

MINUTES OF THE MEETING OF THE HOUSING AND REGENERATION SCRUTINY PANEL HELD ON THURSDAY 19th NOVEMBER 2020, 6:30pm - 10.00pm

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

None.

3. URGENT BUSINESS

None.

4. DECLARATIONS OF INTEREST

None.

5. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

The Panel received a deputation from Sarah Klymkiw and Michael Jones on behalf of a number of leaseholders in the Noel Park area of Wood Green. It was noted that a similar deputation had been made to the meeting of the Full Council on 16th November 2020.

Sarah Klymkiw introduced the deputation covering the following key points:

- That in September 2020, a number of leaseholders on Gladstone Avenue in Noel Park were issued with Section 20 Notices for major works incurring costs of up to £120,000 for some households. The leaseholders understand that these are the second highest set of estimates for leaseholder work that have been issued anywhere in the UK.
- The affected properties are maisonettes in the Noel Park conservation area. In the early 1970s the Council had installed temporary prefabricated bathroom

'pod' structures to the rear of the properties which should have been removed 30 years ago. Sarah Klymkiw said that she understood from comments made by Cllr Ejiofor at the Full Council meeting on 16th November 2020 that these structures were now considered to be unsafe so she queried how long the Council had had concerns about this and why action had not been taken sooner.

- In the 1970s, residents had been offered the option not to have a pod at all. However, in 2020 residents were not being given that option as they were being told that the old pods will be replaced with new pods despite other options being possible. The justification for this appeared to be convenience rather than sustainability or value for money because the change could be made in a day without the need for residents to be decanted.
- Leaseholders had been told by the Council that the new pods would last as long as brick built structures, which she said were claims that simply parroted the manufacturers' PR. She said that the 60-year warranty for the pods did not mean that they would actually last for that long or that the cladding would not need replacing as it was a risk-based warranty for mortgage purposes.
- The proposals also involved replacing windows and doors, but no justification for the need for these works had been given and tenants were now concerned that these extra works would cause delays to the work on their bathrooms.
- Detailed individual surveys would be carried out only after the contracts had been signed which raised concerns about the impartiality of the surveys in terms of incentives to drive down costs or determining the works that are necessary.
- In the opinion of residents, communications and consultation had been handled very poorly by Homes for Haringey (HfH) and many questions from residents had not been answered.
- Leaseholders agreed that the situation with the pods needed to be addressed, did not want to prevent tenants from benefitting from these works and did not expect the money to come from the rent of tenants. However, the leaseholders had been led to believe that the costs to leaseholders would be in the region of £25,000, but the expected costs were now ruinous as they reached figures of up to £120,000 and she said that leaseholders should not have to pay for Council failings. The only solution being explored was flexible payment plans that would do nothing to address the overall cost.
- The leaseholders proposed that the scheme for new pods be scrapped and that the Council and HfH work with leaseholders to explore alternative options that offer best value for money.

Sarah Klymkiw and Michael Jones then responded to questions from the Panel:

- Cllr Hare asked if there had been anything like a 20-year notice to allow for the leaseholders to plan ahead. Sarah Klymkiw said that, in her case, when she purchased her flat five years ago she was told was the cost of the pod would be

£12,500 and so they borrowed on the mortgage accordingly. When going through the process of buying the property the quoted cost then jumped to £25,000. However, there was no indication that the costs would ever reach the current amount of £108,000 that was now being estimated which would effectively be a second mortgage. Leaseholders had tried to engage in dialogue with HfH about possible solutions and there had been no indication of the level of costs until leaseholders received S20 notices. The only other option offered by HfH was to relinquish some equity. Michael Jones added that the first that he had been aware of the costs associated with the bathrooms was in 2009 when the figures for costs talked about were £20,000. He had yet to receive a full breakdown of costs which he said was another example of the lack of information being provided by HfH.

