving forward with the Civic Centre project and deciding how and when the car park element could be developed;
- reviewing the use of George Meehan House to ensure that its use is optimised and works well with the refurbished and expanded Civic Centre spaces;
- reviewing and outlining best steps for other Council buildings in Wood Green.

Cllr Adje and Christine Addison then responded to questions from the Panel:

- Cllr Hare asked about the impact of the Covid pandemic on the strategic approach to Alexandra House. Cllr Adje said that the use of a number of premises, including Alexandra House, were currently subject to review and while the impact of the pandemic would clearly be an important factor, it was not yet possible to say what the future premises use would be. An update report was expected to be provided to the Cabinet before the end of the year.
- The report noted that the consolidation of Council accommodation to a smaller number of buildings over a 5-7 year period. In response to a comment from Cllr Hare that the process appeared to be quite slow, Cllr Adje said that, while he shared the concern, the buildings were still occupied and that it would take some considerable time to relocate people.
- Cllr Brabazon said that the investment in the Civic Centre would result in a surplus of office accommodation. She also noted that Alexandra House, which she said had been bought at a high price, and River Park House were currently mainly empty because of staff working from home. She questioned the thinking behind this process and asked for more information about the review including the terms of reference. Cllr Adje said that everything was set out in Asset Management Plan which had recently been updated and approved by the Cabinet. He added that there were a number of reviews being carried out by officers who would be assisted by external partners if required.

- Cllr Diakides questioned the use of external consultants to support the process. Cllr Adje said that he was not aware of external consultants being used at the present time but that external partners would be engaged if required.
- Cllr Diakides asked about the impact of the uncertainty about the use of Council buildings that would result from this process, with particular reference to the future of the Library. Cllr Adje said that the Library project was being paused and the concentration would be on the Civic Centre. However, it would be necessary to maintain the Library to make sure that it was fit for purpose to provide a service to the public.
- Cllr Gordon asked how much the Council had been paid for Alexandra House and how much would need to be spent on repairs. She also noted that the business case for the purchase was for additional office accommodation which appeared now not to be needed. Cllr Adje said that he did not believe that it was a mistake to purchase Alexandra House, which had been acquired for £15.5m through a collective decision. He said that it was not unusual for organisations to spend money on necessary changes and repairs to buildings that they acquire. He did not have specific figures available about this, but there was a maintenance budget for the corporate estate as a whole. Christine Addison said that further details on this could be provided to the Panel in writing. **(ACTION)**
- In response to questions suggesting that the overall cost of acquiring Alexandra House may have exceeded £15.5m due to issues associated with a company being set up, Cllr Adje said that this figure was provided in Part 1 of the report on this matter and that he could not disclose information included in Part 2 of the report which was exempt. Cllr Brabazon said that the company in question was referred to in the Council's accounts which was in the public domain.
- In response to a question from Cllr Brabazon about the status of other buildings including Cumberland Road and 48 Station Road, Cllr Adje confirmed that all of the Council-owned properties in the area would be included in the review process.
- In response to a question from Cllr Brabazon about whether rent was received by the Council for Greenside House, Christine Addison said that this she thought it likely to only be ground rent but would confirm the full details in writing. **(ACTION)**

Cllr Brabazon proposed that the review process for this issue be monitored further by the Panel, possibly through a future progress report to include further details including the terms of reference and timetable. **(ACTION)**

10. DATES OF FUTURE MEETINGS

Dates of Panel meetings in 2021/22 to be determined.

CHAIR: Councillor Ruth Gordon

Signed by Chair

Date

Report for: Housing & Regeneration Scrutiny Panel, 8 July 2021

Title: Update reports

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

Ward(s) affected: All

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

Contents

1. High Road West
2. Wards Corner
3. Broadwater Farm
4. HfH Repairs Service
5. New Local Plan

High Road West.

Background.

