

Report for: Cabinet

Title: High Road West Scheme – Approval of Resident Offers, Landlord Offer and Resident Ballot

Report authorised by: David Joyce, Director of Housing, Regeneration and Planning

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Ward(s) affected: Northumberland Park

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

1. Describe the issue under consideration

1.1 This Cabinet decision represents an important opportunity to demonstrate the Council's commitment to continual engagement and ensuring residents and the community are at the heart of the proposals for the High Road West Scheme. It sets out the feedback received from the most recent consultation and engagement activity, which took place between February and March 2021 and how this feedback will inform the proposals. This includes feedback on the following;

- the consultation on the High Road West Local Lettings Policy and Love Lane Leaseholder Offer;
- the engagement with non-secure tenants living in temporary accommodation in the masterplan area on proposed commitments to them; and
- the community engagement on the enhanced masterplan proposals for High Road West, which include 500 Council-owned social rented homes.

1.2 In light of the feedback received on the above, the report seeks approval of the final versions of the High Road West Local Lettings Policy, the Love Lane Leaseholder Offer and approval of the commitments to residents to be included within the 'Landlord Offer', which will form the basis of the resident ballot on the Love Lane Estate.

1.3 The report also seeks approval to proceed to a resident ballot on the Love Lane Estate, in line with the requirements set out in Section 8 of the Greater London Authorities' Capital Funding Guide. The resident ballot is an important milestone and will give local residents the opportunity to decide if the scheme proceeds. If the vote is 'yes', the Council will be able to draw down the c.£90m of funding secured from the GLA for the High Road West scheme.

2. Cabinet Member Introduction

- 2.1 Haringey is a Council committed to putting residents first. Ensuring we continually listen, collaborate and collectively work together, in partnership with the community is our top priority. The decision to undertake a ballot of Love Lane residents on whether to proceed with the proposed scheme currently referred to as High Road West is testament to this. Redevelopment will only take place if that is what the local community want, and through participation, they are shaping the changes taking place.
- 2.2 The Council has heard loud and clear that residents want certainty. This includes safe and secure homes at Council rents and the opportunity to stay in their local area, protecting the relationships and networks they have formed over a long period. North Tottenham is an area rich in culture and potential but for too long, residents have not been able to access the same opportunities as those elsewhere in our borough, with many living in overcrowded and insecure accommodation. The scheme will help tackle this issue, by providing much-needed new homes including Council homes, new jobs and employment spaces, community uses and enhanced green and open spaces, and £10m of funding for social and economic support for both businesses and residents.
- 2.3 The delivery of 500 new Council homes will ensure that existing tenants, both in secure and temporary accommodation, are able to access a Council home at Council rent in the scheme. Resident leaseholders will also be offered an affordable home, with financial support available. This is the Council's promise: the scheme will not go-ahead unless we deliver the Council homes that our residents so desperately need. Also, the total number of new Council homes in the scheme means that more than 250 households with the most urgent need on the waiting list can also be rehoused in new, high-quality homes.
- 2.4 It is also imperative that residents are supported while they are waiting for their new home to be built. This report sets out the Council's plan to help alleviate existing housing issues by prioritising Love Lane tenants with the most urgent need for any suitable accommodation that become available on the estate. If any tenants need to move off the estate to alternative local accommodation due to the phasing process or to alleviate housing issues, they will retain their eligibility for a new Council home in the scheme.
- 2.5 Most importantly, whatever the outcome of the ballot, the Council will be collaborating with the community on next steps. The Council will always adopt a people-first approach that sees the local community shape the physical, social and economic development of their community.

3. Recommendations

- 3.1 It is recommended that Cabinet:
 - i. Notes the consultation on the draft High Road West Local Lettings Policy and draft Love Lane Leaseholder Offer, and engagement with non-secure tenants, described in paragraphs 6.1-6.24 and set out in Appendix 1;

- ii. Notes the engagement with residents and the wider community on the High Road West masterplan and the design of the new homes, described in paragraphs 6.25-6.29 and set out in Appendix 2;
- iii. Agrees the adoption of the final High Road West Local Lettings Policy attached at Appendix 3;
- iv. Agrees the adoption of the final Leaseholder Offer attached at Appendix 4;
- v. Agrees the commitments to residents which will be included in the Landlord Offer, attached at Appendix 5;
- vi. Notes the proposed ballot programme and agrees to proceed to ballot Love Lane Estate residents on the High Road West Scheme;
- vii. Authorises the Director of Housing, Regeneration and Planning in consultation with the Cabinet Member for House Building, Placemaking and Development to agree the final ballot programme;
- viii. Authorises the Director of Housing, Regeneration and Planning in consultation with the Cabinet Member for House Building, Placemaking and Development to approve the ballot materials including the Landlord Offer;
- ix. Authorises the Assistant Director of Housing to approve equity loans to eligible resident leaseholders, as provided for in the Leaseholder Offer;
- x. Authorises the Assistant Director of Housing, in accordance with the revised terms of the Leaseholder Offer, to approve equity loans to support the purchase of properties outside the borough or in excess of the limit set out in the Leaseholder Offer, or to approve leasehold swaps after taking into account the recommendation of the Discretion Panel;
- xi. Authorises the Director of Finance in consultation with the Leader, after consultation with the Director of Housing, Regeneration and Planning, to set the initial rental charges for the new homes in High Road West let to eligible tenants living in the masterplan area, at:
 - no more than 10% above the average Council rent for an equivalent size property on the Love Lane Estate (to the bedroom size property that they are moving to) at the time of the move, and no less than that average Council rent.

4. Reasons for decision

- 4.1 The Council has made long-standing commitments to work with the community to develop and agree the Love Lane Leaseholder Offer and High Road West Local Lettings Policy. These policies are required to sit alongside the existing promises to secure Council tenants and ensure that clear policies and assurances are in place for residents affected by the High Road West Scheme.
- 4.2 This report recommends approval of the High Road West Local Lettings Policy (Appendix 3) as the consultation feedback has shown that a significant majority of those who responded to the consultation were in support of the Council's preferred option for the policy, both amongst Love Lane residents and those on the borough Housing Register. It is also the case that the policy supports the

promotion of a strong and stable community through maintaining the existing community on Love Lane Estate and within the masterplan area. The report also recommends the approval of the Love Lane Leaseholder Offer (Appendix 4) as it is a fair offer that strikes a balance between providing support to existing leaseholders and funding other housing within the borough through the Council's Housing Revenue Account (HRA). It has also been developed through substantial consultation and engagement over several years.

