

## REPORT FORMAT WITH GUIDANCE

**Report for:** Director of Housing, Regeneration and Planning, in consultation with the Cabinet Member for House Building, Placemaking and Development, (pursuant to delegated authority from Cabinet on 13 July 2021)

**Item number:** N/A

**Title:** High Road West Scheme – Approval of the final ballot programme and Landlord Offer document

**Report authorised by :** Peter O’Brien, Assistant Director for Regeneration and Economic Development

**Lead Officer:** Sarah Lovell, Head of Area Regeneration

**Ward(s) affected:** Northumberland Park

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

### **1. Describe the issue under consideration**

- 1.1. On 13 July 2021, Cabinet adopted the final High Road West Local Lettings Policy and Leaseholder Offer, agreed the commitments to residents which will be included in the Landlord Offer, and agreed to proceed to ballot Love Lane Estate residents on the High Road West scheme.
- 1.2. Cabinet gave delegated authority to the Director of Housing, Regeneration and Planning, in consultation with the Cabinet Member for House Building, Placemaking and Development, to approve the final ballot programme and the ballot materials including the Landlord Offer. This report sets out the required information for approval, with the final Landlord Offer appended to this report.

### **2. Recommendations**

- 2.1. It is recommended that the Director of Housing, Regeneration and Planning, in consultation with the Cabinet Member for House Building, Placemaking and Development:
  - i. Approve the final ballot programme, as set out in paragraph 5.5;
  - ii. Approve the Landlord Offer document, appended to this report.

### **3. Reasons for decision**

- 3.1. The resident ballot is an important milestone within a long-running timeline of working with Love Lane residents on the High Road West scheme, which includes the most recent round of consultation and engagement in February and March 2021. Further to Cabinet's decision to undertake a ballot, it is proposed that the ballot takes place across August and September 2021, maintaining the continual engagement with residents which has been built up across this calendar year since the Council secured additional funding for the scheme with the GLA. The ballot programme has been developed with Civica Election Services (CES), the appointed independent body for the ballot, to ensure that it meets the requirements of the GLA in their Affordable Housing Capital Funding Guide.
- 3.2. The Landlord Offer document will be sent to all eligible voters in advance of the ballot, to inform their decision on whether to vote 'yes' or 'no'. In July, Cabinet agreed the commitments to residents which are included in the Landlord Offer. Cabinet also noted the engagement with the community on the High Road West masterplan and the design of the new homes, which has shaped the vision and design principles for the scheme presented in the Offer. In developing the Offer document itself, officers have reviewed best practice from other local authorities to ensure this is presented in a clear and accessible way, and provides the range of information that residents will want to understand prior to making their decision in the ballot.

#### **4. Alternative options considered**

- 4.1. The Council could choose to undertake a ballot at a later date, for example later in autumn 2021. This approach would ensure that the ballot was undertaken outside of the school holiday period, where some families on the estate may take extended leave away from their home address. This option has been discounted as residents have been informed of the proposal to ballot in summer 2021 for several months, and a delay may affect the level of engagement which has been built up over this period. In addition, postponing the proposed ballot date will cause delays to the longer-term programme for the scheme, which could impact the Council successfully drawing down the funding from the GLA required to deliver much-needed new Council homes.
- 4.2. Mitigation measures have been developed to ensure that all residents are able to participate during the period leading up to and during the ballot. The ballot period includes a week of the autumn school term, in the event that residents are away for the full school holiday period. These measures are described further in paragraph 5.9. This option has also been balanced against the benefits of engaging during the school holiday period, including the opportunity to engage through family-focused community events.

#### **5. Background information**

##### High Road West Scheme

- 5.1. The High Road West scheme will bring a range of benefits to the north Tottenham area including much-needed new homes including 500 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. To deliver the scheme, existing homes on the Love Lane Estate and elsewhere in the masterplan area will need to be demolished. The council has been working closely with affected residents over several years to develop a housing offer which responds to their priorities and concerns.

#### Background to the resident ballot

- 5.2. 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 asked directly whether they want the High Road West scheme to proceed.
- 5.3. In order to ensure the ballot is conducted in a fair and democratic way, the Council have appointed 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.

#### Ballot programme

- 5.4. The GLA’s Affordable Housing Capital Funding Guide states that there must be an appropriate amount of time between publishing a Landlord Offer and holding a ballot, to ensure that residents have sufficient time in advance of the vote to allow them reasonable time to consider the proposals. CES have advised that 14 days represents a suitable period of time for this consideration. The Guide also states that the ballot period should run for at least 21 days to maximise voter turnout and must end within six months of the date the Landlord Offer was published.
- 5.5. The proposed ballot programme is set out below. This meets the requirements set out by the GLA, and includes a longer period for the ballot of 25 days (inclusive) to mitigate the risk of any postal delays.