- Cllr Brabazon asked whether Sarah Klymkiw had received a reply to her letter of 21st Oct 2020 to Tracey Downie at HfH which included a number of questions. Sarah Klymkiw said that she had not yet received a reply and had been notified by the Council on 12th Nov 2020 that there would be a delay. Cllr Brabazon requested that the members of the deputation keep the committee informed about any response that they received.
- Cllr Brabazon asked about the cladding and the potential fire risk associated with the new pods. Sarah Klymkiw said that there were a lot of unanswered questions on this, many of which had been included in the letter to Tracey Downie. Cllr Brabazon observed that the wrong type of cladding can render properties uninsurable.
- Cllr Brabazon asked about the door-step meetings with Cllr Ibrahim and Sean McLaughlin on 8th Oct 2020 quoted in the letter to Tracie Downie. Sarah Klymkiw said that these were impromptu meetings and she did not feel that the leaseholders' main concerns were addressed through these meetings.
- Cllr Barnes asked whether there had been the opportunity for leaseholders to have formal meetings with officers. Michael Jones said that there were two formal meetings, one in November 2019 and one in summer 2020. Since the S20 notices had been issued there had been a further meeting with the Leader of the Council (Cllr Joe Ejiofor) and the Managing Director of HfH (Sean McLaughlin). At the November 2019 meeting no indication had been given of the potential high costs that were now being quoted. Cllr Gordon asked if any minutes had been taken at the meeting with the Leader of the Council. Michael Jones said that he was not aware of minutes being taken and had not been notified of minutes being taken.
- Robbie Erbmann, AD for Housing, informed the Panel that there were 242 properties that the works were planned for, 76 of which were leasehold properties (39 resident leaseholders and 37 non-resident leaseholders).
- Asked by Cllr Diakides about the potential for alternative options, Sarah Klymkiw said that the leaseholders wanted a pause to be able to discuss options with officers and Cabinet Members. Alternative options could include:

- not having a pod at all and to incorporate the bathrooms back into the properties;
- to renovate and reclad the existing pods, estimated to cost around £10,000 per pod;
- to create permanent brick-built structures on the back of the properties.
- Asked by Cllr Brabazon whether the leaseholders had received a full breakdown of the estimated costs, Sarah Klymkiw said that she had only received a partial breakdown and that leaseholders had requested further information but were still waiting for this.
- Asked by Cllr Brabazon whether the leaseholders had been invited to attend meetings with officers/Cabinet Members, Sarah Klymkiw said that there were no meetings booked in but Catherine West MP had offered to Chair a meeting on their behalf. The leaseholders intended to take her up on this offer and would also be writing to Cllr Ejiofor to request his attendance. Michael Jones added that a recent letter from Cllr Ejiofor indicated that he would “be in touch shortly to confirm how we will conduct a further programme of engagement”.

Cllr Gordon thanked Sarah Klymkiw and Michael Jones for their deputation and for the information pack that they provided to the Panel. Cllr Gordon said that the Panel was not in a position to answer the questions raised through the deputation as the Leader of the Council would be responsible for this. Cllr Gordon proposed that a special meeting of the Panel be held to which the Leader of the Council and others would be invited so that the Panel could put these questions to him directly.

RESOLVED: That a special meeting of the Housing & Regeneration scrutiny panel be organised to discuss the issues raised by the leaseholders of Noel Park and that the Leader of the Council be invited to attend to respond to questions from the Panel.

6. MINUTES

The minutes of the previous meeting held on 14th September 2020 were approved as an accurate record.

