

Report for: Cabinet – 21 June 2022

Title: Broadwater Farm – Stapleford North demolition & rehousing

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

Lead Officer: David Sherrington Programme Manager for Broadwater Farm

Ward(s) affected: West Green

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

1. Describe the issue under consideration

- 1.1. Between July 26th and August 26th 2021 the Council undertook a consultation with the 21 eligible households (out of 24) of the Stapleford North block (flats 25-36, 61-72) on Broadwater Farm Estate to seek their views on the future of their block in the light of the Council's plans for Northolt tower and Tangmere block (see 6.1-6.2 below).
- 1.2. This consultation included the 21 eligible households in the Stapleford North block (flats 25-36 and 61-72). The remaining three properties in the block were ineligible as two of the households were occupied by unauthorised occupants and one was vacant. For the 17 secure Council tenants this consultation was a statutory Section 105 consultation under the 1985 Housing Act.
- 1.3. Sixty two percent of the 21 respondents supported plans to demolish and replace this block, subject to the outcome of the resident ballot.
- 1.4. The demolition of Stapleford North (flats 25-36, 61-72) was subsequently included in the proposals presented to all eligible Broadwater Farm residents in an estate wide resident ballot that took place between 11 February 2022 and 7 March 2022. Out of 1,073 eligible voters, 590 (55%) voted during the ballot, with 502 (85%) supporting these proposals.
- 1.5. This report asks Cabinet to approve the demolition of Stapleford North and to authorise the rehousing of Stapleford North residents (flats 25-36, 61-72) in line with the two decisions detailed above. This report also seeks authorisation to apply the Broadwater Farm Rehousing and Payments Policy (BWFRPP) to these residents for the purpose of the rehousing.
- 1.6. Pre-tender estimates suggest that the demolition of Stapleford North will cost approximately £600,000. This demolition will be dealt with in conjunction with the demolition of the Northolt block and, therefore, a separate report will be

brought to Cabinet dealing with the procurement and costs of demolition once the procurement route has been agreed. Approval to commence demolition is being sought now to enable the serving of notices, the suspension of Right to Buy and the rehousing of tenants ahead of the demolition contract being procured.

- 1.7. In addition, this report seeks Cabinet approval of acquisition of leasehold interests set out in the exempt Part B of this report [EXEMPT] to undertake buybacks from the leaseholders in this wing block; and to note that an estimated sum of £151,750 will be utilised in the rehousing all secure tenants.
- 1.8. These recommendations are in line with the process agreed by Cabinet in July and September 2021.

2. Cabinet Member Introduction

- 2.1. I am pleased to present this report to progress the next steps of the Broadwater Farm Improvement Programme and to enable the delivery of 294 brand new council homes on the estate. The Broadwater Farm Improvement Programme is a transformational programme of investment into the Broadwater Farm estate that will deliver new council homes, a new medical centre, a grocery shop, enterprise units and public realm improvements for the residents of Broadwater Farm.
- 2.2. The Council has been working closely with the Broadwater Farm community and architects Karakusevic Carson over the last 18 months to develop proposals for 202 high quality replacement council homes and 92 additional council homes across the estate. These homes will provide a much needed uplift in family housing on the estate, create environmentally friendly homes that are affordable to run, and be prioritised for the most in need residents of Broadwater Farm through the Council's Neighbourhood Moves Scheme.
- 2.3. As part of this programme, and following a Section 105 consultation with affected residents, a small wing block known as Stapleford North (flats 25-36, 61-72) is scheduled for demolition and replacement due to its location in relation to the Northolt block and the disruption that this would cause to residents. In the S105 consultation, all eligible residents voiced their opinion with 62% supporting the proposals to demolish and replace the block.
- 2.4. Residents across the estate have been at the heart of every stage of the design, from shaping the priorities for the proposals to having the final say in a resident ballot. The resident ballot closed on 7 March 2022 and was supported by 85% of voting residents, demonstrating that the community overwhelmingly supports the council's investment into their estate. The council will continue working in collaboration with residents to deliver this scheme and ensure that the community remain at the heart of these ambitious proposals.
- 2.5. The residents of Stapleford North will be supported through every stage of the rehousing process financially and with dedicated support from the council's rehousing team. Every part of the rehousing process has been designed to minimise disruption to these residents and enable them to remain in the local

area wherever possible. Secure tenants and resident leaseholders will also have the right to return to one of the brand new council homes.