Date	Action
30 July 2021	Landlord Offer sent to all eligible voters by post
<b>13 August 2021</b>	<b>Ballot papers sent by CES (ballot starts)</b>
31 August 2021	Reminder mailing sent by CES
<b>6 September 2021</b>	<b>Close of ballot</b>
7 September 2021	Issue of result & GLA certificate
14 September 2021	Letter sent to residents confirming the outcome from CES

- 5.6. The Council will be undertaking engagement during this period alongside CES’s administration of the ballot. The key aims of this engagement are to:

- Achieve a high turnout in the ballot;
  - Ensure that all eligible voters:
    - Are fully aware of the ballot process and the content of the Landlord Offer;
    - Have access to a Council officer throughout the period, to answer any questions or provide support;
    - Have access to independent advice through the Independent Tenant & Leaseholder Advisor (ITLA);
    - Are able to participate regardless of their background;
  - Engage residents positively in the future of their local area, with the emphasis that there will be further engagement in future, whichever way residents choose to vote in the ballot;
  - Promote strong communities on the Love Lane Estate through opportunities for community activities and events, particularly in light of the lifting of covid-19 restrictions;
  - Ensure that activities can be undertaken in a social distanced manner, respecting the sensitivities to person-to-person engagement in the current environment.
- 5.7. Outreach events on the estate will take place at least three times a week, starting on 3 August 2021 and continuing until 3 September 2021. The aim of these events will be to increase awareness of the ballot and ensure that residents are able to speak to a Council officer around the proposals. These events will also be attended by a Homes for Haringey engagement officer to discuss any questions or concerns around their current properties or the estate in its current form. Several evening drop-in sessions will also take place at the Grange community building on White Hart Lane.
- 5.8. The Council's Engagement team will be available for 1-1 meetings or phone calls throughout the ballot period, which can be arranged ad-hoc for residents. Residents will have the option of having a translator and/or the ITLA attend these meetings. The ITLA will also run dedicated surgeries weekly for any residents that would like independent advice on the proposals.
- 5.9. A community fun day event is planned to take place on 14 August 2021, a day after voting opens in the ballot. This will be a further opportunity to encourage residents to participate, answer any questions, and also work further with residents on the design elements of the scheme. The event will also include community activities including children's play, providing an opportunity for residents to connect neighbours, while also supporting young families during the school holiday period.
- 5.10. The majority of the ballot period falls within the school holiday period, when residents may be away. CES offer multiple options for residents to vote in the ballot if they wish to do this remotely, including by phone, online, or having their ballot papers delivered to an alternative address. The ballot will run until 6 September 2021, and therefore voting will remain open during the first week of the autumn school term, in the event that any households are away for the full school holiday period. Officers will also have a presence on the estate throughout the entirety of the period leading into and during the ballot, so that

residents have multiple opportunities to speak to an officer before making their decision in the ballot.

### Landlord Offer

5.11. The GLA's Affordable Housing Capital Funding Guide stipulates that the Landlord Offer, the subject of the resident ballot, must include at 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.

5.12. The contents of the Landlord Offer have been consulted and engaged on with residents over several years, including most recently in February and March 2021, and shaped by the feedback received. This includes the consultation on the Resident Guides (agreed by Cabinet in 2014), Local Lettings Policy, Leaseholder Offer, and engagement on the proposed commitments to non-secure tenants. Discussion with residents on the masterplan and new homes has included the development of the Masterplan Framework (agreed in 2014), the creation of a Resident Design Guide (2015/16) and engagement across 2018. In spring 2021, residents gave feedback on a Masterplan and New Homes engagement booklet, and a series of themed interactive workshops took place. This feedback has shaped the vision and design principles presented in the Offer.

5.13. The Landlord Offer is presented in Appendix 1. The offer is divided into four sections, as described below.

#### **a) Guarantees to Residents**

Sets out the commitments to residents agreed by Cabinet in July 2021, which are supported by the High Road West Local Lettings Policy and Love Lane Leaseholder Offer. This includes the offer of a new Council home for secure

and non-secure tenants on the estate, and financial support for resident leaseholders to buy a new affordable home through an equity loan offer.

#### **b) New Homes and Moving**

Describes the key features of the new homes in the scheme, followed by further detail on tenants' rights and financial considerations, and how the Council will support residents in moving to their new home. It includes the Council's commitment to set rents for existing residents in the new homes in the scheme. An updated phasing plan is also provided to provide an indication of when residents are likely to need to move and information on the phasing process.

