

## Business Planning / MTFs Options 2021/22 – 2025/26

EC102

*Please fill this pro forma out fully. It is important that options brought forward from Stage 1 are worked up into fuller, more robust proposals that are fit for progression to the formal decision-making process.*

<b>Title of Option:</b>	PBSS _ Maximising income		
<b>Priority:</b>	Economy	<b>Responsible Officer:</b>	David Joyce, Director of Housing, Regeneration and Planning
<b>Affected Service(s) and AD:</b>	Rob Krzyszowski, Interim AD for Planning, Building Standards & Sustainability	<b>Contact / Lead:</b>	Rob Krzyszowski, Interim AD for Planning, Building Standards & Sustainability

### Description of Option:

- What is the proposal in essence? What is its scope? What will change?
  - What will be the impact on the Council's objectives and outcomes (please refer to relevant Borough Plan 2019-23 objectives and outcomes, and Borough Plan Evidence Packs)
  - How will the proposal deliver the benefits outlined?
- [Proposals will be mapped to the any new Borough Plan Priorities/Objectives/Outcomes as they emerge – please take account of any likely changes when framing proposals]

Raising our Pre-application service fees to be in line with the upper quartile of comparable London boroughs. Haringey's Fees and charges schedule for discretionary pre-app service was last updated in 2019, however both service standards and costs have risen. This rise will achieve an increase in income. We are also proposing to revise our processes to ensure that all officer time is chargeable including Carbon team input, Conservation & Design etc. These officers are currently not charged for. Additional fees for an 'express written advice service' for residents and 'express' services for assessing lawful development certificates and planning applications are also proposed.

### Housing

Relevant extracts from the Borough Plan:

Outcome 1) We will work together to deliver the new homes Haringey needs, especially new affordable homes

Objective a) Deliver as many new, good quality homes of all kinds as we can, in good quality neighbourhoods, getting as close as possible to the Mayor of London's emerging target for Haringey of 1,502 [sic 1,958] homes every year

Action: Deliver estate renewal where estate ballots show clear resident support for the proposals

Objective b) Ensure new developments provide affordable homes with the right mix of tenures to meet the wide range of needs across the borough, prioritising new social rented homes

Action: Prioritise social rented homes in particular

Action: Provide more affordable intermediate homes like those at London Living Rent

Action: Develop a revised Housing Strategy setting out our approach to delivering the right mix of affordable homes, including by reviewing what we mean by 'affordability'

Objective c) Deliver 1,000 new council homes at council rents by 2022

Action: Secure homes on privately owned land through the Planning system (under Section 106)

Objective d) Secure the delivery of supported housing that meets the needs of older, disabled and vulnerable people in the borough

Action: Improve the use of Planning agreements (Section 106) to bring in specialist and extra care housing in mixed developments

### People

Planning helps to spatially coordinate investment in education and health infrastructure as part of nurturing strong communities.