7. CABINET MEMBER QUESTIONS - STRATEGIC REGENERATION

Cllr Charles Adje, Cabinet Member for Finance and Strategic Regeneration, responded to questions from the Panel on regeneration issues:

- Cllr Yvonne Say asked about the take up on priority-option purchasing for local residents at major residential developments at Tottenham Hale. Cllr Adje said that he did not have that information to hand and that this matter fell under the Housing portfolio rather than his Regeneration portfolio. He said that he would discuss this with officers and arrange for this information to be provided to the Panel. **(ACTION)** Cllr Diakides added that these kind of measures were

important factors when the Planning Committee makes its determinations on planning applications so this information would be useful to see in order to monitor how effective the measures have been. Rob Krzyszowski, Head of Planning Policy, Transport and Infrastructure, informed the Panel that all the Section 106 (S106) agreements were monitored including the clauses on priority housing for local residents. The more detailed monitoring was carried out by the Housing Enabling team. Asked by Cllr Diakides which Cabinet Member and senior officer was responsible for S106 agreements, Cllr Adje said that these were Cllr Matt White (Cabinet Member for Planning and Corporate Services) and Rob Krzyszowski.

- Cllr Brabazon asked whether any data was available on the progression of sales at Tottenham Hale. Cllr Adje said that he would need to engage with the Housing Enabling team to obtain that information, which he would then provide to the Panel. **(ACTION)**
- Cllr Brabazon asked for an update on negotiations with the GLA on funding for the redevelopment at Love Lane/High Road West. Cllr Adje said that more information was currently being awaited on this from GLA on next steps. He indicated that he would be happy to provide a further written update to the Panel if more information on this became available. **(ACTION)**. Asked by Cllr Diakides which Cabinet Member and senior officer was responsible for GLA negotiations, Cllr Adje said that the Regeneration team would usually lead in this area where he was the responsible Cabinet Member, supported by Peter O'Brien (Assistant Director for Regeneration and Economic Development). The Housing department may also be required to contribute in this area, led by Robbie Erbmann (Assistant Director for Housing).
- Cllr Say asked for an update on the Wood Green Area Action Plan (AAP). Cllr Adje said that the Plan had been revised following the last consultation, but the Planning Policy team were still awaiting a decision to be made on the Council's Accommodation Strategy. A number of sites within the AAP area were currently owned by the Council so the outcome of the Accommodation Strategy would have a significant bearing on the allocations and guidance and it would be premature to progress the AAP before this point. Asked by Cllr Gordon for a possible timescale on this work, Cllr Adje said that he could not provide a timescale but an engagement process with Members on the Accommodation Strategy would be taking place shortly and after this the next steps should become clearer. Asked by Cllr Hare whether there was anything to report on the possible Crossrail links relevant to the AAP and whether Panel Members could be provided with some written information explaining the current position, Cllr Adje said that he had nothing new to report on this. He added that the proposals were primarily the responsibility of TfL but he would find out what information could be provided to the Panel. **(ACTION)**
- Cllr Gordon asked for details on the Council's commercial portfolio, including on vacancy levels, the impact of Covid on the budget and what strategy was in place to maximise revenue. Cllr Adje said that in Q1 an offer was made for anyone experiencing difficulties given the Covid situation to contact the Commercial Portfolio Unit to discuss their requirements. The number of

contacts received from this offer was low but there was engagement with those that did, dealt with on a case-by-case basis. The process was repeated in June, again with a low number of new contacts received. As a result, a total of 83 rent deferrals were agreed in total. This has since reduced to 59 as some tenants have been able to pay in full or in part. There had been very few voids as a result of Covid, but with further adverse effects of Covid and the second lockdown on tenants, some increase in voids was expected in future with a consequent negative impact on commercial income. The Strategic Property Team has continued their work to conclude new leases and lease renewals which had resulted in some increases being achieved in rental income. The upgrading of commercial units was currently being looked at and an update would be available when work had progressed. Cllr Gordon asked if a written update could be provided detailing how many voids there were and what impact the reduction in income amounted to in actual figures. **(ACTION)**

- Cllr Gordon asked how many staff within Regeneration were directly employed by the Council and how many were retained on consultancies or as interims. Cllr Adje said that most Regeneration staff were permanent employees and less than 1% of staff were interims, either covering short-term pressures or utilising specific technical skills. The Regeneration team was constantly reviewing the need for interims and always looked to utilise the most efficient way of securing the resources required. Cllr Brabazon said that the 1% figure did not provide enough detail and asked for a more detailed breakdown explaining how many consultants and temporary staff were in use. **(ACTION)** Cllr Diakides observed that an audit seen by the Corporate Committee had raised concerns about the use of interim consultants in the property section. Cllr Adje said that the property team was not in his Regeneration portfolio but noted that the issues had been discussed at Corporate Committee and steps were being taken to deal with those matters.