- 4.3 The recommendations in this report related to implementation of the rehousing options in the Leaseholder Offer (recommendations ix – x) are in place to allow the Council to deliver on its commitments to leaseholders, by ensuring delegations exist to execute the approved policy without having to come to Cabinet for further approvals in individual cases.
- 4.4 The report seeks approval of the commitments to be included within the Landlord Offer (Appendix 5). These commitments clearly set out the housing offer and other promises to residents should the scheme go ahead. These commitments include the promises to secure tenants made in the Secure Tenant Guide agreed in 2014, the promises to leaseholders set out in the Love Lane Leaseholder Offer and the promises to non-secure tenants living in temporary accommodation in the masterplan area including those contained in the High Road West Local Lettings Policy. The offer to non-secure tenants has been informed by consultation on the draft Local Lettings Policy and engagement with these residents on other potential elements of an offer.
- 4.5 These commitments to residents in relation to their housing offer will be incorporated into the Landlord Offer document, which will be sent to all residents that are eligible to vote in advance of the resident ballot, in line with GLA requirements. The Landlord Offer will also include information about the Council's broad vision of the scheme and the benefits it will bring to the neighbourhood and will include a statement of the design principles, estimated number of new homes, future tenure mix and proposed associated social infrastructure, commitments relating to ongoing consultation and engagement, as well as information on the ballot process and programme.
- 4.6 The recommendation (xi) within this report regarding the rents to be paid by eligible residents within the High Road West masterplan area who move to a new build home within the Scheme takes account of the Council's commitment (in the Love Lane Resident Charter) that residents will not be financially worse off as a result of the demolition of their home.
- 4.7 The Council has committed to ballot residents of the Love Lane Estate on whether to progress with the High Road West Scheme as set out in the Borough Plan. The Council is also required to secure a positive ballot result to draw down funding from the GLA, in line with the Mayor of London's Resident Ballot Requirement for funding of schemes which comprise the demolition of social homes and the construction of 150 or more homes.

5. Alternative options considered

Not to adopt the Local Lettings Policy or Leaseholder Offer

- 5.1. The Council could decide not to adopt the resident offers. This approach has been rejected as it would not deliver on the Council's commitments to Love Lane residents and is not supported by the responses received to the consultation and engagement described in this report and set out in the Consultation and Engagement Report, see Appendix 1.
- 5.2. The Council's commitments to residents on their housing offer which form part of the Landlord Offer are only made possible by approval of the Local Lettings Policy and Leaseholder Offer. This option would therefore mean that the Council would not be able to put forward the offer to residents it believes to be generous and fair, and which has been developed based on feedback from residents over several years.

Not to proceed with the Love Lane Estate resident ballot

- 5.3. This option has been rejected as not undertaking a ballot would not deliver on the Council's commitment in the Borough Plan, which has been made to ensure that estate renewal only proceeds where residents are in favour of the proposals. It would also mean that the Council would not be compliant with the Mayor of London's Resident Ballot Requirement. As such, the Council would not be able to access the Greater London Authority funding secured to deliver the scheme, and therefore not be able to bring forward the wide-reaching benefits that the High Road West scheme offers.

Not to make any changes to the draft Local Lettings Policy and Leaseholder Offer

- 5.4. This option was rejected as these changes are in response to feedback received in consultation and engagement. The change made to the policies either provide enhancements on the draft policies or clarifications. The proposed change in the Local Lettings Policy to reduce the duration of time that non-secure tenants need to have lived in the masterplan area to be eligible for a new Council home applies to only a small number of residents (less than 10) who were previously ineligible. This change to the policy will further support its purpose to protect the stability of the existing community in the area, which was supported by most respondents to the consultation, including applicants on the housing register who do not live in the masterplan area.

To make other changes to the Local Lettings Policy, Leaseholder Offer and Landlord Offer

- 5.5. The Council could make further changes to the policies and resident offers based on suggestions and ideas received during consultation and engagement. For resident leaseholders, this includes the Council making up the difference in value between their existing and new homes, and for the Home Loss Payment to be excluded from any requirement to invest equity into a new home in the development. A full discussion of the suggestions put forward can be found in the report in Appendix 1.
- 5.6. These changes have not been made in the final policies, in the interests of putting forward an offer which is generous but also remains fair. The offer needs to strike a balance in both providing support to existing leaseholders and

funding other housing within the borough, including for the borough's most vulnerable residents. It is believed that pursuing these proposals would unacceptably compromise the ability of the Council to provide housing across the rest of the borough to an acceptable standard, which would not be fair to residents living in Council properties elsewhere in the borough or those waiting on the housing register.

- 5.7. The Council also received requests from non-secure tenants in temporary accommodation that secure tenancies be offered to these residents now of their existing properties on Love Lane Estate, rather than only offered for the new Council homes in High Road West. The Council is not able to implement this request as part of the existing consultation process, as this would represent a significant deviation from the principles of the Housing Allocations Policy, which gives priority for accommodation to households with the greatest need, assessed according to banding, and then waiting time on the housing register. This could not be achieved without a change to the Allocations Policy or a new Local Lettings Policy, either of which would be subject to consultation and Cabinet approval.
- 5.8. Further, the offer of a secure tenancy to non-secure tenants living in the scheme area is only considered appropriate as part of delivering the High Road West scheme and the 500 new Council homes it includes. The 500 Council homes will be sufficient to rehouse not only all secure and non-secure tenants on the Love Lane Estate, but also 250 households with the highest priority on the wider housing register, which is considered to strike a fair balance between protecting the stability of the existing community while also providing a substantial number of new Council homes for households with the most pressing housing needs in the borough.

Not to cap rents for eligible residents within the High Road West masterplan area

- 5.9. This option has been rejected as setting rent levels at formula rent would mean that eligible residents would pay a much higher weekly rent charge (see para 6.53). It would mean that the Council would not be able to deliver as fully on its assurance that it would seek to mitigate the financial impact of the regeneration scheme or its commitment in the Love Lane Resident Charter, which says that residents will not be financially worse off as a result of the demolition of their home.

6. Background information

Housing assurances to affected residents

- 6.1. Following extensive consultation, the Council agreed a suite of documents including the Secure Tenant Guide, the Leaseholder Offer and Resident Charter in 2014. These documents set out assurances for residents should the High Road West Scheme go ahead. In agreeing these documents, the Council also committed to developing further assurances as more detail of the scheme progressed, this included a Local Lettings Policy for the new homes and a more detailed Leaseholder Offer.