- 1.1 In March 2021, Cabinet approved over £90m of GLA funding that enables the Council to deliver the first phases of the High Road West Scheme including the delivery of the 500 social rented homes. The Council's commitment to this project reflects the aims of the Borough Plan, of a borough where everyone, regardless of their background has the same opportunities to reach their full potential.
- 1.2 This commitment is especially critical for our residents in North Tottenham, an area where for too long, they have not had the same opportunities as residents elsewhere in our borough, where many residents face barriers including high levels of deprivation, lack of access to training and employment opportunities, perpetually high levels of both serious and low-level crime and an under provision of good quality and affordable housing. Tottenham is the third most overcrowded constituency in the UK, with 30% of households (around 10,000) in overcrowded accommodation. The difficulties facing residents and businesses have been made acutely worse by the impact of Covid-19 and particularly in relation to vulnerable groups and children.
- 1.3 The Scheme offers a once in a lifetime opportunity to tackle the barriers of inequality in North Tottenham and deliver comprehensive, coordinated change. It represents a substantial and far-reaching investment, which includes delivery of the following benefits:
 - 2500 + homes.
 - Targeting 40% affordable housing across the site, including 500 council homes.
 - New Library and Learning Centre with Creative Enterprise and Business Hub support spaces and a Job Club, Adult Learning; Ranging from ESOL to creative skills and wellbeing, and significant quiet study space, Flexible spaces for community meetings and the arts; opening onto the square. Space for a café and a showcase gallery animating the public realm. An expanded children's library, with the ability to host a programme of events.
 - New civic square and new public park.
 - New workspace, including potential relocation options for existing businesses.
 - £10m socio-economic package.
 - High Road improvements, including new retail and shops.
 - 3,300 construction and 500 long term jobs across a diverse range of sectors and professional levels.
- 1.4 High Road West will be delivered under the terms of the Development Agreement that was signed by the Council and Lendlease in 2017 and provides the conditions and safeguards required for each phase of the scheme to commence. These conditions include the delivery of the Council's Objectives and Core requirements, the council homes, the library and learning centre and the

decentralised energy centre and reimbursement of the Council's costs for the land acquisition related to each phase.

2. Key stages and decisions

- 2.1 The High Road West project represents the outcome of a number of key steps and decisions, from the approval of the masterplan in 2014. The following section describes two of those key decisions regarding the approval of GLA funding and the forthcoming decision to be considered by Cabinet to go to ballot.

GLA Funding

- 2.2 The Council and Lendlease have been working with the GLA since 2018 to review the funding for the scheme that would allow the Council to secure more grant and increase the amount of social rented homes provided by the Scheme from 145 to 500.
- 2.3 North Tottenham is home to a large proportion of families with children; making up 51% of households in the area, compared to 35% borough wide; and with 32.0% of children living in poverty, more than 50% higher than the London average. But there is a deficit of family housing, with fewer than 14% of council owned properties in Haringey providing three or more bedrooms. Overcrowding is particularly acute in Tottenham, with the Children's Commissioner and Public Health England both highlighting the negative impacts this has on physical and mental health, particularly for children and young people, an issue that has been exacerbated during the Covid crisis.
- 2.4 A funding package of £91,512,000 made up of £70,312,000 of Affordable Housing Grant and £21,200,000 of Mayor's Land Fund was approved by Cabinet in March 2021, making the scheme viable and allowing the Council to proceed towards the ballot. The funding has also provided the opportunity for the Council to acquire the additional social rented homes the Scheme will deliver.
- 2.5 The delivery of 500 new council owned social rented homes through the Scheme, offers a chance to address housing need in this area by increasing the number of council owned social rented homes in the area and ensuring the mix of the new homes reflects the needs of residents who will be moving into them. Eligible residents living on the Love Lane Estate will be offered a council home which meets their needs. Residents on the Housing register, who are waiting for a new home, can be offered one of the c.200-250 homes available beyond those committed to residents on the Love Lane Estate, which also meets the needs of the wider community in the area, part of the council's commitment to deliver a new generation of council homes for local people. For many residents, the offer of a secure council tenancy in a home has been long awaited and will offer them much needed stability, that will help them to take better advantage of their opportunities in their careers, family and community activities.
- 2.6 The homes will be delivered as part of a healthy and sustainable neighbourhood which recognises the need for these to be part of a mix of employment, community and leisure activities, responding to the identified needs of the local

community regarding issues such as health, financial security, community cohesion and personal safety and in particular, a step change improvement in the quality of homes for local residents. Alongside a £500k package of support for existing local businesses and funding to support new local business start-ups, a variety of commercial uses and employment activities will be delivered including retail, business and leisure space, which will help to support the town centre and support good business growth in the area. A range of types and levels of employment will be created which will include requirements for targets to be met in relation to employment of local people and people from 'protected characteristic' groups. This will be complemented by a focussed training programme, funded as part of the £10m socio-economic programme, that will help local people to access higher paid jobs in the local and wider London area and develop a sustainable career path, supporting existing successful programmes in the area and optimising the new opportunities provided, such as through the new Library and Learning Centre and community hub at the Grange.