8. HOUSING DELIVERY PROGRAMME UPDATE

Introducing this item, Cllr Ruth Gordon noted that the Panel was already familiar with this programme but wished to continue monitoring it on an ongoing basis including any 'red flag' issues. She noted that the Housing team had provided a spreadsheet to the Panel listing the housing delivery sites.

Robbie Erbmman, AD for Housing, said that good progress had been made on the number of sites on the programme in the previous couple of months and seven new people had been recruited to the team. Building work was progressing at Joy Gardner House on Templeton Road which was the first direct delivery site. Despite the lockdown, the team was feeling confident about hitting 1,000 starts by March 2022, though it would take quite a lot longer than originally planned to reach 1,000 completions.

Robbie Erbmman then responded to questions from Panel Members:

- Asked by Cllr Gunes about the potential impact of Covid or other adverse factors on the programme, Robbie Erbmann said that there had been a significant impact on the programme caused by the first lockdown, such as migration of staff to online working, the pausing of work on some sites and the shortage of some building supplies. The impact of Covid was continuing in the second wave with most sites estimated to be working at only approximately two-thirds of their normal pace but the same pattern of problems was not being seen in the second lockdown when compared to the first.
- Asked by Cllr Barnes what a realistic timescale for the 1,000 completions would be, Robbie Erbmann said that the latest estimates were for May/June 2024, though the timescales for this type of project does often change.
- Asked by Cllr Barnes what a realistic housing completion target for the next administration might be, Robbie Erbmann said that there were now sites with capacity for up to 2,000 under active development so, given the time required to get developments planned and built on a site, finishing the 1,000 completions and then getting a further 1,000 starts on site could be a reasonable target for a 2022-26 administration.
- Asked by Cllr Barnes about demand for different types of home, Robbie Erbmann said that the existing aim was to build decent sized homes with outdoor space and he wasn't sure that the pandemic had dramatically changed people's housing needs, but should make everyone resolute not to deliver bad housing because poor quality accommodation causes additional problems for people in such circumstances.
- Asked by Cllr Barnes about the potential impact of Brexit on the programme, Robbie Erbmann said that this would depend on whether there was any disruption in the market or on building supplies. The supply of labour could also be a problem, and while local labour initiatives and apprenticeships could play a part in encouraging local people into the industry, the shortage of labour could impact negatively on timescales for the programme. As this was a national issue, it would be difficult to mitigate against these problems, not least because contractors for around half the programme had not been selected yet.
- Cllr Brabazon welcomed the spreadsheet listing the housing delivery sites but noted that it did not include more information about each project and said that the Panel needed to see more detail on the progress and finances for each site. Robbie Erbmann said that some information can be shared with the Panel, but other details, such as commercially sensitive financial information, cannot be shared. Robbie Erbmann said that another conversation about specifically what information can be shared with the Panel could take place after the meeting. **(ACTION)** Cllr Brabazon accepted that commercially sensitive information was confidential but said that the most important aspect that the Panel needed to see was the project management information which showed which aspects of the programme were making progress and where there was slippage.

