

Report for: CABINET

Title: High Road West – 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

Report authorised by: Helen Fisher, Strategic Director for Regeneration, Planning & Development.

Lead Officer: Ed Richards, Acting Head of Area Regeneration, edward.richards@haringey.gov.uk 020 8489 2760

Ward(s) affected: Northumberland Park

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

1. Describe the issue under consideration

- 1.1 The purpose of this report is to set out the next steps for developing a leaseholder offer for Love Lane leaseholders, following the recent engagement and consultation on the 'Enhanced Love Lane Leaseholder Offer document' (Appendix 1) which set out the Council's proposed offer to Love Lane leaseholders.
- 1.2 This report also seeks a delegation to the Strategic Director of Regeneration, Planning and Development and the s151 Officer to agree all third party acquisitions (including all acquisition prices, costs, compensation packages and fees) within the High Road West Regeneration area (other than any compulsory acquisitions). The costs associated with these acquisitions will be fully indemnified by the Council's development partner for the High Road West Scheme ("Scheme"), Lendlease, through the Compulsory Purchase Order Indemnity Agreement signed on the 20th December 2017.
- 1.3 The recommendations within this report follow the previous Cabinet decisions in relation to the Scheme, in December 2014 and December 2015, which agreed the High Road West masterplan, the tenant and leaseholder guides, the commencement of the rehousing process for Love Lane residents, the demolition of the Love Lane estate and noted the business case for the preferred delivery structure for the Scheme. They also follow the decisions at Cabinet on 12th September 2017 and subsequently on the 9th October 2017 to appoint Lendlease as the preferred partner for the delivery of the Scheme. The recommendations within this report will support the Scheme, which will deliver:
 - Over 2,500 high-quality, sustainable homes.
 - At least 750 affordable homes (a net increase of 539), which will meet the Council's housing strategy on affordability, ensuring that the homes will be affordable for local people.

- 191 high quality, safe, Council owned replacement homes for Council tenants and resident leaseholders on the Love Lane Estate, which meet resident aspirations as set out in the Resident Charter and will be built to new fire and safety standards.
- Over £10m of funding for social and economic support for both businesses and residents, including a contribution of c.£8m for supporting the Tottenham People Priority overall commitments.
- A cutting edge new Library and Learning Centre and a refurbished Grange Community Hub which will provide improved community facilities early in the scheme.
- 143,500sqft of green spaces for the community including a large new linear community park with an outdoor gym, children's play area and Grange Gardens; a safe, central green space for local people.
- 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.
- Over 130,000sqft of 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.
- £500k of investment in the town centre and also a £500k fund for events and activities, as well as meanwhile uses which will revitalise the local centre during construction and afterwards.
- Over 3,300 construction jobs and more than 500 end-user jobs once the development is complete.
- High quality new industrial and maker/artisan space to support businesses from the existing Peacock Industrial Estate.

2. Cabinet Member Introduction

- 2.1 We are absolutely committed to putting residents at the heart of the High Road West Regeneration Scheme- a Scheme which has been encouraged and supported by residents on the Love Lane Estate - 70% of Love Lane residents supported the demolition of the estate and the delivery of new homes in 2014.
- 2.2 The development of the leaseholder offer for Love Lane residents builds on the previous engagement and consultation completed with Love Lane leaseholders on the Leaseholder Guide, the Resident Charter, ERRPP, the revised ERRPP and the ownership of the replacement homes consultation. Through all of this engagement and consultation we have sought to meet leaseholders' aspirations- such as the Council remaining the landlord of the replacement homes, developing a more generous offer for resident leaseholders, seeking leaseholders' views on the consultation questions and having a different approach to the valuation process.
- 2.3 In developing the draft offer for Love Lane Leaseholders we have paid close attention to other estate regeneration schemes and ensuring that all resident leaseholders, including elderly leaseholders, families and those who have had a change in their financial circumstances will not be financially worse off and will have, through the range of rehousing options, genuine choice whatever their financial circumstances.

- 2.4 We have also engaged every resident and non-resident leaseholder several times during the engagement and consultation period and explained, through the workshops held, why some and not all of leaseholders' aspirations were included within the offer.
- 2.5 Despite all of this work, the recent consultation contained a technical flaw and as such, I am recommending that the Cabinet agree that Officers re-write the consultation and engagement material so that we are clearer on why the draft offer is the Council's preferred set of commitments to leaseholders. This is because, ensuring that leaseholders are clear on the the Council's proposals and fully understand the Council's commitments and the thinking which underlies them, is of utmost importance to enable leaseholders to give a considered view on the consultation.