Resident Ballot

- 2.7 In July, Cabinet will consider the recommendation to ballot residents regarding whether to proceed with the scheme. The High Road West resident ballot 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 is an important milestone for the Council and Love Lane Estate residents, as well as meeting the GLA's requirements for drawing down the funding, which the GLA had allocated to the Scheme.
- 2.8 As well as the ballot, Cabinet will consider 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 of residents on the Love Lane Estate.
- 2.9 The Cabinet decision is based on extensive feedback including:-
- 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
 - the community engagement on the enhanced masterplan proposals for High Road West, which include 500 Council-owned social rented homes.
- 2.10 In order to support residents in their decision, the Council will provide a 'Landlord Offer' that will provide information including:-
- Design principles
 - The estimated number of new homes
 - Future tenure mix
 - Proposed associated social infrastructure
 - Details of the offer for tenants and leaseholders

- Details of the full right to return for social tenants
- Commitments relating to ongoing open and transparent consultation and engagement

2.11 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 an open and correct manner and provide a range of suitable approaches to being able to vote (phone, postal or online) and to seek advice.

3. Programme and next steps.

Engagement and Consultation through the ballot and going forward.

- 3.1 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.
- 3.2 This commitment to engaging with residents has continued throughout the last year, despite the constraints of Covid, including a range of different approaches which included online workshops to discuss the proposed Landlord Offer as well as access to the Council's engagement officer and the Independent Tenant and Leaseholder Advisor. This has ensured that residents were kept informed and aware of the progress of the scheme as well as providing the opportunity to raise more general housing issues.
- 3.3 Should the ballot outcome be to support the scheme, the Council will continue to engage with residents, particularly as the masterplan is further developed towards a planning submission and residents have the opportunity to provide feedback on the proposals for their new homes, neighbourhood and the range of community and commercial initiatives.
- 3.4 Although the early phase is focussed on the Love Lane Estate area, the Council will want to maintain a positive relationship with proactive engagement with businesses both within the High Road West scheme area and in the surrounding area.
- 3.5 The current programme, including the forthcoming Cabinet and ballot decisions, towards delivery of the scheme, is as follows.

July 2021. Cabinet decision on LLP / leaseholder offer and progression to ballot.

Autumn. Ballot.

Spring 2022. Planning Decision.

Spring Summer 2022. Start on Site of first infrastructure works and first drawdown of GLA funding.

2024. Scheduled date for first tenants to move to their new homes.

Wards Corner.

1. Summary of current position.
 - 1.1 Grainger are in Development Agreements with the Council and TfL dating back many years to deliver the Wards Corner scheme. Amongst the most significant elements of the scheme is a new market to replace the existing Seven Sisters Market (SSM).
 - 1.2 The s106 agreement connected with Grainger's planning consent for the Wards Corner development includes various protections for SSM traders including the requirement for Grainger to provide a temporary SSM on the ground floor of their Apex Gardens development, located directly opposite the Wards Corner site.
 - 1.3 In March 2020, SSM closed due the main power supply being disconnected as it was deemed unsafe and the introduction of Government Covid-19 restrictions requiring all non-essential retail premises to close.
 - 1.4 The SSM main market hall did not reopen when Covid-19 restrictions were lifted in June 2020 as TfL identified serious Health & Safety issues and the risks were too high to safely reopen the market hall. Apart from 6 SSM units fronting the High Road, SSM has remained closed. In this context, the Council repeatedly pushed Grainger to accelerate works to ensure the opening of the Apex Gardens temporary SSM as soon as possible so that traders could re-open at the earliest opportunity.
 - 1.5 The programme for the opening of the Apex Gardens temporary SSM was originally scheduled for November 2021, but this was delayed to March 2021 then, due to the impacts of Covid-19 it was further delayed to June 2021.
 - 1.6 Grainger issued a notification to SSM traders on 7th April 2021 indicating that they are currently unable to instruct the works to open the Apex Gardens temporary SSM. The reason Grainger cited was viability challenges being encountered with the main Wards Corner development scheme.
2. TfL position.
 - 2.1 The current and immediate responsibility for SSM sits with TfL and this continues to be the case whilst the activity to move the market to Apex Gardens is on hold.
 - 2.2 In August 2020, TfL made the decision that due to the scale of the Health & Safety works required to safely re-open SSM and the timeline for undertaking the works they would pursue the option of providing a temporary outdoor market on land immediately adjacent to the SSM building.