- 6.2. In March 2020, Cabinet approved the draft Leaseholder Offer and High Road West Local Lettings Policy for consultation and agreed to engage non-secure tenants in temporary accommodation on the basis of an offer for them. Cabinet agreed that this consultation and engagement could only proceed once the Council had confirmation of funding for the scheme.
- 6.3. The Local Lettings Policy seeks to prioritise existing tenants in the masterplan area for the new secure Council homes in High Road West, including non-secure tenants placed in temporary accommodation by the Council, ensuring that the stability of the existing community is protected. Any Council homes not taken up by existing residents in the masterplan area, which will be a minimum of 250, will be allocated in line with the Council's Housing Allocations Policy.
- 6.4. The Leaseholder Offer builds on the Leaseholder Guide and ensures that all eligible resident leaseholders can remain in the High Road West area if they wish, and that leaseholders, both resident and non-resident, are not financially worse off. It includes a number of changes to the Estate Renewal Rehousing and Payments Policy (ERRPP), the baseline offer to tenants and leaseholders on estate renewal schemes, following feedback in previous rounds of consultation and engagement. These include the following:
- An enhanced equity loan offer which tackles concerns regarding affordability and allows resident leaseholders to access a new home within the regeneration area
 - A further rehousing option for leaseholders referred to as a leasehold swap, subject to limited availability
 - A 12-month grace period for family members/ beneficiaries which tackles concerns regarding succession to the beneficiary of the equity loan
 - Clear 'dispute resolution process' should there be a difference in valuations of a leasehold property, with an additional process through a 'single joint expert' to assist parties in reaching agreement
 - Repayment of 'Decent Homes' costs where the leaseholder had not benefitted from the full life of the improvement works; something which is also a commitment of the 2014 Leaseholder Guide
 - A more restrictive definition of resident leaseholder, namely, resident continuously since 16 December 2014, to avoid the risk of speculative buy-to-let landlords moving into their property a year prior to vacant possession being required, in order to secure the enhanced offer for resident leaseholders (such as the equity loan product)
- 6.5. In January 2021 the Council secured confirmation from the GLA that they would provide funding for a revised High Road West scheme, which included 500 council owned social rented homes. This funding commitment ensured that consultation on the housing policies could commence, as could engagement on the offer to non-secure tenants in temporary accommodation. It also ensured that the Council and Lendlease could commence engagement with the wider community on the revised High Road West masterplan proposals and the design of the new homes.

Engagement and consultation

6.6. The consultation and engagement activities on the resident offers, the masterplan and the design of the new homes took place across February and March 2021. The Council used a range of methods to maximise participation, ensure equal access across demographics and tenures, and overcome issues of digital exclusion. This is described in more detail in the Consultation & Engagement report, see Appendix 1, and included the following:

- The High Road West engagement team attempted to speak to every resident living in the Love Lane Estate, and successfully spoke to 172 residents by phone at least once, 65% of the total number of households. Officers also spoke to 103 residents on the wider housing register.
- Letters and hard copies of consultation and engagement materials were sent to all residents in the masterplan area as well as non-resident leaseholders, and translated copies were sent on request, across seven languages. Emails or letters were sent to all households on the wider housing register informing them of the consultation and providing information on how to respond. A reminder postcard was also sent two weeks before consultation close.
- The masterplan engagement pack was sent to over 3,000 residents within and near the High Road West masterplan area. A flyer highlighting the engagement activities and signposting to further information was sent to an additional 6,000 addresses within a wider radius.
- An online poll to capture feedback and advertised via social media to a wider catchment area.
- A dedicated consultation page was in place on the Council's High Road West website, and promotion of the consultation and engagement activities on the Council's social media channels.
- Eight online Q&A events, including four sessions dedicated to the resident offers, two sessions on the masterplan, and two sessions on the new home design. These were available to watch back after the broadcast date.
- A dedicated North Tottenham business workshop to discuss the proposals and update on the Council's wider business support measures.

Consultation on the High Road West Local Lettings Policy

6.7. Consultation on the Local Lettings Policy was undertaken from 5 February 2021 to 19 March 2021. The consultation sought the views of secure, assured and non-secure tenants in the masterplan area, for whom the draft policy seeks to prioritise the new Council homes, as well as households on the housing register not living on the Love Lane Estate who were potentially affected by this proposal. A total of 164 responses were received. A full breakdown and analysis of these responses is provided in a report attached at Appendix 1.

6.8. The consultation booklet put forward two proposals which make up the draft policy, one related to the eligibility for Council homes as part of High Road West, and the other related to order that those homes would be let, and provided the opportunity for general feedback. Respondents across all groups were in favour of the Council's preferred option for both proposals. Of those who answered questions on these proposals, 90% were in favour of the proposed eligibility criteria, and 88% were in favour of the proposed priority order for letting the new homes.

- 6.9. Both proposals had overwhelming support among households on the housing register not living in the masterplan area who responded, with 87% and 86% approval of the two proposals respectively, and secure tenants in the masterplan area who responded, 100% of whom were in favour of both proposals.
- 6.10. Of the 53 non-secure tenants in temporary accommodation who responded, 29 residents responded to questions on these proposals. Of those who did answer these questions, 93% and 90% approved the two respective proposals. 22 respondents in this group chose not to answer questions on either proposal. All of those in this group who chose not to respond submitted feedback stating a preference that non-secure tenants in temporary accommodation in the masterplan area should be offered a secure tenancy now, prior to the resident ballot taking place (or the scheme proceeding). As the Local Lettings Policy related to the lettings of new Council homes in High Road West, which will be built in the coming years, this was not an option that was consulted on as part of the draft policy. This has been considered as an alternative option in paragraphs 5.7 and 5.8 (and rejected based on the reasons given). In any event, the positive responses represented about 50% of this group who responded.

Changes to the final Local Lettings Policy from the draft policy

- 6.11. The final Local Lettings Policy features two amendments to the draft policy, following consideration of the consultation results, both relating to the proposed eligibility criteria for the new Council homes. These are described in the following paragraphs.
- 6.12. The Council's proposed eligibility criteria for the new Council homes made the highest proportion of residents in the masterplan area eligible for the new homes in comparison to the two alternative options. This was supported by 90% of respondents to this question as set out in paragraph 6.8. This prioritises secure, assured, and non-secure tenants in temporary accommodation in the masterplan for the new homes to be built as part of the scheme. For non-secure tenants to be eligible, it was proposed that they were required to have lived within the masterplan area for at least 12 months prior to the publication of the Council's Landlord Offer document, and remain on the estate at the time properties become available. The Landlord Offer, subject to Cabinet approval, is due to be published in July 2021 in accordance with the proposed ballot programme.
- 6.13. In the final Local Lettings Policy, it is recommended that the duration of time that non-secure tenants are required to have lived in the masterplan area be reduced from "at least 12 months" prior to the publication of the Landlord Offer, to "**at least 6 months**". This responds to feedback received in consultation and engagement and means that the very small number (fewer than 10) of non-secure tenants currently living in the masterplan area who were not eligible under the criteria in the draft policy consulted on would become eligible for a new Council home in High Road West. This supports the principle of maintaining a strong and sustainable community in the masterplan area, which was favoured by most respondents.