- 2.6. The Broadwater Farm Improvement Programme is an important pillar in the Council's ambition to deliver a new generation of high quality council homes and the recommendations within this report will help make that possible.

3. Recommendations

- 3.1. In accordance with the decisions taken by Cabinet in July and September 2021, and following the positive ballot outcome and having considered the result of the S105 consultation referred to in paragraphs 6.5-6.18, agrees that Stapleford North (flats 25-36, 61-72) should be demolished. This demolition is estimated to cost approximately £600,000.
- 3.2. Authorises the Assistant Director of Housing to serve the initial demolition notice and to decide the timing of any final demolition notice to be served.
- 3.3. Authorises the application of the Broadwater Farm Rehousing and Payments Policy (BWFRPP, see appendix one) and Broadwater Farm Local Lettings Plan (BWFLLP, see appendix three) to Stapleford North (flats 25-36, 61-72) residents for the purpose of this rehousing as initially set out in the report considered by Cabinet on 13 July 2021.
- 3.4. Agrees that the rehousing of tenants and leaseholders from Stapleford North (flats 25-36, 61-72) pursuant to the BWFRPP, commence in line with the programme for demolition.
- 3.5. Agrees to the acquisition of all four leaseholders' interests in Stapleford North and gives delegated authority to the Director of Housing, Regeneration and Planning after consultation with the Director of Finance and Cabinet Member for House-Building, Place-Making and Development, to agree the price for each acquisition and the final heads of terms and legal documentations for each acquisition up to a total maximum amount set out in the Exempt Part B of this report.
- 3.6. To approve the acquisition of the four leaseholder units as set out in 6.23-6.41. being a maximum total sum set out in the exempt Part B of this report.
- 3.7. Gives delegated authority to the Assistant Director of Housing to approve any individual equity loans to eligible resident leaseholders, as provided for in the Broadwater Farm Rehousing and Payments policy.
- 3.8. Authorises the Assistant Director of Housing to offer Equity Loans to support the purchase of properties outside the borough in exceptional circumstances taking account of the recommendation of the Discretionary Panel provided for in the Broadwater Farm Rehousing and Payments Policy.
- 3.9. Approves the application of the Social Tenancy Policy ('STP') for leaseholders previously agreed by Cabinet in July 2020 and provided at Appendix two.

- 3.10. Authorises the Assistant Director of Housing to approve offers of social tenancies to leaseholders, taking account of the recommendation of the discretionary panel (as set out in the BWFRPP) pursuant to the STP.

4. Reasons for decision

- 4.1. Following the decision taken in September 2021 to 'Authorise the inclusion of the demolition and reprovision of Stapleford North wing (flats 25-36 and 61-72) on Broadwater Farm in the 'preferred design scenario' and subsequent resident ballot.' and the positive resident ballot outcome, this report seeks approval to begin the work necessary to complete this demolition.

- 4.2. The report considered by Cabinet on 13 July 2021 recommended that:

'[Cabinet] Agrees that the consultation proposals include extension of the existing Broadwater Farm Rehousing and Payments Policy to residents of Stapleford North in the event that it is decided to demolish the block.'

- 4.3. Following the decision taken in September 2021 and the subsequent positive ballot outcome, this report seeks the formal extension of the BWFRPP and Broadwater Farm Local Lettings Policy to Stapleford North (flats 25-36, 61-72) residents to enable the rehousing to take place.
- 4.4. The additional recommendations set out at 3.6-3.10 delegate the authorisations necessary to apply the Broadwater Farm Rehousing and Payments Policy, the Broadwater Farm Local Lettings Policy and the Social Tenancy Policy to Stapleford North residents.
- 4.5. The request for approval of demolition is necessary to allow for rehousing to begin ahead of the demolition, including the serving of notices and the suspension of Right to Buy. The contract and exact costings to complete the demolition will be procured as a separate package of works to include Northolt demolition and will be subject to a future Cabinet decision.
- 4.6. The budget set out in the exempt Part B of this report has been developed in close consultation with rehousing colleagues and finance to determine the amount necessary to ensure the rehousing can be undertaken. This budget request has also built upon the experience of rehousing Tangmere and Northolt residents, to ensure that adequate provision is made to deliver on this decision.