#### **c) Vision for the Area**

Provides an overview of the evolving masterplan for the scheme, including the overall vision, story so far, and the layout. The four themes which have been identified as the priorities of the community are discussed in turn (A Variety of New Homes, Public and Green Spaces, Jobs Workspaces and Retail, and New Community and Leisure Facilities), followed by information on the £10m of funding for social and economic programmes and examples of projects that will form part of this.

#### **d) The Ballot**

Provides information about the ballot process, in line with the requirements listed in paragraph 5.11. It also sets out the Council's commitments to ongoing consultation and engagement if the majority of residents vote 'yes' in the ballot. This includes working with the community to develop a planning application for the scheme, dedicated design workshops on features such as the new homes, community buildings and open spaces, and ongoing support for residents through the move and construction process.

5.14. The Landlord Offer document will be translated into Turkish and Somali versions, based on the demographics identified on the Love Lane Estate through previous consultations. Translated versions in other languages will be available on request.

### **6. Contribution to strategic outcomes**

6.1. 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.

6.2. 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.
- 6.3. The Landlord Offer is particularly relevant to Priority 1 as it allows residents to remain on the estate if they wish to do so, thus supporting communities who want to stay together.
7. **Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)**

## **Finance**

- 7.1. The costs of undertaking the ballot and the engagement activity will be met through the High Road West revenue budget.

## **Procurement**

There are no procurement comments required for this report.

## **Legal**

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

## **Equality**

- 7.4. 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.
- 7.5. 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.
- 7.6. The proposed decision is to approve the final ballot programme and Landlord Offer document, following Cabinet's decision to undertake a resident ballot in July 2021, and approve the commitments of the Landlord Offer. The ballot 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.
- 7.7. The Council has appointed the independent body CES to administer the resident ballot. As an organisation carrying out a public function on behalf of a public body, they 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.



- 7.8. The Council’s engagement activities around the ballot will be designed to be inclusive of all protected groups, with steps taken such as translations of written materials and ‘easy read’ formats to ensure accessibility. A range of methods will be used to maximise participation and to ensure that these can be undertaken in a socially-distanced manner, respecting the sensitivities of the current environment. This will give opportunity for all service users to be heard and ensure equal access across demographics and tenures.
- 7.9. The Landlord Offer sets out how, if the majority of residents choose to vote ‘yes’ in the ballot, the High Road West scheme will deliver 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.
- 7.10. Equalities Impact Assessments (EqIA) for the Local Lettings Policy ([link](#)) and Leaseholder Offer ([link](#)), which inform the commitments in the Landlord Offer, were appended to and discussed within the July 2021 Cabinet report. This report also included discussion on the implications of the additional commitments of setting rents in the new homes for existing residents in the High Road West area, and offering disturbance payments for non-secure tenants living in temporary accommodation on Love Lane to support the move to their new home. Other EqIAs relevant to the Landlord Offer include the following:
- 16<sup>th</sup> March 2021 - High Road West Approval of GLA Funding EqIA ([link](#))
  - 20<sup>th</sup> June 2017 – Revisions to the Estate Renewal Rehousing and Payments Policy EqIA ([link](#))

## 8. Use of Appendices

- Appendix 1: Love Lane Landlord Offer

## 9. Local Government (Access to Information) Act 1985

GLA’s Affordable Housing Capital Funding Guide: Section Eight – Resident Ballots for Estate Regeneration Projects ([link](#))

### High Road West Cabinet Papers:

- 13<sup>th</sup> July 2021 Cabinet Report – High Road West – Approval of Resident Offers, Landlord Offer and Resident Ballot ([link](#))
- 16<sup>th</sup> March 2021 Cabinet Report – High Road West – Conditional Approval of Funding and Next Steps ([link](#))
- 10<sup>th</sup> March 2020 Cabinet Report - High Road West – Next Steps for Consultation on Resident Offers ([link](#))

- 8<sup>th</sup> 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](#))
- 12<sup>th</sup> September 2017 Cabinet Report- High Road West Regeneration Scheme – appointment of a preferred bidder and next steps ([link](#))
- 13<sup>th</sup> September 2016 Cabinet Report- Tottenham Housing Zone Phase 2- North Tottenham ([link](#))
- 15<sup>th</sup> December 2015 Cabinet Report- High Road West Regeneration Scheme Update and Next Steps ([link](#))
- 20<sup>th</sup> January 2015 Cabinet Report - Site Acquisitions Fund – approval for decisions under Delegated Authority ([link](#))
- 16<sup>th</sup> December 2014 Cabinet Report- High Road West Regeneration Scheme- Masterplan and Next Steps ([link](#))
- 15<sup>th</sup> July 2014 Cabinet Report- High Road West Regeneration Scheme Consultation. ([link](#))
- 28<sup>th</sup> 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](#))