- 2.3 In October 2020, following a review of the feasibility of providing a temporary outdoor market TfL decided to abandon the plan and, as an alternative, provide a package of support to traders to assist them during the period until the proposed move to the temporary SSM at Apex Gardens.
- 2.4 In December 2020, TfL established a Hardship Fund to provide financial assistance to all SSM traders. The total value of the fund was £500k, of which £486,550 has been evenly distributed to all the 37 SSM traders i.e. £13,150 each – 32 trader payments were made by end of December 2020 with the remaining 5 by mid-February 2021.
- 2.5 Following Grainger's announcement that they were encountering viability issues with the Wards Corner development TfL wrote to SSM traders on 12th April 2021 advising that:
 - TfL are accelerating a review of options for a temporary SSM.
 - TfL are assessing work required to restore the market hall & wider buildings.
- 2.6 TfL have commenced engaging with SSM traders as part of their options reviews.
3. Next steps.
 - 3.1 Following Grainger's notification that the Wards Corner development scheme has viability challenges, the Council is in the process of reviewing that information and exploring its overall options. The Council are working with TfL and the GLA throughout this process.
 - 3.2 The Leader has signalled the Council's desire to establish a new approach to SSM and the Wards Corner development scheme.

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Broadwater Farm

1. Background

- 1.1 The Broadwater Farm programme was established following the identification of serious structural issues across the estate.
- 1.2 The programme is being delivered by a joint Homes for Haringey and Haringey Council team led by one Programme Director.

2. Workstream Updates

Communications and Engagement

- 2.1 The project team contains dedicated engagement resources to work with residents and stakeholders. Through this work we have established the following engagement and communication forums:
 - Community Design Group – a group of resident representatives and stakeholders who work with the design team on designs for new homes and public realm enhancements
 - Lost Blocks collective – a group of young people working with us to design engagement events
 - Residents' Association – monthly meetings held with the Chair and Secretary of the Residents' Association to discuss programme progress
 - Estate walkabouts – regular estate walkabouts with residents (to be re-introduced soon once restrictions allow)
 - Providers forum – a quarterly meeting with public and third sector agencies working on the estate
 - Parents forum – a regular forum with parents from the school to discuss the programme and any concerns of parents
- 2.2 A regular estate newsletter updates residents more widely on our work.

District Heating/kitchens and bathrooms

- 2.3 Cabinet approved a contract extension to the District Heating/kitchen and bathroom programme in March 2021, this was to allow for delays and additional costs linked to COVID 19.
- 2.4 The £18.9m programme is due to complete this summer through which new heating systems will have been provided to over 800 homes and kitchen and/or bathroom upgrades to just under 300 homes.

- 2.5 A further cabinet decision will be sought later this year to appoint a contractor to undertake long term maintenance of the system. The procurement is being led by the Council's Carbon Management team.

New Homes and Urban Design Framework

- 2.6 In December 2019 Cabinet approved the appointment of Karakusevic Carson Architects to lead the design process for new homes. The commission was extended by Cabinet to include designs for new homes on the old Moselle School site in 2020. The Cabinet's commitment is to replace as many social homes that are being lost through demolition.
- 2.7 The design team have undertaken a series of engagement events with residents and stakeholders, and we expect to present a preferred option for a resident ballot in November 2021.
- 2.8 GLA funding for replacement and new homes has been submitted as part of the Council's wider grant application. The outcome of this application should be announced in the summer.
- 2.9 Across all sites we believe that circa 300 new homes will be provided. As a minimum all social housing homes that are being demolished are being re-provided.

Rehousing and land assembly

- 2.10 In October 2020 Cabinet approved the submission of a Compulsory Purchase Order to secure vacant possession of remaining leaseholder interests in Northolt and Tangmere. The CPO follows extensive negotiations with leaseholders to reach agreements. In July 2020 Cabinet also agreed additional flexibilities for the leaseholder offer. However, despite negotiation, agreements on 10 homes across both blocks are yet to be reached.
- 2.11 The CPO Statement of Reasons was formally submitted to the secretary of state in February 2021 and a public inquiry is likely to be held in the Autumn of this year.
- 2.12 The formal outcome of the CPO is likely toward the end of the year although this timetable is subject to the secretary of state. We will continue to seek to reach agreement with leaseholders throughout this process.