- 6.14. An amendment has also been made to paragraph 3.3 of the draft policy, to state that to be eligible, residents will need to 'Remain resident within the masterplan area **OR any alternative accommodation provided by the Council** at the time at which properties become available'. This ensures that any residents whom the Council needs to rehouse temporarily outside of the masterplan area to allow the new Council homes to be built, or because their existing temporary accommodation becomes unsuitable during the intervening period, will remain eligible for a new home in the scheme. The Council aims to keep temporary moves to a minimum, and the Local Lettings Policy gives first priority for the new homes to any tenants who have had to be temporarily rehoused for their home to be demolished, a proposal which was favoured by the majority of the respondents.

Consultation on the Love Lane Leaseholder Offer

- 6.15. The Council has engaged with both resident and non-resident leaseholders over several years. During 2014, the Council worked with Love Lane Estate leaseholders to develop a Leaseholder Guide, which was consulted on and approved by Cabinet in December 2014. From November 2017 to January 2018, officers engaged with leaseholders through workshops and door-knocking to develop a more detailed Leaseholder Offer. Attendance, specifically from the resident leaseholders, was consistently good with up to two thirds of resident leaseholders attending all three workshops.
- 6.16. The feedback received through these workshops was utilised to help develop a draft Love Lane Leaseholder Offer. There were however problems with the consultation process, and in March 2018 Cabinet agreed to respond to repeat the consultation. Since then, further engagement took place with the Independent Tenant & Leaseholder Adviser (ITLA) and residents which helped clarify parts of the offer. In March 2020, Cabinet agreed to consult on a new and enhanced draft Leaseholder Offer which addressed these issues and responded to feedback provided.
- 6.17. The consultation on the Leaseholder Offer was held from 5 February 2021 to 19 March 2021. Six responses were received, all from resident leaseholders, which is 24% of resident leaseholders currently living on the Love Lane Estate (25 resident leaseholders total). Engagement officers also spoke to over half of resident leaseholders on the estate at least once during the consultation period, several of whom noted that they had previously provided feedback to the Council on the draft offer in previous rounds of consultation. No responses were received from non-resident leaseholders (of the 23 non-resident leaseholders on the estate).
- 6.18. The responses varied, with half of the leaseholders broadly positive around the offer, with the other responses ranging from mixed to negative. Leaseholders provided constructive feedback regarding the draft offer which has been considered in the paragraphs below. A full analysis of the consultation responses is provided in a report attached at Appendix 1.

Changes to the final Leaseholder Offer from the draft policy

- 6.19. The final Leaseholder Offer features two amendments to the draft policy, which follow consideration of the consultation results and review by officers. These all add reference to the role of the Estate Renewal Rehousing and Payments Discretion Panel. The Panel is able to apply discretion in individual cases where the application of this policy is considered by the Panel to lead to an inequitable or unfair outcome for an individual resident, or to an outcome which his not keeping with the principles of the policy.
- 6.20. Following feedback from a respondent, clarification has been added that the Discretion Panel will be able to consider offering equity loans for properties outside of Haringey based on individual circumstances. This is particularly relevant given the location of the Love Lane Estate in the north-east of the borough, in close proximity to the borough boundary with Enfield. This does not apply to the enhanced equity loan terms (offering a greater proportion of equity) which are available for new properties in High Road West only.
- 6.21. The final policy also includes clarification that to access the leasehold swap option, leaseholders are required to submit a leasehold swap needs assessment form to the Discretion Panel. This has been added to clarify the process for accessing this rehousing option, recognising that leasehold swaps will be subject to very limited availability and will be considered on a case-by-case basis.

Engagement on the proposed commitments to non-secure tenants in temporary accommodation

- 6.22. The Council also engaged non-secure tenants in temporary accommodation on other proposed commitments as part of an offer to these residents. Engagement officers successfully spoke to 124 non-secure tenants (63% of those currently living on the estate) during this period. In conversations between the engagement team and residents, the majority of residents were found to be broadly positive about the commitments. The overwhelming focus of these discussions was on the offer of a new Council home for eligible non-secure tenants, which the Local Lettings Policy will deliver.
- 6.23. Residents had the opportunity to provide feedback via a form which was included in their consultation and engagement pack, alongside the Local Lettings Policy. Twenty-seven responses were received in total, 14 which were blank and submitted alongside the consultation response to the Local Lettings Policy. Of those who wrote comments, most were positive about the commitments and put forward details of their specific rehousing need to be considered. A small number of residents noted that they would like non-secure tenants to be offered a secure tenancy now or prior to the ballot taking place.
- 6.24. In the list of the proposed commitments, the Council stated that it would contribute to the costs of non-secure tenants moving to the new home in High Road West. While no feedback forms received referenced the compensation offer, engagement officers received several questions from residents regarding what moving costs will be covered, with residents expressing a clear desire to see these costs covered by the Council. It is proposed in the Landlord Offer, see paragraph 6.44, that the Council will offer the same package of disturbance payments to non-secure tenants in line with that offered to secure tenants and

resident leaseholders. The Council will however not be liable to pay a Home Loss payment to non-secure tenants.

Responding to other issues raised by non-secure tenants in temporary accommodation

- 6.25. The Council also received feedback from non-secure tenants in temporary accommodation related to their current housing situation. While residents generally responded positively to the offer to remain in the area on a secure tenancy in the new homes, many expressed concerns around living in their existing property for several years while the new homes are being built, particularly those living in overcrowded accommodation (estimated to be around 45% of non-secure tenants living on the Love Lane Estate).
- 6.26. In response to this, the Council has developed a voids and lettings strategy for properties on the Love Lane Estate, which it will implement under the existing policy framework. Under this strategy any properties which become void, and which are not required for demolition in the short-term, will be used to facilitate transfers of households currently living on the estate. The strategy will be reviewed on annual basis in consideration of the demand identified by existing tenants and the wider housing need across the borough.
- 6.27. This approach seeks to help alleviate resident housing issues, by providing an option to move households to more suitable accommodation while they are waiting for their new permanent home to be built. Reasons for a transfer include urgent disrepair issues, critical or serious medical need, or overcrowding. Due to the scale of overcrowding issues on the estate and the limited number of larger properties expected to become available, this will not be a solution for all households. However, it is considered to be a valuable measure to respond to these issues.
- 6.28. The strategy will also support the phasing process for the scheme. While most residents will be able to make one move directly into their new home, there will be some tenants who are required to make a temporary move to allow the new homes to be built quicker. It is the Council's aim to keep temporary moves within the local area, and this approach would mean that many of these moves, particularly for residents living in the later phases of the development, can be facilitated within the Love Lane Estate. This would support the principle of protecting the existing community through the regeneration and minimising disruption, which is reflected in the proposed High Road West Local Lettings Policy. See paragraph 6.14 for details on how any residents who need to make temporary moves will retain their eligibility for the new homes.
- 6.29. The strategy will be communicated to all residents through upcoming engagement and encourage them to contact the Council's Rehousing team if they believe that they may be eligible for a transfer. The Council will also use internal data on housing needs to help identify suitable households as and when a suitable void property becomes available.