3. Recommendations

3.1 It is recommended that Cabinet:

- i. Given the rationale set out in paragraphs 6.12-6.17 agree that:
 - a. the Council undertakes a new consultation on the proposed Love Lane Leaseholder Offer and;
 - b. that a further report be presented to Cabinet for decision following that further consultation.
- ii. Agrees the acquisition of all third party land interests within the boundary of the High Road West Blue Line Plan within Appendix 2 (other than any compulsory acquisitions), to be acquired by private treaty by the Council pursuant to the terms of the Compulsory Purchase Order Indemnity Agreement ("CPOIA") dated 20 December 2017, to facilitate the High Road West Regeneration Scheme and gives delegated authority to the Strategic Director of Regeneration, Planning and Development and the section 151 Officer to agree the final price (including the land price, costs, compensation and fees) to be paid for each third party land interests provided that the total sum to be spent on these acquisitions shall not exceed the sum referred to in the approved capital programme and mentioned in paragraph 8.6.

4. Reasons for decision

Recommendation 1

- 4.1 From November 2017 through to January 2018, the Council spent two months working with and engaging leaseholders on the Love Lane Estate on a Leaseholder Offer. The Council's ambition has been to work with resident and non-resident leaseholders to develop an offer, which allows all resident leaseholders to remain in the High Road West area and to ensure all leaseholders are not financially worse off.

- 4.2 Following this engagement the Council formally consulted on an Enhanced Leaseholder Offer, which sought to deliver the following enhancements from the ERRPP for resident leaseholders:
- A further rehousing option for leaseholders referred to as a leasehold swap;
 - An enhanced equity share offer which tackles concerns regarding affordability and allows resident leaseholders to access a new home within the regeneration area; and
 - A 12 month grace period for family members/ beneficiaries which tackles concerns regarding succession
- 4.3 Through undertaking this consultation, it has become apparent that the consultation material was flawed in two respects. Firstly, it did not explain clearly why some aspirations of leaseholders have been included in the offer and why some have not. Secondly, it did not explain that the definition of a resident leaseholder in the Love Lane Offer aligned with the definitions set out in the Leaseholder Guide (agreed by Cabinet in 2014) and as such is more restrictive than that in the ERRPP.
- 4.4 Officers therefore recommend that the Council, redraft the consultation materials and re-consult to ensure leaseholders are fully and properly consulted.
- 4.5 Officers advise that the Council employs an independent financial advisor ahead of undertaking the consultation to advise leaseholders how the proposed offer will affect them.

Recommendation 2

- 4.6 The Council entered into a Development Agreement and a CPOIA with Lendlease on 20 December 2017. These legal agreements set out the obligations on each party in relation to the delivery of the Scheme.
- 4.7 A key obligation on the Council is to secure all of the third party land interests within the Scheme, circa 100 interests, by private treaty if possible. To secure these land interests the Council will be utilising a combination of Housing Zone funding and borrowing. All costs the Council will incur will be reimbursed through the CPOIA with Lendlease.
- 4.8 At present, the Council's constitution requires that any acquisitions that exceed a £500,000 price should be agreed by the Council's Cabinet, acquisitions between £250,000 (and under) or less than £500,000 can be approved by the Strategic Director of Regeneration, Planning and Development.
- 4.9 In order for the Council to be able to acquire all of the interests in a timely and efficient manner, it is recommended that the Cabinet grant delegated authority to the Strategic Director of Regeneration, Planning and Development and s151 Officer to agree all third party land acquisitions (including all acquisition prices, costs and compensation) that the Council needs to acquire within the High Road West area pursuant to the CPOIA.

- 4.10 All land acquisition prices, costs and compensations will be based on a valuation report from a RICS registered valuer and will be based on the commitments set out in the High Road West Business Charter and the Compulsory Purchase Order Code.

5. Alternative options considered

Leaseholder Offer

- 5.1 Officers have considered not undertaking another consultation with leaseholders on the Love Lane Estate, but have discarded this option. This is because it is clear that the engagement and consultation were flawed as set out above.