- In response to a question from Cllr Diakides, Robbie Erbmann said that about 200 completions could be expected by March 2022. He said that he did not have figures to hand on how many of these would be direct delivery and how many would be acquisitions but would supply this information after the meeting. **(ACTION)**
- Asked by Cllr Diakides about whether there was any risk of underspending GLA subsidies for housing, Robbie Erbmann said that he was comfortable that the Council's allocation would be spent. The allocation was to start 600 homes on site by March 2022, but his expectation was that it could go some way beyond that.
- Asked by Cllr Diakides about weaknesses in consultation processes, Robbie Erbmann said that two new people had been recruited to work on engagement and consultation. This brought the number of staff up to a team of three and it was possible that further resources may need to be added. There were around 70 sites in the programme which would require a lot of consultation. He added that moving to online consultation processes was also a difficult new aspect that everyone was learning to do better.
- Asked by Cllr Gunes for more general information about the programme, Robbie Erbmann noted that a summary report had been provided to the Panel at the previous meeting on 14th September. This was before Cllr Gunes had joined the Panel but the report and minutes were available on the website. Any further information required could be provided on request.
- Asked by Cllr Gordon whether building work on the Welbourne site had stopped due to Covid, Robbie Erbmann said that a number of workers had to come off site for a short period but the progress on the site was actually ahead of schedule so this was not expected to have a major impact on the programme.

Cllr Gordon proposed that the Housing Delivery Programme should become a standing item for future Panel meetings. **(ACTION)**

Community Benefit Society

Robbie Erbmann then introduced the report on the Community Benefit Society (CBS). He said that in July 2018 the Cabinet had agreed to establish the CBS which enables the Council to acquire homes using retained Right to Buy receipts and lease them to the CBS, which then lets them to homeless households. The leases last for seven years after which the properties return to the Council's HRA. The additional income generated from the lease helps the Council to secure higher quality homes in, or near, the borough; and also ensures that these homes are let at affordable levels.

The CBS had been operational for about a year and it was now leasing 134 homes, of which 129 were occupied. Another 20 properties were expected to be leased in the

next month. In addition, 21 modular units from Ermine Road would be leased from March. An additional donation of 16 units had been received from the Hill Foundation.

To date, £46.7m had been spent on these properties, 30% of which came from retained Right to Buy receipts.

Robbie Erbmann then responded to questions from the Panel:

- Asked by Cllr Say what would happen to properties outside the Borough after the seven year period, Robbie Erbmann said that they could be sold, but that there was already some Council housing outside of the Borough so there would be a number of options, including another seven-year lease.
- In response to a question from Cllr Brabazon, Robbie Erbmann said that Homes for Haringey (HfH) provide the housing management on behalf of the CBS. Cllr Brabazon asked about an incident of overflowing rubbish at the IBSA blocks in Barnet which are owned by the CBS, as it had been difficult to establish responsibility for the housing management. Robbie Erbmann said that the problem had been caused by the properties being furnished and then residents taking their own furniture out of storage resulting in some furniture being left outside the blocks. All residents had been contacted and items were being removed by the HfH Estate Services team.
- Asked by Cllr Brabazon for further details about governance structures, Robbie Erbmann said that the CBS had five Board Members. Of these, two were appointed by the Council (of which he was one) and three were independent. The management services were provided by HfH and problems were dealt with in the same way as any other properties in the Council's portfolio. An ALMO client management team was being introduced which would include a role specifically for looking after the CBS properties.

Due to time constraints, it was agreed that the report on Woodside Avenue be deferred to the next meeting. **(ACTION)**

9. CABINET MEMBER QUESTIONS - HOUSING AND ESTATE RENEWAL

Cllr Emine Ibrahim, Cabinet Member for Housing and Estate Renewal, responded to questions from the Panel:

- Cllr Gunes asked about the type of social housing to be delivered through the Housing Delivery Programme. Cllr Ibrahim said that all of the social rent properties to be delivered through the programme would be Council homes at Council rent levels.
- Asked by Cllr Diakides whether she was confident that the financial problems with ALMOs experienced in Croydon could not occur in Haringey. Cllr Ibrahim said that a number of solutions had been put forward by various Councils over the years to try to meet the challenge of delivering social housing. Haringey

Council had decided to deliver this through the HRA a couple of years ago, when the HRA borrowing cap was lifted, so she was confident that Haringey would not end up in the same situation.