Refurbishment and structural works

- 2.13 Design work for the refurbishment and structural works has been progressed on two pilot blocks: Martlesham and Rochford. The work looks

at the technical considerations and costs of upgrading the blocks to meet current standards and improve environmental efficiency.

- 2.14 Several engagement events have been held to help shape the proposals and guide the architects. Works are likely to start onsite in the summer of 2022.

Demolition

- 2.15 Demolition of the old Moselle school is programmed to commence in early August and will last no longer than 12 weeks. The works have been put out to tender on the DPS portal and the process will conclude on 30 June.
- 2.16 The tender process for the demolition of Tangmere has recently closed and the tender evaluation is underway. Cabinet approval for the award of contract is programmed to follow in the early Autumn.

Socio-economic programme

- 2.17 To date a range of projects have been launched through the socio-economic programme. This includes projects around employment and skills, mental health, community safety, food poverty and activities for young people.
- 2.18 A further phase of projects with £250k of funding is currently being planned and will include the provision of a community café and support to young people on the estate.
- 2.19 All projects are being funded by the Government Estate Renewal fund.

Housing and estate management

- 2.20 A range of improvements have been delivered or are being delivered as a result of this work including:
- Upgrades to estate lighting
 - Upgrades to the estate CCTV systems (with a further eight cameras planned for installation in 2021)
 - Improvements to grounds maintenance and waste removal
 - Significant reduction in antisocial behaviour
 - Additional financial inclusion services
 - Improvements to internal cleaning standards

- 2.21 A restructure in the Homes for Haringey Housing Management Service is currently underway which will strengthen the local management arrangements on the estate and further improve core housing services.

3. Programme and Next Steps

- 3.1 Key milestones in the current programme, including the forthcoming Cabinet decisions, are as follows.

Stapleford Section 105 consultation. July – August 2021.

Moselle School demolition starts. August 2021.

CPO public inquiry. September/October 2021.

Stapleford 105 consultation results Cabinet report. September 2021.

Tangmere demolition contract award (subject to vacant possession). September 2021.

Preferred design option for new homes presented to residents. October 2021.

Ballot (new homes). November 2021.

Tangmere demolition on site (subject to vacant possession). December 2021.

Planning submission (new homes). December 2021.

Refurbishment Pilot Project (Martlesham & Rochford).

Contract award. TBC 2022.

Contractor on site. Summer 2022.

Estimated completion. October 2023.

New Homes Phase one – Tangmere & Moselle sites.

Contract award. September 2022.

Contractor on site. November 2022.

Estimated completion. March 2025.

Key Decisions 2021

- 3.2 The key decisions to be made at cabinet are as follows:

July 2021

- Decision to undertake Section 105 consultation with Stapleford residents

September 2021

- Stapleford consultation outcome
- Moselle School land appropriation
- Tangmere demolition contract

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Homes for Haringey Repairs Service Update

1. BACKGROUND

- 1.1 From March 2020 to June 2021, due to Government restrictions, Homes for Haringey only provided a full repairs service for 5 months (August to December). From the start of the 3rd lockdown, Homes for Haringey has only been carrying out Emergency and Urgent repairs within people's homes. The types of works which have not been completed are plastering, decoration and carpentry jobs where operatives would have to have been in properties for a prolonged period of time. All external and communal repairs have continued as normal, although the availability and lead in times for materials, has at times, impacted on the timescales for delivery of these repairs. The full service resumed on 21st June 2021.
- 1.2 At the point of service resumption there were 1,600 jobs which residents have raised and for which residents have not yet been given an appointment, these include follow on jobs for partially completed repairs for example plastering to a ceiling where there has been a leak.
- 1.3 In 20/21 circa 5,000 less repairs were completed than in the previous year. Therefore, it is possible that there maybe a number of repairs that are required but have not yet been ordered.
- 1.4 Cllr Bevan circulated a note to all Councillors making them aware of the issues which were currently being experienced by the repairs service and that as a full service resumed that there was likely to be dips in performance as the backlog in repairs were completed. There was also potential for an increase in members enquiries and complaints whilst this was happening. In May there was a 25 per cent increase in the number of complaints being received regarding repairs.
- 1.5 There have been significant changes in management within HfH Property Services since 2020. With the new Executive Director of Property Services starting in December 2020 and the permanent Director of Repairs and Maintenance starting in June 2021. One of the new Director's first priorities is to put in place a new management structure, as the current team has no staff in permanent positions and is reliant on existing staff taking on extra duties.