Delegated authority for the acquisition of properties within the High Road West area

- 5.2 Officers have considered not seeking delegated authority to the Strategic Director of Regeneration, Planning and Development and the s151 Officer to agree the acquisition of all third party land interests equalling or exceeding a capital value of £500,000 (including the price, costs and compensation) and relying on the delegations within the Council's constitution to make acquisitions.
- 5.3 There are a significant number of property interests within the High Road West area, which are anticipated to be above £500,000 and as such, a Cabinet decision would be acquired for every acquisition. Given that each Cabinet decision has a three-month lead in process, seeking Cabinet approval will not only cause time delays, it will also considerably congest the Cabinet agenda. It is absolutely the case that to ensure the successful delivery of the Scheme, Officers need to be able to negotiate and finalise transactions in an expedient manner so that third party interests are happy to transact with the Council. For these reasons, this option has been discounted and Officers are seeking delegated authority.

6. Background information

- 6.1 There has been significant engagement and consultation with leaseholders on the Love Lane Estate over the past three and a half years on the Council's commitments to them. This has been to ensure that the Council addresses leaseholders' concerns and to ensure that resident leaseholders are able to remain within the High Road West area. This engagement and consultation and the development of the Enhanced Leaseholder Offer is detailed further in the paragraphs below.

The Love Lane Leaseholder Guide

- 6.2 Through 2014 the Council worked with residents to develop the masterplan and a number of documents including the Tenant and Leaseholder Guides and the Resident Charter, all of which were subject to public consultation and agreed by Cabinet on 16 December 2014. The Leaseholder Guide set out the following for leaseholders:

- The Council's commitments to all leaseholders
- The valuation process
- The re-housing options and compensation
- The compensation available for non-resident leaseholders
- Commitments regarding the new homes in the regeneration area
- The phasing principles

6.3 It also made clear that the offer would be developed once the Council had progressed the regeneration scheme.

The ERRPP

6.4 In 2015 the Council began developing a borough wide policy, the ERRPP, for tenants and leaseholders affected by estate regeneration schemes so that there was a baseline offer to all residents. A consultation was undertaken between 17th November 2015 – 14th February 2016 which included Love Lane leaseholders. The policy was agreed by the Council's Cabinet in July 2016.

6.5 In 2017 the Council decided that the ERRPP should be revised to provide further commitments to tenants and leaseholders and in October 2017, the Cabinet approved a revised ERRPP, following a 10-week consultation.

6.6 By setting out the Council's commitments in more detail than had previously been given, the ERRPP provided a solid baseline for the development of a bespoke offer for Love Lane leaseholders.

Ownership of the replacement homes and shared equity consultation

6.7 In March 2017, the Council undertook a 6 week consultation with resident leaseholders on the Love Lane Estate to determine whether they would prefer a Housing Association or the Council to own the replacement homes and to seek leaseholders' views on the initial terms for the shared equity offer the Council was developing.

Developing an Enhanced Leaseholder Offer

6.8 Through November 2017 to January 2018, Officers have sought to engage with leaseholders on the Love Lane Estate to help develop a more detailed Leaseholder Offer for Love Lane leaseholders. During this time, Officers undertook a door-knocking exercise to speak to leaseholders and held three workshops. Both resident and non resident leaseholders were invited to the workshops. Attendance, specifically from the resident leaseholders, was consistently good with up to two thirds of resident leaseholders attending all three workshops. The Independent Tenant & Leaseholder Advisor was also present at all three workshops as was a Turkish interpreter. The headline objective of each workshop was:

- Workshop 1: Set out the offers already in existence (statutory minimum, High Road West Leasehold Offer, Estate Renewal Rehousing & Payment Policy). Invite feedback from leaseholders on their view of these offers and what additional asks and concerns they have.
- Workshop 2: Provide an update on initial thoughts over which requests the Council may be able to incorporate into the Leasehold Offer.
- Workshop 3: Present the draft leasehold offer and ask for initial thoughts ahead of the final consultation stage and seek feedback on the type and form of questions residents would like to see in the feedback forms relating to the consultation.

6.9 The feedback received through these workshops was utilised to help developed the proposed Love Lane Leaseholder Offer.

What was in the proposed Love Lane Leaseholder Offer?