- Cllr Diakides asked about weaknesses in consultation processes, Cllr Ibrahim said that she was aware of the issues, which were common across the sector, and expressed concerns about the problems of engaging with hard to reach groups. This would be exacerbated by the need to rely on online solutions in the current circumstances so it would be important to continue to try to find solutions.
- In relation to the Housing Delivery Programme, Cllr Brabazon asked about the West Indian Cultural Centre which was marked on the spreadsheet provided to the Council as 'direct delivery', though she said that her understanding was that it was being delivered through Paul Simon Magic Homes. Cllr Ibrahim said that, to her knowledge, there was an ongoing conversation with the Cultural Centre about delivering something in partnership. Robbie Erbmann added that there was a long leasehold interest at the Centre, which had an existing relationship with Paul Simon Magic Homes, but that did not necessarily mean that the Council would need to deliver the new homes through this route. In response to further questions, he added that there was no current agreement between the Council as freeholder and the leaseholder interest to deliver a scheme.
- Cllr Brabazon queried why Stokely Court and Chettle Court were listed on the Housing Delivery Programme spreadsheet as she had understood that these were not being put up for development. Cllr Ibrahim said that, in relation to Stokely Court, the debate had been on the type of development and what happened to the existing blocks and not on whether there would be more homes delivered there. The Council did intend to deliver something on this site, but a conclusion had not been reached on what this would look like. She said that, in relation to Chettle Court, the development would be on a piece of vacant land. This would not involve the demolition of the block and residents had been written letters to reassure them of this.
- Cllr Say asked about Waltheof Gardens being listed on the Housing Delivery Programme spreadsheet as she understood that a conservation area was being extended to cover this area. Robbie Erbmann said that he would provide written information to the Panel on this site. **(ACTION)**
- Cllr Gordon said that, of the 379 units listed as being delivered up to March 2021, 320 were acquisitions rather than direct delivery. She asked whether this trend would continue throughout the programme. Cllr Ibrahim said that acquisitions were obviously quicker, so were showing up near the beginning of the programme, but this was not the basis of the programme as a whole. The acquisitions could only be purchased for the purpose of using them for Council rent if they could be obtained for the right price. She said that direct delivery would be the more sustainable option in the long-term. Cllr Gordon said however that the expected demolition of Council housing and the acquisition of

500 homes from Lendlease at Love Lane would continue the trend of acquisitions. Cllr Ibrahim said that this was a historic scheme and did not sit within her portfolio as it was a redevelopment issue.

- Cllr Gordon asked about the number of staff employed in the Housing Delivery team and whether any of the team had been diverted to other duties because of Covid. Robbie Erbmann said that the team was now up to 25 staff and all were working directly on the programme and had not been diverted elsewhere. More staff would need to be recruited as the programme developed. Cllr Brabazon asked how this recruitment was being funded. Cllr Ibrahim said that they were funded through the HRA and Robbie Erbmann added that the costs can be capitalised as they were working on major capital programmes.
- Asked by Cllr Brabazon how she engages with the HfH governance processes, Cllr Ibrahim said that she meets with the Managing Director of HfH, Sean McLaughlin on a regular basis. She confirmed that she attended the last Board meeting and would continue to do so.
- Cllr Diakides asked whether the delivery of new homes by March 2022 could be speeded up. Cllr Ibrahim said that it would be difficult to do this as it was important not to cut corners in terms of planning and the quality of build.
- Cllr Diakides asked about the cost of acquisitions and whether Council properties could be sold to the CBS rather than to developers when cross-subsidies were required, Cllr Ibrahim said that this was a good question and that she would arrange for a written response to be provided to the Panel on this. **(ACTION)**

Cllr Gordon noted that there had not been time to go through all the questions that had been submitted to Cllr Ibrahim in advance and it was agreed that the written answers should be circulated to the Panel. **(ACTION)**

10. MAINTENANCE SERVICE LEVEL AGREEMENTS - HOMES FOR HARINGEY

Mark Baigent, Interim Executive Director of Property Services at Homes for Haringey (HfH) introduced the report for this item which set out how the communal repairs on Council estates are carried out by HfH. There were around 9,000 such repairs carried out each year and the report set out how those works were ordered and the improvements made in this area.