<p><b>Place</b></p> <p>Relevant extracts from the Borough Plan:</p> <p>Outcome 9) A healthier, active and greener place</p> <p>Objective a) Protect and improve parks, open space, and green space, promoting community use</p> <p>Objective b) Increase the levels of physical activity across the borough</p> <p>Action: Create healthier places, including parks and open spaces, in line with the Mayor of London's Healthy Streets plan, to support people to be active by cycling, walking, playing, and participating in sport.</p> <p>Action: Bring about a shift from car use to walking and cycling by promoting the concept of "active travel"</p> <p>Objective c) Improve air quality, especially around schools</p> <p>Action: Implement measures through planning controls and sustainable design to reduce the impacts of emissions from developments and buildings on the local community.</p> <p>Objective d) Reduce CO2 by 40% before 2020 and begin the journey to reduce to zero by 2050</p> <p>Action: Require all new development to achieve the Zero Carbon Standard.</p> <p>Outcome 10) A cleaner, accessible and attractive place</p> <p>Objective a) Provide safe and accessible roads, pavements and other public spaces for everyone, especially vulnerable users</p> <p>Action: Invest over £3million to reduce flooding and risk of flooding through measures that will also enhance the public realm.</p> <p>Objective b) Improve cleanliness and reduce the levels of fly tipping</p> <p>Objective c) Provide an attractive and well-maintained public realm</p> <p>Objective d) Minimise the amount of waste generated by our residents and businesses and increase levels of recycling</p> <p>Action: Require new development to have integrated, well-designed recycling facilities.</p> <p>Outcome 11) A culturally engaged place</p> <p>Objective a) Provide accessible, quality spaces for people to come together, especially for young people and children</p> <p>Action: Safeguard and strengthen the borough's cultural heritage by effectively managing, investing in, and encouraging access to our heritage assets, museums, and libraries.</p> <p>Action: Protect and promote creative and cultural activity and infrastructure that enables people to gain skills and employment in creative industries and increases investment into the borough.</p> <p>Objective b) Foster a strong and diverse cultural offer</p> <p>Objective c) Improve connectivity</p> <p>Action: Deliver major infrastructure projects to improve transport links in the borough, including improvements at Tottenham Hale and Seven Sisters</p> <p>Action: Make it easier to cycle around and through the borough by working with Transport for London on new cycle routes.</p> <p>Action: Improve walking, cycling and bus networks, as well as public transport interchanges, enabling people to move easily around the borough and through the borough.</p>						
<p><b>Economy</b></p> <p>Outcome 13) A growing economy and thriving local businesses, supported by a community wealth-building approach</p> <p>Objective a) Maximise the benefits of council, other public sector funding and private investment for the local area</p> <p>Objective b) Make it easier to do business in Haringey</p> <p>Objective d) Provide affordable business space across the borough</p> <p>Action: Ensure the delivery of the right mix of employment spaces through the planning process.</p> <p>Action: Pilot employment intensification approaches in key employment areas where space is at a premium, such as in the Upper Lea Valley.</p> <p>Action: Use meanwhile spaces for flexible workspaces.</p> <p>Action: Pilot innovative approaches to address the affordability of workspaces in key economic sectors.</p> <p>Action: Seek to maximise employment intensity in Haringey's industrial estates, leading by example through the use of Council land</p> <p>Objective e) Support our town centres and high streets to thrive in a changeable economy</p> <p>Outcome 14) A borough where all residents have access to training and skills development opportunities and more people are supported into work</p> <p>Objective b) Increase the number of Haringey residents, especially from disadvantaged background and/or with additional needs, securing quality employment</p> <p>Objective c) Support higher numbers of local residents, in particular those from disadvantaged backgrounds, to secure quality apprenticeships</p> <p>Action: Build in need to provide apprenticeship opportunities in our regeneration and development activities including s106 agreements with developers</p> <p>Outcome 15) A borough with more quality jobs with opportunities for progression</p> <p>Objective a) Ensure investment in the borough increases the number of quality jobs for local people</p> <p>Action: Leverage agreements with investors and partners to maximise benefits for local people, including by securing the delivery of s106 skills and training opportunities</p> <p>Outcome 16) Regeneration with social and economic renewal at its heart, focused on Tottenham and Wood Green</p> <p>Objective a) Regeneration for the benefit of our communities within Tottenham and Wood Green</p> <p>Action: Deliver new homes and jobs on High Road West, securing substantial community benefits through the process</p> <p>Action: Continue to invest in Tottenham Hale, including new jobs, shops and community facilities</p> <p>Action: Deliver new investment and improvements in Tottenham and Wood Green, as set out in their Strategic Regeneration Frameworks, including to public spaces and community facilities.</p> <p>Objective b) Take account of how people feel about the way their local areas are changing, building cohesive and resilient communities</p> <p>Action: Engage with local communities to identify aspirations and priorities for their local areas</p> <p>Action: Seek to bring in external funding and use Section 106 and Community Infrastructure Levy budgets achieve maximum impact</p> <p>Objective c) Use council land and assets to promote improved outcomes for residents</p> <p>Action: Pilot new approaches to community hubs and spaces to deliver new community infrastructure and housing on council-owned sites.</p> <p>Objective d) Bring the physical and social infrastructure that growing communities need</p> <p>Action: Lobby regional and national government to secure the strategic investment required to help Haringey grow, including Crossrail 2, Lea Valley Rail and the Piccadilly Line upgrade</p> <p>Action: Work with partners and community stakeholders to ensure the right social and community infrastructure is in place to support local needs.</p> <p>Action: Secure investment from development to support the delivery of local physical and social infrastructure</p>						

## Financial Benefits Summary

Please provide indicative financial benefits information, including any initial investment costs below. Where figures are speculative and require further detailed work to refine these, please indicate this in the text box below.