6.10 The proposed Love Lane Leaseholder Offer set out the Council's draft commitments to Love Lane Leaseholders. The full details of the offer are set out in Appendix 1 and a summary of the additional commitments for resident leaseholders (beyond the ERRPP) are set out below:

- A further rehousing option referred to as a leasehold swap
- An enhanced equity share offer which tackles concerns regarding affordability
- Succession- 12 month grace period for family members/ beneficiaries which tackles concerns regarding succession

6.11 The proposed offer sought to address the concerns raised with leaseholders through engagement. Whilst it met the key concerns raised by leaseholders it does not meet all of their aspirations and the rationale for this was explained during the workshops as the offer developed.

Consultation

6.12 Following the engagement, the Council undertook a 4 week consultation on the leaseholder offer. Unfortunately, the consultation was flawed for the reasons set out in paragraph 4.3. Officers therefore recommend that the consultation is undertaken again so that this can be addressed.

Definition of resident and non resident leaseholder

6.13 As mentioned in paragraph 4.3, the definition of resident leaseholder in the proposed Love Lane Leaseholder Offer aligns is more restrictive than that in the ERRPP.

6.14 This is because the proposed Lane Lane Leaseholder Offer aligned with the Leaseholder Guide, and stated that leaseholders had to be living in their home

since 16th December 2014 to qualify as a resident leaseholder. The ERRPP however defines a resident leaseholder as a leaseholder who has lived in the dwelling, or a substantial part of it, as their only or main residence, for a period of not less than one year ending with the day they have to move out.

- 6.15 The ERRPP definition creates a risk that speculative buy-to-let landlords could move into their property a year prior to displacement to secure the enhanced offer for resident leaseholders (such as the shared equity/portable loan products). This is likely to create a substantial additional cost for estate regeneration schemes and the HRA, and could reduce the ability to make an enhanced offer to those leaseholders who are living on an estate at the time the decision to proceed with a scheme is made, which is not something which the ERRPP intended. The aim of the ERRPP is to ensure that the existing local community could be kept together, not to allow buy-to-let landlords to profit from the enhanced leasehold offer at the expense of local residents. As such, this is something which is likely to be reviewed in the future.
- 6.16 The above is of particular concern for the Scheme and the Love Lane Estate. All leaseholders on the estate have known since December 2014, that the estate will be demolished. Whilst the Council secured a development partner in 2017, it still may be a number of years before all of the estate is fully demolished. This means that speculative landlords could potentially take advantage of the Council's rehousing offer.
- 6.17 To deal with this issue, It is proposed that the revision to the ERRPP definition contained in the proposed Love Lane Leaseholder Offer is fully explained to leaseholders so that they are made aware of the differences through the proposed more detailed consultation.

Next steps

- 6.18 Given the above, it is proposed that the Council:
- Re-write the engagement and consultation material to ensure that it clearly explains why the proposed offer is the Council's preferred position.
 - Ensure that the consultation material explains the rationale for the definition of resident and non resident leaseholder and why the definition amends from that in the ERRPP and aligns with the Leaseholder Guide.
 - Undertake another consultation process with leaseholders on the proposed offer.
 - Employ an independent financial advisor so that leaseholders are able to speak to the advisor about the proposed offer and their financial circumstances
 - Continue to ensure that one-to-one engagement activity is undertaken to explain the details of the proposed Leaseholder Offer.
 - Ensure that Independent Tenant and Leaseholder Advisor is available to provide advice to leaseholders.
- 6.19 Once the Council has undertaken the consultation and analysed the feedback, a report and the feedback received will be presented to Cabinet, for Cabinet to consider and take a decision on the Love Lane Leaseholder Offer.

7. Contribution to strategic outcomes

- 7.1 As set out in section 4 above, the delivery of the High Road West Scheme will support the Council in delivering all of 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 each of the Council's five priorities: -
- (i) Enable every child and young person to have the best start in life, with high quality education
 - (ii) Enable all adults to live healthy, long and fulfilling lives
 - (iii) A clean, well maintained and safe borough where people are proud to live and work
 - (iv) Drive growth and employment from which everyone can benefit
 - (v) Create homes and communities where people choose to live and are able to thrive
- 7.3 The Leasehold Offer is particularly relevant to priority five as it allows any resident who wishes to remain in the High Road West area to do so, thus supporting communities who wish to stay together to do so.

