

Report for: Helen Fisher- interim Director of Housing, Regeneration and Planning

Title: Date to start the rehousing of Northolt tenants and leaseholders

Report
Authorised by:

Lead Officer: Alan Benson, Head of Housing Strategy and Commissioning

Ward(s) affected: West Green

Report for Key/
Non Key Decision: Key Decision

1. DESCRIBE THE ISSUE UNDER CONSIDERATION

- 1.1. This report seeks approval to start rehousing Northolt tenants and leaseholders as instructed by the Cabinet on 13 November 2018. The exact date to start rehousing was delegated to the Director of Housing, Regeneration and Planning at the same meeting:

7. To agree that the rehousing of tenants and leaseholders from Northolt should commence as soon as practicable, and delegates authority to the Director of Housing, Regeneration and Planning to determine the exact date that the rehousing of Northolt commences. The rehousing will be carried out under the Rehousing and Payments Policy recommended to Cabinet in 3.5 above.

- 1.2. The delegation above set out that the rehousing would be carried out under the approved Rehousing and Payments Policy, subject to the changes agreed and delegated to the Director of Housing, Regeneration and Planning by that Cabinet and which has been further amended pursuant to the decisions at subsequent Cabinet meeting of 11 December 2018.
- 1.3. On 21 January 2019, the final Rehousing and Payments Policy was approved by the Director of Housing, Regeneration and Planning, and therefore a rehousing date can now be set.

2. RECOMMENDATIONS

It is recommended that the Director of Housing, Regeneration and Planning;

- 2.1. Notes the Cabinet's decision that the rehousing of tenants and leaseholders from Northolt should commence as soon as practicable.

- 2.2. Notes that the Rehousing and Payments Policy has now been approved and so rehousing of Northolt tenants and leaseholders can begin.
- 2.3. Approves the rehousing of Northolt tenants and leaseholders from 28 January 2019.

3. REASONS FOR DECISION

- 3.1. To comply with the decisions made by Cabinet on 13 November 2018 that 'rehousing of tenants and leaseholders from Northolt should commence as soon as practicable'
- 3.2. The date to commence rehousing has been set as 28 January 2018 as the earliest practical date following the approval of the final Broadwater Farm Rehousing and Payments Policy.

4. ALTERNATIVE OPTIONS CONSIDERED

4.1. To delay the rehousing of Northolt tenants and leaseholders

This option was rejected as it would be failing to implement the decision of the Cabinet, which had been clear that it should happen "as soon as practicable". This option was also rejected as it would mean that residents were potentially in at risk housing for longer than necessary. And it was also noted that any such delay would not avoid resulting costs on rehousing, homelessness and temporary accommodation, but would simply delay these.

- 4.2. No other options have been considered, as this relates to decisions already made by Cabinet and delegated to the Director to implement as soon as practicable.

5. BACKGROUND INFORMATION

- 5.1. In spring of 2018, the Council identified risks in a number of blocks on Broadwater Farm. Surveys were then undertaken which identified that Tangmere and Northolt have failed both the tests relating to Large Panel System (LPS) buildings, which means that there is a risk of progressive collapse caused by a force equivalent to a vehicle strike or bottled gas explosion.
- 5.2. These risks were mitigated through the introduction of measures. However, although these mitigations reduced the risks, they did not remove them entirely. Further decisions were therefore needed on how to address the structural problems identified in both blocks so that there is no risk of progressive collapse.
- 5.3. In June 2018 Cabinet agreed, having considered the options, that its preferred option was to demolish both blocks and replace them with high quality, new council homes built on the estate. It further agreed that officers should consult residents of Tangmere and Northolt on the options for both blocks. This consultation took place between 12 September and 10 October and in the case of council tenants was a statutory consultation under section 105 of the Housing Act 1985. The results of the consultation clearly showed support for the Council's preferred option.

- 5.4. Cabinet, at its meeting on 13 November 2018, decided to demolish Northolt and Tangmere, and rehouse Northolt tenants and leaseholders as soon as practical. That rehousing would be carried out under the Rehousing and Payments Policy. This policy was approved by the Cabinet but was not finalised as further changes were requested which were delegated to the Director of Housing, Regeneration and Planning.
- 5.5. The decisions of that Cabinet were called-in and were presented to the Oversight and Scrutiny Committee who referred the decision back to Cabinet, recommending a number of further changes to the Rehousing and Payments Policy. This request was approved at the Cabinet meeting on 11 December 2018, with changes to the Policy delegated to the Director of Housing, Regeneration and Planning alongside the decision to start the rehousing of Northolt tenants.
- 5.6. Further work was undertaken to amend the Rehousing and Payments Policy as requested by the Cabinets of November and December 2018. Following these amendments, the revised and finalised Rehousing and Payments Policy was approved by the Director of Housing, Regeneration and Planning on 21 January 2019.
- 5.7. With the Rehousing and Payments Policy now in place, the decision can be made to commence the rehousing of Northolt tenants and leaseholders. This report recommends that this is undertaken as the earliest opportunity which has been deemed as 28 January 2019.

6. CONTRIBUTION TO STRATEGIC OUTCOMES

- 6.1. Priority 5 of the Council's Corporate Plan is to "Create homes and communities where people choose to live and are able to thrive" and within this says that the Council "will effectively manage existing housing and provide excellent services to residents".
- 6.2. Objective 4 of the Haringey Housing Strategy 2017-2022 identifies that a key priority is to "Provide stable, safe well-managed homes in decent environments". Ensuring that all residents live in safe homes is essential to delivering this priority.
- 6.3. Ensuring that residents of Tangmere and Northolt live in safe homes supports the emerging 2019-2023 Borough Plan, which has as its first priority 'a safe, stable and affordable home for everyone, whatever their circumstances'. Outcome 3 of the housing priority is 'We will work together to drive up the quality of housing for everyone'.

7. STATUTORY COMMENTS

Legal

- 7.1. The Assistant Director of Corporate Governance has been consulted in the preparation of this report.
- 7.2. The legal implications of the decision delegated by the decision on 13 November 2018 were considered in the legal comments to the report to that meeting. The decision

recommended by this report is within the delegation to the Director of Housing, Regeneration and Planning by Cabinet at that meeting.

- 7.3. There is therefore no legal reason why the recommendation should not be adopted.

Finance

- 7.4. This report is to comply with the decisions made by Cabinet on 13 November 2018 that rehousing of tenants and leaseholders from Northolt should commence as soon as practicable.
- 7.5. This report is to note that the approval of the Rehousing and Repayments Policy.
- 7.6. The Northolt Rehousing Costs will be contained within the HRA capital budgets of £1.2m and £5.7m in 2018/19 and 2019/20 respectively, agreed by Cabinet on 13 November.

8. USE OF APPENDICES

- 8.1. No appendices to this report

9. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Report to and minutes of the Cabinet decision on 13 November 2018 delegating the decision to commence rehousing of Northolt tenants and leaseholders
<http://www.minutes.haringey.gov.uk/documents/g8731/Printed%20minutes%2013th-Nov-2018%2018.30%20Cabinet.pdf?T=1>