Engagement with the community on the masterplan and designs of new homes for Love Lane residents

- 6.30. The Council has worked with residents and the local community since 2012 to develop the masterplan proposals and create a shared vision for the High Road West area. The Masterplan Framework was agreed in 2014 following an extensive engagement and consultation programme over a three-year period. This showed that residents wanted comprehensive change in their local area, including high quality homes, a better mix of shops and restaurants, world class community facilities including a new Library and Learning Centre, safe and welcoming open and play spaces for their children, and more training and employment opportunities.
- 6.31. In 2017, the Council entered into a Development Agreement with Lendlease to deliver the High Road West scheme, who put forward a high-quality proposal to deliver on the shared vision and outcomes set out in the Masterplan Framework. Residents from the Love Lane Estate played a key role in the procurement including the development of a Resident Charter and Resident Design Guide, as well as meeting bidders and commenting on their schemes through a Resident Procurement Panel, which helped shape their proposals.
- 6.32. The Council and Lendlease started a further round of engagement on the emerging masterplan in 2018, with workshops and drop-in sessions taking place. This was paused following the Council's decision to review the scheme and increase the number of Council owned social rented homes being delivered. The agreement of a revised funding package between the Council and the GLA meant that engagement on the masterplan could continue.
- 6.33. This engagement took place across March 2021 and will be the first stage of this masterplan engagement programme, which will continue in May through to July 2021. In this first phase, the Council and Lendlease received 92 print feedback forms, 1,618 digital survey responses, and had 42 live Q&A event attendees. The key findings were as follows:
- 84% of respondents who returned a print feedback form were in support of the proposals, with 49% strongly in support.
 - Public & green spaces was the most responded topic, followed by investment in socio-economic projects.
 - Priorities highlighted by respondents included:
 - Need to ensure that local people, including those on Love Lane Estate, can access the new affordable homes;
 - Public safety and combating antisocial behaviour;
 - Desire for local parks and green and open spaces, including natural wildlife habitats;
 - Sustainability of the scheme;
 - More job opportunities for local people and more diverse range of shops, including independent and small businesses in combination with some national brands;
 - Facilities and infrastructure that support young adults and children
 - Promoting health and wellbeing and support for new community facilities, including the Library and Learning Centre.
 - It was highlighted that residents would like to see more detail going forward on housing affordability, public transport capacity, estate management, and

how the scheme will ensure that local people benefit from the socio-economic investment programme.

- 6.34. To progress these discussions, in May 2021 the Council and Lendlease undertook three online workshops with the community on specific themes, namely Getting Around & Open Spaces, Neighbourhood Look & Feel, and New Community, Workspace & Leisure Facilities. These sessions were well attended with around 30 attendees across the three events. Feedback from these sessions is provided in the engagement report in Appendix 2. The next stages of engagement will take place later in the summer and autumn and will respond to the feedback to date. This will include dedicated meetings with key stakeholders, and further community sessions on the proposals.
- 6.35. Should residents vote 'yes' in the ballot, then community participation will be a priority as the scheme continues to progress. The Council will work with residents and the ITLA to resume the activities of the Resident Design Panel, with the opportunity for residents who were not previously involved to join, who will have an important role in shaping the designs of the new homes. In addition, there will be dedicated design workshops with both Love Lane residents and the wider community on certain elements of the scheme. This includes community uses, such as the Library and Learning Centre, and the open and green spaces.

Details of the resident ballot

- 6.36. In accordance with the GLA's Affordable Housing Capital Funding Guide, local authorities must ask all residents whose homes will be demolished for their approval to re-develop an area of Council housing. This is a requirement of the funding agreement between the Council and the GLA for the High Road West Scheme. This will take place in the form of a ballot of eligible residents on the Love Lane Estate, where residents will be directly asked whether they want the High Road West scheme to proceed.
- 6.37. In order to ensure the ballot is conducted in a fair and democratic way, the Council have appointed Civica Election Services (CES) to oversee the process. They have provided expert guidance and examples of best practice to ensure this ballot is carried out in the correct manner and CES have been consulted at every key milestone.
- 6.38. The following properties will be balloted:
- Brereton Road (Nos 4-18 Even)
 - Charles House (Nos 1-60)
 - Ermine House (Nos 1-60)
 - Kathleen Ferrier House (Nos 1-19)
 - Moselle House (Nos 1-60)
 - Orchard Place (Nos 2-28 Even)
 - White Hart Lane (Nos 3-39)
 - Whitehall Street (Nos 2-32 Even)
 - Whitehall Street (Nos 3-29 Odd)
 - Whitehall Street (Nos 31-61 Odd)

- Whitehall Street (Nos 63-89 Odd)

Timing of the ballot

6.39. It is proposed that the ballot takes place in summer 2021. As set out in the recommendations, the final ballot programme will be approved by the Director of Housing, Regeneration and Planning in consultation with the Cabinet Member for House Building, Placemaking and Development. The programme will meet the requirements set out in the GLA's Affordable Housing Capital Funding Guide, including that the ballot runs for a minimum of three weeks, and that it takes place within six months of Landlord Offer being published.

Voter eligibility

6.40. There are circa 304 eligible voters within the proposed ballot area. The following groups of residents living in the masterplan area will be eligible to vote in the ballot:

- Social tenants. This includes those with secure, assured, flexible or introductory tenancies named as a tenant on a tenancy agreement dated on or before the date the Landlord Offer is published. There are currently 43 social tenants eligible to vote, across 39 households.
- Non-secure tenants in temporary accommodation, who have been on the Council's housing register for at least one year prior to the date the Landlord Offer is published. There are currently 226 non-secure tenants in temporary accommodation eligible to vote, across 190 households.
- Resident leaseholders. Those who have been living in their properties as their only or principal home for at least one year prior to the Landlord Offer being published and are named on the lease title for their property. There are currently 25 resident leaseholders eligible to vote.

6.41. For the purposes of the ballot if a tenancy or lease title is in more than one name, all will be eligible to vote. Civica will issue a registration letter to residents to find and include any eligible voters who did not appear in the Council's in-house records. The indicative numbers set out above are therefore subject to change.