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

Finance

- 8.1 This reports seeks Cabinet approval to:
- i. Given the rationale set out in paragraphs 6.12-6.17 agree that:
 - a. the Council undertakes a new consultation on the proposed Love Lane Leaseholder Offer and;
 - b. that a further report be presented to Cabinet for decision following that further consultation.
 - iii. Agrees the acquisition of all third party land interests within the boundary of the High Road West Blue Line Plan within Appendix 2 (other than any compulsory acquisitions), to be acquired by private treaty by the Council pursuant to the terms of the Compulsory Purchase Order Indemnity Agreement ("CPOIA") dated 20 December 2017, to facilitate the High Road West Regeneration Scheme and gives delegated authority to the Strategic Director of Regeneration, Planning and Development and the section 151 Officer to agree the final price (including the land price, costs, compensation and fees) to be paid for each third party land interests provided that the total sum to be spent on these acquisitions shall not exceed the sum referred to in the approved capital programme and mentioned in paragraph 8.6.

- 8.2 On the 20th December 2017 the Council entered into a Development Agreement and a Compulsory Purchase Order Indemnity Agreement with Lendlease for the High Road West Scheme (“the Scheme”). The terms of these agreements were agreed by Cabinet in September 2017 and October 2017 and the final documents were approved by the Director of Regeneration and the s151 Officer in December ahead of the agreements being entered into.
- 8.3 By entering into these agreements, the Council is obligated to acquire all interests within the Scheme of which there are c.100 property and land interests. All costs the Council will incur as a consequence of acquiring these interests will be reimbursed through the CPOIA with Lendlease.
- 8.4 The first recommendation within this report will support the Council in meeting its obligations within the agreements, as it will expedite the acquisition process. At present, the Council’s policy requires any property/land acquisitions that exceed £500,000.00 to be agreed by the Council’s Cabinet. Acquisitions between £250,000.00 or less than £500,000.00 can be approved by the Strategic Director of Regeneration, Planning and Development to agree the acquisition package. The delegation within recommendation 2 will ensure that all land interests can be negotiated and acquired efficiently.
- 8.5 In June 2016, Cabinet agreed the Council’s capital strategy and ten-year capital programme report. This agreed a budget of £98m for the necessary acquisitions for the Scheme.
- 8.6 This figure has been revised and a capital budget of £87.71m has been set aside – this includes:

Year	Funding Amount £m
2016/2017	0.457
<u>MTFS 2018/19</u>	
2017/2018	2.342
2018/2019	8.19
2019/2020	5.847
2020/2021	26.993
2021/2022	9.352
2022/2023	10.496
Sub Total	63.22
2023/2024	24.033
Total	87.711

- 8.7 The £63.22m for the years 2017/18-2022/23 for ‘HRW business acquisitions’ is included in the General Fund Capital Programme 2018/23 in the 26th February Full Council report, and a further £24.033m capital funding for 2023/24, as

included in the above table, will be formally added for 2023/24, when the capital programme is updated for 2019/24. This provides the funding for acquisitions to support the business of the Scheme. The exempt part of this report provides further information with regards to the funding arrangements.

- 8.8 All land acquisition prices, costs and compensations will be based on a valuation report from a RICS registered valuer and will be based on the commitments set out in the High Road West Business Charter and the Compulsory Purchase Order Code.
- 8.9 There is provision in the HRW revenue budget for the costs of the re-consultation and use of independent financial advisor during the consultation process.

Procurement

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

Legal

- 8.12 The Assistant Director Corporate Governance has been consulted in the preparation of this report and comments as follows:

Leaseholder Offer Consultation (recommendation 1)

- 8.13 As stated in the body of the report, Cabinet agreed the Leaseholder Guide on 16th December 2014 and adopted the ERRPP on 17 October 2017. The Policy complied with statutory requirements and entitlements, and followed DCLG (now MHCLG) guidance and the Mayor of London's Good Practice Guide; which are not further detailed here.
- 8.14 The ERRPP envisaged that offers would be brought forward for individual regeneration schemes taking into account the circumstances of each such scheme. It provided what it described as a guaranteed minimum offer, and a clear set of commitments to ensure all existing residents benefit from estate renewal in Haringey, that could not be waived by the Council or developer. It further provided that enhanced offers could be made where this could be accommodated and it was appropriate to do so, subject to cabinet decision. It did however, caution that offers that are overly generous to one group of residents should be avoided where it imposes an unacceptable cost on, or reduces the quality of the scheme for other groups of residents.
- 8.15 Notwithstanding the guarantees given in the ERRPP, it is nevertheless open to the Council to derogate from its announced policy if it does so fairly and for good reason. In consulting on any such proposal, it must make clear that that is what is doing, and clearly explain the reasons why it is doing so to permit intelligent consideration by consultees.
- 8.16 The enhancements to the ERRPP within the Enhanced Leaseholder Offer are set out in the body of this report.