2. Year End Performance 2020/21

2.1

| Metric | Target | Actual |
|---|---------|-----------|
| % Emergency Repairs Completed within target | 98.7% | 97.5% |
| % Urgent repairs completed within target | 99.8% | 99.3% |
| Appointments made and kept | 99% | 96.5% |
| Customer Satisfaction | 92% | 90.3% |
| Average Void Turnaround | 23 days | 28.1 days |

- 2.2 Performance in 2020/21 was slightly below target in all areas, although in most cases within tolerance. However, given the difficulties in delivering a service throughout 2020/21 the service maintained a comparable or better level of service compared to our peers.

3. Current Issues

- 3.1 The service is currently delivering a remobilisation plan which includes recruiting extra staff in permanent and temporary roles to enable the backlog of repairs to be cleared by the end of September. There are some trades where the backlog of work is having the most significant impact especially wet trades such as plastering, and residents are having to wait for appointments which are above the published standards. Once additional resource has been recruited these appointments should be brought forward.
- 3.2 HfH upgraded its Housing Management system in April and there were some issues with the repairs ordering process which were not identified through end user testing. These issues have had a significant impact on the call centre performance and customer journey. On average it is taking double the time to raise a repair compared to the previous system. This is resulting in increased waiting times for residents who wish to raise a repair. All of the residents who said they were dissatisfied with the repairs service in May gave the repairs ordering process as their reason for dissatisfaction. HfH are working closely with the call centre to resolve these issues.
- 3.3 The average age of the staff in HRS is 56 and approximately 10% of the staff were required to shield during Covid. As the service is resuming

personal risk assessments have been carried out for all staff and it is identifying the need to phase some staff members back into working in people's homes whilst the infection levels continue at their current rate.

4. Future Plans for Homes for Haringey Repairs Service (HRS)

4.1 Review of outsourcing of the gas contract

The delivery of Gas Servicing and repairs is currently outsourced. The first point at which the existing contracts can be broken is October 2022. There is a timetable in place to review this with a target date of November to bring a report with recommendations to the insourcing sub-group.

4.2 The Council's hard FM contracts

Last year a decision was taken to insource the hard facility management contracts which were being delivered by Amie. Initially, whilst HfH understood the requirements of the service, this was delivered as a standalone service. This is currently under review with the Council's team, as it is felt that a more integrated model would improve service delivery and offer greater value for money.

4.3 Use of supply chain.

Recent analysis has shown that balance of service delivery within the HRS has increased the use of sub-contractor within the service delivery model. The leadership with HRS is currently reviewing the use of sub-contractors and are identifying areas where it is felt that in-house delivery would offer a better service to residents and/or improve value for money.

4.4 Co-production of improvement to repairs and maintenance service

As the repairs and maintenance service comes out of the restrictions resulting from Covid, it is an opportunity to review the delivery model and identify areas of improvement for the long-term delivery of the service.

The intension is to work with residents, councillors, and frontline staff in designing, monitoring, and evaluating a new model of delivery. The first area of focus for improvement is voids and this work will be taking place this summer. The initial work on the wider delivery model will take place in the winter of 2021/22.

| Date | Activity |
|-------------|--|
| June 2021 | Remobilising of a full repairs service |
| Summer 2021 | Review of voids service and gas delivery model |

| | |
|---------------------------|--|
| End September 2022 | Backlog of Covid related repairs cleared |
| November 2021 | Recommendations on in-sourcing of gas contracts to insourcing sub-groups |
| Winter 2021/22 | Review of repairs and maintenance delivery model |

Report for: Housing & Regeneration Scrutiny Panel, 8 July 2021

Title: New Local Plan update

Report authorised by: Rob Krzyszowski, Assistant Director, Planning, Building Standards & Sustainability

Lead Officer: Bryce Tudball, Interim Head of Planning Policy, Transport and Infrastructure

Ward(s) affected: All

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

1. Describe the issue under consideration

1.1 The Housing & Regeneration Scrutiny Panel has asked for an update in relation to the council's emerging New Local Plan. This report provides an update on engagement and consultation on the Plan to date, the collation of an evidence base to support and inform the Plan and sets out the next steps in the Plan's production.