Landlord Offer

6.42. The Landlord Offer document will set out the Council's broad vision for the scheme. The GLA's Affordable Housing Capital Funding Guide sets out the detail as to what the Landlord Offer should contain, including the following as a minimum:

- The broad vision, priorities and objectives for the estate regeneration
- Design principles
- The estimated number of new homes
- Future tenure mix
- Proposed associated social infrastructure
- Details of the full right to return for social tenants
- Details of the offer for leaseholders

- Commitments relating to ongoing open and transparent consultation and engagement
- Maps showing the boundary of the existing estate and the boundary proposed project (if different)
- The question that will be put to eligible residents in the ballot
- The timing of the ballot
- The different ways in which eligible residents may cast their vote in the ballot
- Details of when the results of the ballot will be announced
- Details of how the ballot will be undertaken by an Independent Body and
- Contact details for further advice and guidance on any issues related to the strategic estate regeneration project and/or the ballot.

A summary of the commitments to residents, which will form part of the Landlord Offer, is set out in the following paragraphs and attached in full at Appendix 5.

6.43. The offer for secure tenants delivers on the long-standing commitments made to these residents in the Secure Tenant Guide, agreed by Cabinet in 2014. These include the following:

- A new Council home in High Road West, or the option to move to another Council home elsewhere if you prefer;
- A rent for that new home limited by reference to the existing rents on the Love Lane Estate;
- A £6,500 home loss payment when you move; and
- Removals, and other reasonable moving expenses paid for.

6.44. The offer for non-secure tenants placed in temporary accommodation on the estate by the Council in line with the High Road West Local Lettings Policy. This will include the following:

- A new Council home in High Road West on a permanent secure tenancy;
- A rent for that new home limited by reference to the existing rents on the Love Lane Estate; and
- Removals, and other reasonable moving expenses paid for.

6.45. All tenants will be offered a home that is the right size for their needs, including any special adaptations where required. The Council and Lendlease will also work with residents on the design of the new home to decide on the look and feel, for example kitchen units, door fronts and floor coverings.

6.46. Residents will have a dedicated re-housing officer to help them with the move to the new home. Officers will contact secure and non-secure tenants to carry out a needs assessment to confirm any medical needs, change in circumstances, or other preferences. Most residents will only have to move once, although a small number of short-term temporary moves may be required for some households. The Council will minimise numbers of households affected and length of short-term moves, with all having a guarantee of a right to return.

- 6.47. The rent for the new homes will be set as set out in paragraph 6.60.
- 6.48. The offer to resident leaseholders is set out in detail in the Love Lane Leaseholder Offer. This is as follows:
- Have the opportunity to purchase a new affordable home in High Road West, with the Council offering to pay a contribution through an enhanced equity loan;
 - Further re-housing options including an equity loan for homes elsewhere in Haringey, and a leasehold swap;
 - Receive the full market value for your home, with an additional 10% as compensation; and
 - Have all reasonable legal and moving costs paid.
- 6.49. Service charges on the new homes will be calculated based on the services that are provided, with the aim to ensure that costs are minimised through designing buildings which are easier and more affordable to maintain. The exact level of service charges will be determined at a later date. We will be working closely with residents to understand the type and level of services that tenants and leaseholders want and need, and ensure that these are affordable.
- 6.50. The elements of the Landlord Offer which relate to the design of the scheme, including the vision, design principles, number of new homes, tenure mix and social infrastructure will reflect the information that the community has already seen and influenced through engagement and will set out how the scheme will;
- Deliver the vision set for High Road West in 2014, which was to ensure that High Road West delivers a vibrant and sustainable neighbourhood which supports the creation of a new leisure destination.
 - Target the delivery of c.2600 homes and 40% affordable housing.
 - Deliver a cutting-edge new Library and Learning Centre and a refurbished Grange Community Hub which will provide improved community facilities early in the Scheme.
 - Deliver substantial new green spaces for the community including a large new community park with an outdoor gym and children's play area
 - Deliver 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.
 - Deliver new 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.
 - Provide investment in the town centre and a fund for events and activities, as well as meanwhile uses which will revitalise the local centre during construction and afterwards.
 - Provide c.3,300 construction jobs and more than 500 end-user jobs once the development is complete.
- 6.51. As part of a FAQs within the Landlord Offer, the document will include information on what happens in the event of a 'no' result in the ballot. In this scenario, there would not be immediate changes for residents on the Love Lane Estate. The Council would ensure that residents are able to stay in their current

properties whilst a process is undertaken to work with them to understand why they voted 'no' and to develop a revised proposal for the future of the estate. Residents would continue to have support and advice from the High Road West Rehousing and Engagement Team throughout this period.

- 6.52. As set out in the recommendations, the final ballot material will be approved by the Director of Housing, Regeneration and Planning in consultation with the Cabinet Member for House Building, Placemaking and Development.

Ballot question and voting methods

- 6.53. CES advise that the question on the ballot paper is preceded by an introductory pre-ambule, followed by a non-leading question with a clear and unambiguous meaning. It is proposed that the ballot question is framed in a format as set out below:

The Council has asked Civica Election Services to conduct this ballot. You should have received a Landlord Offer document recently which provides details of the proposal for the regeneration of the Love Lane Estate. The offer document also provides details of the proposal for the High Road West scheme.

It is this proposal you are being asked to vote on below.

Are you in favour of the proposal for the regeneration of the Love Lane estate as part of the High Road West scheme?

YES / NO

- 6.54. CES provide multiple options for those eligible to vote: phone, post and online.

Communications strategy

- 6.55. A comprehensive communications and engagement plan has been developed, to ensure all residents have the required information before the ballot. Information to raise awareness of the ballot amongst residents will begin from the announcement of the Cabinet decision, including a letter to all residents in the masterplan area and door knocking, to ensure they have received the Landlord Offer document and answer any initial questions.
- 6.56. The High Road West team will be available to answer any questions from residents at any time during the ballot period, with contact details provided in the Landlord Offer. Officers will also attempt to visit every household at least once during the ballot period through a door-knocking exercise. The Grange building will also be used for ballot information drop-in sessions, with the relevant health & safety risk assessment in place to ensure this is carried out in a covid-secure manner.
- 6.57. As well as the Council's own events, mid-way through the ballot CES will make contact with residents who have not yet registered a vote as a means to encourage voter turnout.