Revenue Impacts <i>All figures shown on an incremental basis</i>	2021/22 £000s	2022/23 £000s	2023/24 £000s	2024/25 £000s	2025/26 £000s	Total £000s
<b>New net additional savings</b>	- 200	-	-	-	-	- 200

Initial One-Off Investment Costs	2021/22 £000s	2022/23 £000s	2023/24 £000s	2024/25 £000s	2025/26 £000s	Total £000s
Total	-	-	-	-	-	-

#### Financial Implications Outline

- How have the savings above been determined? Please provide a brief breakdown of the factors considered.
- Is any additional investment required in order to deliver the proposal?
- If relevant, how will additional income be generated and how has the amounts been determined?
- Please describe the nature of one off implementation costs (if applicable)

Additional income will generated In line with other boroughs.

#### Delivery Confidence – Stage 1

At this stage, how confident are you that this option could be delivered and benefits realised as set out?  
(1 = not at all confident;  
5 = very confident)

3

#### Indicative timescale for implementation

Est. start date for consultation DD/MM/YY	01/01/2021	Est. completion date for implementation DD/MM/YY	01/04/2021
Is there an opportunity for implementation before April 2021? Y/N ; any constraints?	Y		

**Implementation Details**

- How will the proposal be implemented? Are any additional resources required?
- Please provide a brief timeline of the implementation phase.
- How will a successful implementation be measured? Which performance indicators are most relevant?

**Impact / non-financial benefits and disbenefits**

What is the likely impact on customers and how will negative impacts be mitigated or managed?

List both positive and negative impacts. Where possible link these to outcomes (please refer to relevant Borough Plan 2019-23 objectives and outcomes)

**Positive Impacts**

More structured processes

**Negative Impacts**

Poorer customer service - Mitigate by general ongoing service improvement actions.

Reduced ability to respond to demands for policy and projects - Mitigate by prioritising projects and dropping lower-priority projects.

What is the impact on businesses, members, staff, partners and other stakeholders and how will this be mitigated or managed? How has this been discussed / agreed with other parties affected? List both positive and negative impacts.
<b>Positive Impacts</b>
More structured processes
<b>Negative Impacts</b>
Poorer customer service - Mitigate by general ongoing service improvement actions. Reduced ability to respond to demands for policy and projects - Mitigate by prioritising projects and dropping lower-priority projects.

How does this option ensure the Council is able to meet <b>statutory requirements</b> ?
All mentioned services are statutory functions. This will be monitored and managed through good work planning and prioritisation of statutory functions over non-statutory.

## Risks and Mitigation

What are the main risks associated with this option and how could they be mitigated?(Add rows if required)

Risk	Impact (H/M/L)	Probability (H/M/L)	Mitigation
Government reforms 'Planning for the Future'	M	M	Ongoing monitoring, response to consultations, training. Reforms will need primary & secondary legislation & will likely be watered-down. Reform has been ongoing for last 10+ years and plans have been and functions have had to constantly adapt to date.
Brexit / COVID-19 / market uncertainty	H	M	Ongoing monitoring of market activity.
Not achieving the housing target and demonstrating a 5 Year Housing Land Supply	M	M	Ongoing monitoring.
Falling below the 10% threshold of major appeals over-turned and enter into 'special measures'	H	M	Ongoing monitoring, Member training.

Has the EqIA Screening Tool been completed for this proposal? The Screening Tool should be completed for all Options at Stage 1. <a href="#">EqIA Screening Tool</a>	N
Is a full EqIA required? Full EqIAs to be undertaken at Stage 2	To be screened

Reviewed by		
Director / AD		[Comments]
[name]	Signature:	
	Date:	
Finance Business Partner		[Comments]
[name]	Signature:	
	Date:	