

Housing and Regeneration Scrutiny Panel				
Ref	MTFS Proposal	Further info requested by the Panel (if appropriate)	Recommendation	Cabinet Response Required (Yes/No)
HO101	Housing Team Salaries – Increase HRA contribution		The Panel expressed concerns about the decision to increase charges to the HRA for officer salaries, and about the potential impact on the long-term viability of the HRA of loaded extra costs. The Panel highlighted issues of tenants' rents being used to subsidise posts through the General Fund and requests confirmation that there are sufficient funds available within the HRA budget for maintaining Haringey housing estates in the future. The Panel recommended that Cabinet clarifies how HRA funds are to be apportioned in relation to officer time, especially when Council developments may include homes for market sale.	Yes
EC101	Additional Recharge to Housing Services			
HO102	HfH taking over the lease of PSL properties on their expiry	<p>To provide a written response explaining why additional incentives for landlords are necessary. (As stated in the savings tracker on page 118 of the Panel's agenda pack)</p> <p>RESPONSE: The Council currently holds just over 800 homes which are held under 'Private Sector Leases (PSLs)' of between 3 and 5 years and which are used to provide longer term temporary accommodation. The</p>	<p>The Panel reiterated their concerns raised in previous years about the need to reduce the amount spent on consultancy staff and noted that senior staff administering this scheme are interim posts.</p> <p>The Panel questioned why the issue of expenditure on consultancy staff had not been included in the budget proposals and wished to flag their</p>	Yes

		<p>rent for these homes is negotiated at the start of the lease and landlords thus ask for the rent to be updated before they will renew the lease.</p> <p>The PSL initiative involves Homes for Haringey becoming the leaseholder of these properties when the Council's lease expires, and so has incorporated increases in the landlord payments into the budgeting so that negotiators have flexibility to help ensure that landlords take up a new lease with Homes for Haringey. 'Incentives for landlords' refer to these possible rent increases. There are considerable financial advantages to the leases being held by Homes for Haringey, rather than the Council.</p>	<p>concerns about this with the Overview & Scrutiny Committee.</p> <p>The Panel recommended that a review be initiated immediately into the number of consultants and interims employed in the Housing, Regeneration and Planning Directorate including and itemising all associated costs. The review should include details of the consultancy expenditure projected for 2021/22 compared with the previous three years and proposals as to how a reduction of dependency on consultancies and interims will be achieved within the next municipal year.</p>	
Housing (509)	CPO – Empty Homes	Further written information be provided to show the breakdown of the empty homes (in terms of new-build and existing housing stock) and what kind of remedial action (such as increased Council Tax rates) was possible and had been taking place before reaching the CPO stage.	Awaiting response.	
Economy (453)	New workspace scheme at Stoneleigh Road car park		The Panel expressed reservations about this proposal and suggested that it required further examination, noting that it related to several car parks and that parking would be necessary to	No

			<p>support any future improvements to Tottenham High Road.</p> <p>The Panel noted its intention to monitor this issue going forward.</p>	
PL1 (from 2019/20 budget)	Additional HMO Licensing Scheme for HMO	<p>A Panel Member asked why the proportion of HMOs brought under licence was still low (as stated in the savings tracker of page 117 of the Panel's agenda pack). The Panel was advised that this query would need to be referred to Environment and Neighbourhoods team for a written response.</p>	Awaiting response.	
N/A	Unachieved savings	<p>The Panel commented that more clarity was needed on the impact of the unachieved savings from 2020/21 on the budget for 2021/22 and beyond, specifically by providing details on the shortfalls and the plans to mitigate these.</p> <p>The Panel made particular reference to the Temporary Accommodation Reduction Plan (Item HO1) which had a reported shortfall of £326k (according to page 242 of the Cabinet) and requested an update on this point.</p> <p>RESPONSE: The unachieved savings for 2020-2021 were largely due to delays in Capital Letters and</p>	<p>The Panel recommended that for budget scrutiny reports in future years, the impact of the unachieved savings from the current year on the budget for subsequent years should be clearly set out and made transparent. The provision of mitigation plans should also be included in the papers to the Panel.</p>	No

		CBS delivery during COVID and will be mitigated by the use of Flexible Homelessness Support Grant. In future years it is hoped that Capital Letters and CBS improved performance will be able to deliver the required savings.		
--	--	--	--	--