2. Recommendations

The Scrutiny Panel is asked to note this update report.

3. Reasons for decision

Not applicable.

4. Alternative options considered

N/A

5. New Local Plan update

New Local Plan

5.1 In November 2019 Cabinet agreed an update to the council's Local Development Scheme (LDS) setting out that a New Local Plan would be prepared to replace the suite of existing Local Plan documents which were adopted in 2017. The New Local Plan is a key corporate document which will set out a long-term vision for development and change in Haringey. A New Local Plan is required to:

- Take account of the new National Planning Policy Framework (NPPF) (2019);
- Take account of the New London Plan;

- Reflect the Council’s new Borough Plan (2019);
- Respond to the Climate Emergency declared by the Council in 2019;
- Support the borough’s recovery and renewal from Covid-19;
- Meet legal and policy requirements for the Council to have an up-to-date plan and a 5 Year Housing Land Supply.

5.2 The latest timetable for preparing the New Local Plan is set out in the table below:

| Stage | Regulation | Date |
|--|------------|--|
| New Local Plan First Steps Engagement consultation | Pre-Reg 18 | November 2020-February 2021 |
| Draft Local Plan consultation | Reg 18 | Approval late 2021 for consultation early 2022 |
| Proposed Submission Local Plan consultation | Reg 19 | 2022 |
| Submission & Examination | Reg 22-25 | 2022/23 |
| Adoption | Reg 26 | 2023 |

First Steps Engagement

5.2 From 16 November 2020 to 1 February 2021 (11 weeks) the council carried out a New Local Plan First Steps Engagement. This was the first step in preparing the New Local Plan and provided the opportunity for residents, businesses and other local stakeholders to shape the Plan from the beginning, identifying key issues and challenges the borough faces and preferences for various possible options. The engagement was designed to begin a conversation about the Plan and as such did not contain draft policies or proposals.

5.3 Alongside the New Local Plan First Steps Engagement document the council consulted on an Integrated Impact Assessment (IIA) Scoping Report. The IIA for the New Local Plan will make sure that emerging policies and proposals have an overall positive impact on sustainability, equalities, health and habitats. It will cover the requirements for Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA), Equalities Impact Assessment (EqIA), Health Impact Assessment (HIA) and Habitats Regulations Assessment (HRA).

5.4 A comprehensive Communications and Engagement Plan was prepared to ensure compliance with the council’s Statement of Community Involvement (SCI) and support the objective of achieving effective, representative engagement with the public and key stakeholders. The engagement was supported by:

- A dedicated consultation website (commonplace)
- Summary guide, micro-guide, accessible documents, mobile-friendly summary
- Translations
- Topic based virtual consultation events
- Digital marketing and surveys
- Youth Advisory Board engagement (300+ young people engaged)
- Engagement with primary schools
- Haringey People feature

- Feedback from the Royal National Institute of Blind People on written materials
- 5.5 Over 1170 responses were received to the First Steps Engagement across the dedicated engagement site, email, Haringey Youth Advisory Board and digital marketing. This exceeded the quantitative target in the associated Communications and Engagement Plan and does not include additional feedback provided through social media polls and 19 online consultation events.
- 5.6 Key consultation messages for the borough included the following:
- Housing is a key priority, especially affordable housing
 - More needs to be done to address the Climate Emergency
 - High support for active travel
 - Green spaces are highly valued
 - Open space is key, especially for young people
 - Expectation of greater community involvement in Planning and provision of more support for community groups

Evidence base

- 5.7 In line with national policy and guidance the New Local Plan must be informed and supported by a relevant and up-to-date evidence base that is adequate and proportionate. In addition to evidence base being prepared by the Planning Policy Team, officers have commissioned the following studies to support the Plan:
- Strategic Housing Market Assessment and Gypsy & Traveller Accommodation Assessment
 - Archaeological Priority Area Study
 - Strategic Flood Risk Assessment
 - Sites of Importance to Nature Conservation Study
 - Retail and Town Centre Needs Study
 - Employment Land Study
 - Whole Plan Viability Study (currently out for tender)