Rent Setting

- 6.58. Current Council rents across the borough are a patchwork of historic rents which are dependent on the policy in place when each tenancy started, with a significantly lower rent-setting policy applying in Haringey prior to 2013/14 and changes introduced by the Government to the way rents are set over the years.
- 6.59. Currently the Council sets new rents at “formula rent”, and this is the rent that would apply to new tenants allocated secure tenancies on the Scheme under the Allocations Policy. Formula rent on the new Council properties at High Road West would result in much higher weekly rent charges than the rent currently paid by tenants living within the High Road West masterplan area. The exact increase would depend on the inputs to the formula at the time and the bedroom size of the property.
- 6.60. The Love Lane Resident Charter, approved by Cabinet in 2014 seeks to ensure that residents are not financially worse off as a consequence of future development. The Council proposes to deliver on this commitment to residents, by ensuring that eligible residents within the masterplan area, who move to the new homes within High Road West are charged no more than 10% more than the average Council rent residents are paying for an equivalent size property on the current Love Lane Estate at the time of their move.
- 6.61. The recommendation to Cabinet ensures that households are not being exposed to the substantial rental increase which would occur if the rents were set in line with formula rents. The increase of up to 10% reflects the fact that residents will be moving to a brand-new home, while limiting the impact on household finances. Increases, the Council believes, will be offset by energy bill savings from the new homes’ increased energy efficiency (e.g. ‘You’ve Got the Power’, HBF, 2017), which will continue to be developed through the design of the new homes, and reflects the fact that residents will be moving to a brand-new home.
- 6.62. The Council therefore believes that a 10% increase is fair and affordable. Officers have been reviewing the approach to rent-setting across London for regeneration schemes and believe that the approach proposed at High Road West is comparable and fair.
- 6.63. New homes at High Road West allocated to residents under the Allocations Policy will have rents set at formula rent, as would be the case in any other secure tenancy they are granted within the borough.
- 6.64. The rent proposals for existing Love Lane tenants are based on long-standing commitments to residents which date back to 2014, and the consequent tenant expectations, which predate the Council’s ERRPP. It should be noted that any future such demolition/ rehousing situations will be determined in light of the ERRP policy and the then prevalent circumstances.

7. Contribution to strategic outcomes

- 7.1. The delivery of the High Road West Scheme will support the Council in delivering 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 the following four priorities set out in the Council's Borough Plan (2019-2023):
- Priority 1 – Housing (“A safe, stable and affordable home for everyone, whatever their circumstances”): the Council wants all of its residents to have a safe, stable and genuinely affordable home, and as such is committed to delivering new Council homes, bringing up the standard of private rented housing, and preventing homelessness. The Council has a strong focus on significantly extending housing options for its residents, including direct delivery of homes and initiatives. High Road West makes an important contribution to the borough's housing targets. Overall, the Council has a five year housing target of 12,799, approximately 2,500 per year, with High Road West able to deliver on average, around 10% of this number over the life of the development.
 - Priority 2 – People (“Strong families, strong networks and strong communities nurture all residents to live well and achieve their potential”): As a Borough we are seeking to build the capacity of its communities and focus on a strengths-based approach, which doesn't focus solely on needs and deficits but on assets and qualities at individual, family and community level. This work is initially focusing on North Tottenham. Early intervention and prevention is at the heart of this, with services being pulled together around the individual linking in with work to integrate health and social care, including through the delivery of Health and Wellbeing Hubs.
 - Priority 3 – Place (“A place with strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green”): The Community Safety Strategy 2019-23 sets out how the Council will deliver on its firm commitments to enhanced safety, including support for vulnerable young people from violence, abuse and exploitation in the Young People at Risk Strategy and through programmes such as Haringey Gold. This is complemented by a focus on promoting physical activity which will be delivered through a 'whole system approach', which is proactive in promoting facilities, improved parks and open spaces, active and safe travel between areas, and direct interventions into schools and communities to promote sports and other activities. High Road West will deliver a series of public and green spaces, including a community park, and include investment into projects which will enable healthy and safe lives for local people.
 - Priority 4 - Economy (“A growing economy which provides opportunities for all our residents and supports our businesses to thrive”): Realisation of opportunities for good local business growth and skill and employment growth, in line with the current “community wealth building” approach. The Council approved this approach in October 2019 aimed at supporting the financial and social resilience of the borough's communities. A new Good Economy Recovery Plan provides a focus on a good economy – good jobs, fairness, health and well-being and environmental sustainability. High Road West will include significant investment into employment, education

and training opportunities for local people, to connect residents to sustainable and long-term jobs.

- 7.3. The Local Lettings Policy and Leaseholder Offer are particularly relevant to Priority 1 as they allow residents who wish to remain in the High Road West area to do so, thus supporting communities who wish to stay together.

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

Finance

- 8.1. The HRW Local Lettings Policy and Love Lane Leaseholder Offer being recommended for acceptance differs from the baseline set out in the ERRPP.
- 8.2. The cost implications of compensation for essential relocation costs to non-secure tenants has been assessed. There are 190 non-secure tenants currently living on the Love Lane Estate. Under the policy being recommended via the Landlord Offer, Appendix 5, the estimated cost of the compensation payable to non-secure tenants could range from £0.4m to £0.5m.
- 8.3. It is currently estimated that there will be a minor underspend on the land assembly budget of the HRW scheme of £148m, which can be utilised to cover the compensation cost.
- 8.4. The proposal with regard to future rent for existing tenants described above will be accommodated within the HRA business plan.

Procurement

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

Legal

- 8.6. The Head of Legal and Governance has been consulted in the preparation of this report and comments as follows:
- 8.7. Legal comment is incorporated in the body of this report.
- 8.8. 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.
- 8.9. 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.

Equality

- 8.10. 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.
- 8.11. 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.
- 8.12. The proposed decision is to consider the consultation feedback to recent consultation and engagement with residents, including on the draft Local Lettings Policy and Leaseholder Offer, and approve the final policies in light of feedback. It is also to approve the core commitments of the Landlord Offer document, which brings together and clearly sets out the offers to residents, and to proceed to a resident ballot with Love Lane Estate residents. This will affect residents who live on the Love Lane Estate in Northumberland Park, among whom younger people, women, those from minority ethnic communities, and people with long-term health conditions are overrepresented. It will also affect single-parent households and those on low income who share a similar demographic profile.
- 8.13. If the proposed decision is taken, subject to approval by a resident ballot, the High Road West scheme will develop new high-quality homes including 500 council homes, jobs, new and improved community facilities, commercial space, and green and open spaces in the Northumberland Park area. The scheme will deliver £10m of socioeconomic investment into the area. These benefits will be felt by residents across a range of protected groups, specifically for individuals with protected characteristics who occupy a lower socioeconomic group. Benefits will particularly be felt by, but not be limited to, protected groups overrepresented in lower socioeconomic groups, including BAME residents, women (including single mothers), and residents with limiting health conditions or disabilities.
- 8.14. Draft Equalities Impact Assessments (EqIA) were completed for the draft Local Lettings Policy and Leaseholder Offer prior to the Cabinet of March 2020 and have been finalised following the consultation. These are included as an appendix to this report, and uploaded on to the Haringey Council website.
- 8.15. The Local Lettings Policy EqIA noted that the proposal may disproportionately benefit younger black households on the Love Lane Estate in comparison to those in Band B, and accordingly have a slightly lesser impact on other racial / ethnic groups. The decision may also negatively impact on elderly households in Band B by prioritising non-secure tenants on the Love Lane Estate for the new council homes, however as there is a small number of these households on the housing register, the impact is likely to be relatively small.