- 8.17 The proposed restrictive qualification as “resident leaseholder” for the purposes of the Offer clearly derogates from the ERRPP.

Revised qualification as “resident leaseholder”

- 8.18 As noted in the body of the report, the definition of resident leaseholders consulted on for the Enhanced Leaseholder Offer is more restrictive than that provided by the ERRPP. The definition of a resident leaseholder in the Enhanced Leasehold Offer is in line with the definition consulted on for the High Road Leaseholder Guide, agreed at Cabinet in 2014, requiring residence since 16 December 2014; whereas the ERRPP definition is, for all purposes, residence as only or main residence for 12 months before displacement from the property.
- 8.19 It is proposed that the Leaseholder Offer definition be consulted upon and that it makes clear that this definition will apply, save that for the purposes of payments only the ERRPP definition of resident leaseholder (which follows the statutory definition) will apply.

Consultation and equalities

- 8.20 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.
- 8.21 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.

Delegated authority (recommendation 2)

- 8.22 Members are being asked to give authority to the Strategic Director for Regeneration, Planning and Development and the Section 151 Officer to agree the final price for the acquisition of properties that need to be acquired under the terms of the CPOIA dated 20 December 2017 in respect of the High Road West Scheme. Under the Constitution (Section E Section 2) the Strategic Director’s authority is limited to an acquisition with a capital value of up to £499,999.99. Under the terms of the CPOIA, the Council is responsible for land assembly within the High Road West site. The Council must try and acquire all third party land interest by private treaty and the delegated authority will prevent the members from having to make a decision each time a property has to be acquired with a capital value of £500,000.00 or more.
- 8.23 Members should note that the Cabinet’s decision and the authority being given to the Director and the Section 151 Officer does not include any compulsory purchases. A separate Cabinet authority will be required on any future decision to use the Council’s compulsory purchase powers.

Equality

- 8.21 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.
- 8.22 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.
- 8.23 An EqIA is in development, which will set out the implications of the Leasehold Offer for leaseholders of the Love Lane Estate with protected characteristics and which will reflect the findings of the consultation undertaken with leaseholders. We expect the impacts to be broadly positive based on the conclusions of EqIAs that accompany preceding Cabinet reports relating to High Road West. The baseline for the enhanced offer is proved by the Council's Estate Renewal, Rehousing and Payment Policy (ERRPP) which already provides a high degree of support for resident leaseholders in the borough who are impacted by regeneration. A full EqIA was developed for this policy and [published with the decision](#).
- 8.24 This Enhanced Leasehold Offer is intended to address many of the additional concerns that were identified by current leaseholders on the Love Lane estate during consultation and some of the existing inequalities identified by the [High Road West EqIA](#). The characteristics of the Love Lane residents involved in developing this will be discussed at length in the full EqIA.

9. Use of Appendices

- 9.1 The following appendices are included:

Appendix 1- Love Lane Enhanced Leasehold Offer

Appendix 2- High Road West Plan

Appendix 3 – Exempt financial information - **NOT FOR PUBLICATION** by virtue of paragraphs 3 and 5 of Part 1 of Schedule 12A of the Local Government Act 1972. This report is not for publication as it contains information classified as exempt under Schedule 12A of the Local Government Act 1972 in that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

10. Local Government (Access to Information) Act 1985

High Road West Cabinet Papers:

- 12th September 2017 Cabinet Report- High Road West Regeneration Scheme – appointment of a preferred bidder and next steps
- 13th September 2016 Cabinet Report- Tottenham Housing Zone Phase 2- North Tottenham
- 15th December 2015 Cabinet Report- High Road West Regeneration Scheme Update and Next Steps
- 16th December 2014 Cabinet Report- High Road West Regeneration Scheme- Masterplan and Next Steps
- 15th July 2014 Cabinet Report- High Road West Regeneration Scheme Consultation.
- 28th November 2013- High Road West Regeneration Project - Master Plan Option Consultation Feedback and Next Steps.

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

- 17 October 2017, Revised Estate Renewal Rehousing and Payments Policy following consultation
- 12 July 2016, 12th July 2016 - Estate Renewal, Rehousing and Payments Policy – Final policy for adoption