Next steps

- 5.8 The Planning Policy Team is currently analysing responses and feedback to the First Steps Engagement and will prepare a summary consultation report. An assessment is being undertaken to understand representation of individuals and groups with protected characteristics and whether further targeted engagement is required. Work is also continuing with key partners to ensure broad engagement on the New Local Plan including local primary schools, the Voluntary and Community Sector through the Bridge Renewal Trust and the Haringey Citizens Panel.
- 5.9 Officers are working closely in relation to the preparation of the key evidence base documents listed in paragraph 5.7 and these will be published on the council's website in late 2021 once complete.
- 5.10 The New Local Plan Member Working Group comprising members of Strategic Planning Committee (formerly Regulatory Committee) and chaired by the Cabinet Member with responsibility for Planning will be re-engaged from July 2021. A

series of workshops are planned over the period July to September to discuss key themes of the Plan and related policy options.

- 5.11 A Draft Local Plan will be prepared in the second half of 2021. Approval to consult will be sought from Cabinet at the end of the year with consultation for a minimum of 6 weeks to follow in early 2022.

Risks

- 5.12 There are a number of risks to the delivery of the New Local Plan and its timetable, which include:
- Government reforms e.g. Planning Bill expected in 2021
 - Market uncertainty related to COVID-19 and associated economic conditions;
 - Decisions on Crossrail 2 stations;
 - Joint working with neighbouring boroughs and other statutory bodies through the statutory Duty to Cooperate;
 - Staff, resources & competing work demands on the Planning Policy Team;
 - Planning Inspectorate resources, timetabling & handling of the examination;
 - Conformity with the NPPF & London Plan; and
 - Achieving the housing target (1,592 homes per year) and being able to demonstrate a 5 Year Housing Land Supply (5YHLS) of 'deliverable' sites.

6. Contribution to strategic outcomes

- 6.1 The New Haringey Local Plan is cross-cutting and contributes to the Borough Plan priorities of Housing, People, Place and Economy and the Borough Plan Equality Principles and the Pledges on Residents' Engagement, Voluntary & Community Sector and Businesses are highly relevant.
- 6.2 The Year 1 and Year 2 Delivery Plans for the Housing Priority include "Deliver new Local Plan" as the first delivery priority under Outcome 1) Objective a).
- 6.3 The Local Plan is also an important part of the borough's 'recovery and renewal' from COVID-19. As further iterations of the New Local Plan emerge, it will take account of the Council's emerging recovery strategies.

7. Use of Appendices

Not applicable

8. Background documents

- New Local Plan First Steps Engagement consultation document November 2020:
https://www.haringey.gov.uk/sites/haringeygovuk/files/1._new_local_plan_first_steps_-_final_website.pdf

9. Local Government (Access to Information) Act 1985

N/A

Housing and Regeneration Scrutiny Panel

Work Plan 2021 - 22

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

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

| Date | Agenda Items |
|---|--|
| 2021-22 | |
| 8 July 2021 | <ul style="list-style-type: none"> • Update - High Road West • Update - Wards Corner • Update - Broadwater Farm • Update - HfH repairs service • Update - New Local Plan • Work Planning; To discuss items for the work plan for the Panel for 2021/22 |
| 13 September 2021 | <ul style="list-style-type: none"> • Wards Corner Scrutiny Review – Follow up |
| 4 November 2021 | |
| 9 December 2021 (Budget Meeting) | <ul style="list-style-type: none"> • Budget scrutiny |
| 28 February 2022 | <ul style="list-style-type: none"> • Noel Park Scrutiny Review – Follow up |

Possible items to be allocated to Panel meetings:

- Procurement in the Housing sector (including the London Construction Programme)
- Local Plan
- Financing of housing developments
- Monitoring of progress - Accommodation Strategy
- Practice of separating social tenants from other private residents in the same housing developments
- Sheltered housing (Joint meeting with Adults & Health Scrutiny Panel)
- Creation of Residents Forums (one each to represent different tenures)
- Haringey Covid-19 Development Intelligence Group
- Fire safety in HfH estates
- Policy on demolition of existing council housing in order to build new properties through the housing delivery programme
- Tottenham Hale District Centre Framework
- Converted Properties cleaning service charge
- Decent Homes Plus
- Housing support services provided by local community organisations
- Empty homes
- Asset Management Strategy
- Funding models relating to the General Fund and the Housing Revenue Account
- Homelessness

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