- 8.16. Regarding the Leaseholder Offer, no negative consequences were identified for individuals with protected characteristics and an overall positive impact has been identified as the policy makes the existing borough-wide rehousing options more affordable for resident leaseholders.
- 8.17. Both the Local Lettings Policy and Leaseholder Offer have an overall positive impact on the Public Sector Equality Duty by seeking to keep the existing community together, thereby fostering good relations between groups who share a protected characteristic and those do not. The proposals have a specific benefit for groups with protected characteristics across the equality strands, by supporting residents to remain in the local area and retain their networks. By supporting the Council's strategic objectives to achieve better quality homes, and develop the area for residents the proposed decision represents a proportionate means of achieving a legitimate aim.
- 8.18. The Council has engaged residents on the Love Lane Estate over several years, and recent consultation and engagement activities on both housing offers took place between 5 February and 19 March 2021. These were carried out to be inclusive of all protected groups, and steps such as translations of written materials and in 'easy read' formats were taken to ensure accessibility. Due to social distancing restrictions, the council used a range of methods to maximise participation so all service users could be heard and steps were taken to ensure equal access across demographics and tenures to overcome issues of digital exclusion.
- 8.19. 25% of residents on the Love Lane Estate affected by the proposals responded to the consultations, including 27% of non-secure tenants (53 responses) and 18% of secure tenants (8 responses) for the Local Lettings Policy, and 24% of resident leaseholders (6 responses). 103 responses were also received from households on the wider housing register for the Local Lettings Policy who were potentially affected by the proposals. The consultation found broad support for both the housing offers, with very strong support for the Local Lettings Policy, with over 76% of respondents in favour including households not living on the Love Lane Estate.
- 8.20. The commitments of the Landlord Offer, attached at Appendix 5, bring together the commitments set out in the Local Lettings Policy and Leaseholder Offer, alongside previously agreed commitments to residents. The final Landlord Offer will also include information on the wider High Road West scheme proposals. EqIAs relevant to the Landlord Offer, in addition to the two appended to this report, include the following:
- 16th March 2021 - High Road West Approval of GLA Funding EqIA ([link](#))
 - 20th June 2017 – Revisions to the Estate Renewal Rehousing and Payments Policy EqIA ([link](#))
- 8.21. The Love Lane Resident Charter seeks to ensure that residents are not financially worse off as a consequence of future development. In order to deliver on this commitment, a reduced rent, compared with other new council homes in the borough that would be subject to the formula rent, has been recommended for approval by Cabinet.

- 8.22. The recommendation to ensure that rents for eligible residents within the High Road West area are capped at no more than 10% more than the average rent residents are paying for an equivalent size property on the Love Lane Estate at the time of their move, ensures that households are not being exposed to the c.40%-50% rental increase which would occur if the rents were set in line with formula rents. This is particularly important to rent-paying households who are in the lower socioeconomic groups. As reflected in paragraph 6.61 above, the increase of up to 10% reflects the fact that residents will be moving to a brand-new home, while limiting the impact on household finances.
- 8.23. It is anticipated that this limited increase in rent will be offset by cheaper energy bills for residents as indicated through research (e.g. 'You've Got the Power', HBF, 2017) and work will continue to enhance this saving benefit through the design and delivery of the new homes. Taking the information referred to above together, this supports the recommendation for the proposed rent as being fair and affordable.
- 8.24. The only additional commitment to be included in the Landlord Offer that has not previously been described and analysed in a previously published EqIA is the provision of disturbance payments for non-secure tenants in temporary accommodation on Love Lane Estate, to cover their moving costs to their new home. It is believed that this proposal will have an overall positive impact on residents with protected characteristics as it will ensure that they are provided with additional financial support. The benefits of this would be particularly felt by households in lower socioeconomic groups, in addition to more elderly households, who may require more support in the moving process.
- 8.25. As an organisation carrying out a public function on behalf of a public body, Civica, an independent body, who have been procured to administer the resident ballot, will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management arrangements will be established to ensure that the delivery of project does not result in any preventable or disproportionate inequality.

9. Use of Appendices

- Appendix 1: Consultation and Engagement Report for Draft Resident Offers
- Appendix 2: Engagement Report on High Road West Masterplan and New Homes
- Appendix 3: High Road West Local Lettings Policy
- Appendix 4: Love Lane Leaseholder Offer
- Appendix 5: Landlord Offer –Commitments
- Appendix 6: High Road West Local Lettings Policy EqIA
- Appendix 7: Love Lane Leaseholder Offer EqIA

10. Local Government (Access to Information) Act 1985

High Road West Cabinet Papers:

- 16th March 2021 Cabinet Report – High Road West – Conditional Approval of Funding and Next Steps ([link](#))
- 10th March 2020 Cabinet Report - High Road West – Next Steps for Consultation on Resident Offers ([link](#))
- 8th March 2018 Cabinet Report- High Road West Regeneration Scheme – 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 ([link](#))
- 12th September 2017 Cabinet Report- High Road West Regeneration Scheme – appointment of a preferred bidder and next steps ([link](#))
- 13th September 2016 Cabinet Report- Tottenham Housing Zone Phase 2- North Tottenham ([link](#))
- 15th December 2015 Cabinet Report- High Road West Regeneration Scheme Update and Next Steps ([link](#))
- 20th January 2015 Cabinet Report - Site Acquisitions Fund – approval for decisions under Delegated Authority ([link](#))
- 16th December 2014 Cabinet Report- High Road West Regeneration Scheme- Masterplan and Next Steps ([link](#))
- 15th July 2014 Cabinet Report- High Road West Regeneration Scheme Consultation. ([link](#))
- 28th November 2013- High Road West Regeneration Project - Master Plan Option Consultation Feedback and Next Steps. ([link](#))

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

- 17 October 2017, Revised Estate Renewal Rehousing and Payments Policy following consultation ([link](#)) [to note, paragraph 6.19 of this report and 3.2 of the Estate Renewal Rehousing and Payments Policy provide further details regarding the Discretionary Panel]
- 12 July 2016 - Estate Renewal, Rehousing and Payments Policy – Final policy for adoption ([link](#))