Mark Baigent responded to questions from the Panel on the report:

- Cllr Barnes noted the targets for response times as set out in paragraph 3.1.1 of the report and asked how often these targets had been missed. Mark Baigent said that he did not have this information to hand and would respond on this in writing, noting that there are monthly performance indicators for the target time on emergency repairs and for non-urgent repairs. **(ACTION)** He explained that the data reported on was for all repairs and not just those in communal areas. Cllr Barnes said there would be no need to separate out the

- communal repairs from the data as she would prefer to see the data for all repairs in full.
- Asked by Cllr Barnes how residents report repairs if they do not use the App. Mark Baigent said that residents can call the Contact Centre which would report jobs through to the Repairs team at HfH.
 - Cllr Diakides asked whether there was a cyclical maintenance programme to minimise the long term costs. Mark Baigent said that HfH was working on a new Asset Management Strategy which would set out plans for the next five years and was scheduled to go to Cabinet for approval in January. This would cover all areas of the programme including cyclical works. Cllr Diakides suggested that the Panel should look at the Strategy to see if it could make any useful suggestions. **(ACTION)**
 - Asked by Cllr Diakides whether there was a sinking fund for leaseholders to pay in to cover maintenance costs, Mark Baigent said that he would look into this and provide a written response to the Panel. **(ACTION)**
 - Cllr Brabazon said that some communal areas on estates, such as Broadwater Farm, could sometimes be poorly lit and asked why improvements to these had not been carried out. Mark Baigent said that, as noted in the report, the Haringey Repairs Service will sometimes identify areas in need of improvement and major works in the course of carrying out a repair and will then provide a report to the Asset Management Team with their recommendations. He added that he would speak to David Sherrington, Director of Broadwater Farm, to see how had been built into their refurbishment plans for these blocks. **(ACTION)**
 - Cllr Barnes said that she was aware of cases when residents reported problems at annual site inspections and, though these were logged, residents later reported that the repairs had not been carried out. Mark Baigent said that the Estate Management staff who had carried out the inspection would feed the reports back to the Repairs team. There would then be conversations about the priority for works to be carried out and then orders placed on the repairs system. Safety issues would usually take priority. Mark Baigent confirmed that the reports were logged and could be tracked through the system. Cllr Gordon also described occasions when she had attended estate inspections where issues were diligently logged by officers only to find many of the same issues being reported again the following year having not been fixed. Mark Baigent said that he would need to take this feedback to look into why this was occurring.

11. WORK PROGRAMME UPDATE

Cllr Gordon noted that the additional special meeting of the Panel on Noel Park would be added to the Work Programme.

Cllr Gordon proposed that the remaining evidence sessions for the High Road West scrutiny review, which had been suspended earlier in the year due to the pandemic,

should be held in long sittings of the Panel, perhaps over two days. Cllr Hare agreed with this approach and expressed an interest in gathering further evidence on some of the examples of developments in Brussels that had been described by Professor Mark Brierley in his evidence to the Panel.

Cllr Gordon also reported that she had been approached by the Chair of the Adults & Health scrutiny panel about the possibility of holding a joint scrutiny meeting on the subject of sheltered accommodation which could be added to the Work Programme.

Cllr Diakides suggested that an item on funding models relating to the ALMO and the HRA and an item on asset disposals be added to the list of items to be considered by the Panel for future meetings.

RESOLVED – That the Work Programme for 2020/21 be updated on the basis of the above discussion and circulated to the Panel.

12. DATES OF FUTURE MEETINGS

- 15th Dec 2020
- 2nd Mar 2021

CHAIR: Councillor Ruth Gordon

Signed by Chair

Date

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