5. Alternative options considered

5.1. Do nothing

- 5.1.1. This option was considered and discounted due to a number of factors:
- The identified need to either structurally improve or to demolish the block.
 - The decisions taken by this Cabinet in July and September 2021 concerning Stapleford North.

- The disruption that would be caused due to the proximity to the Northolt block, which was approved for demolition by Cabinet in November 2018.
- The results of the Statutory Section 105 consultation undertaken with residents of this block.
- The loss of the place-making and improved housing delivery options enabled by the demolition of this block.

5.2. Keep the block in place during the demolition and re-provision of Northolt, and structurally upgrade the block

- The council considered structurally repairing the Stapleford North block and keeping residents in situ for the majority of the demolition and rebuild of Northolt. This was considered in full by Cabinet in July 2021 and then presented to residents as one of two options in a Section 105 consultation, the results of which were also considered by Cabinet in September 2021.
- The result of this consultation was that 62% of responding residents preferred the option to rehouse them, demolish the block and replace it with high quality council homes. Therefore, this option was discounted as it was not desired by residents and does not align with previous decisions taken by this Cabinet. The full rationale for considering the demolition of this block has been considered by Cabinet in July 2021, September 2021 and is further expanded upon within this Cabinet report.

6. Background information

- 6.1. Since taking the decision in 2018 to demolish the Tangmere and Northolt blocks on Broadwater Farm Estate due to structural faults, the Council has been working in partnership with residents, wider stakeholders and Karakusevic Carson Architects on designs for new homes and wider estate improvements. This design work was approved by Cabinet in December 2021 and has subsequently been completed to RIBA stage 3, which now forms the basis of a planning application that was submitted in March 2022.
- 6.2. Through the design work, it became clear that one small wing block on the estate, the Stapleford North block (flats 25-36 and 61-72), was likely to experience very significant levels of disruption over a prolonged period due to its location. Disruption would be caused by the demolition of Northolt (which is connected to the block via a link bridge), the subsequent new build work which will take place on land adjacent to the block as well as the structural and refurbishment works required to bring the homes up to current standards. The disruption would have included noise, dust, changes to access and substantial hoarding around the block for long periods of time. This is further expanded upon at 6.5-6.10, below.
- 6.3. As a result of these considerations, Cabinet approved a statutory Section 105 consultation to take place with the residents of this block in July 2021 which presented residents with the two options available: demolition and rebuilding of the wing block; or refurbishment and retention of the wing block. The detail of

this consultation is expanded upon in the reports for decisions at Cabinet taken in July 2021 and September 2021 and at 6.11-6.18 of this report.

- 6.4. Broadwater Farm residents overwhelmingly supported the design proposals in a resident ballot, which concluded on 7 March 2022 with 85.1% of those who voted supporting the proposals.

Stapleford North block

- 6.5. The Stapleford North block (flats 25-36 and 61-72) is a small wing block connected to Stapleford via a link bridge across Willan Road, on the Broadwater Farm estate in the N17 area of North Tottenham. The block contains 24 one-bedroom properties, with 17 secure tenants, 1 void property, 2 unauthorised occupants and 4 leaseholders. The block is also directly connected to the Northolt tower to the North, via a walkway which provides access to the second floor of Stapleford North.
- 6.6. The demolition of the Northolt tower was previously agreed by Cabinet in November 2018 following the discovery of significant structural issues and a statutory Section 105 consultation. The demolition is due to start in 2024, after vacant possession of the whole block has been obtained, and is expected to take around 12-months to complete. Whilst measures will be taken to mitigate noise and dust, it would be impossible to mitigate this fully for residents of Stapleford North given the proximity of the block to the Northolt tower.
- 6.7. This 12-month demolition period will be followed by an approximate two-year construction period for the new homes on the Northolt plot. As above, the council would be seeking to minimise disruption but due to the proximity of the Stapleford North block, do not believe it would be possible to fully mitigate this for residents living here.
- 6.8. In addition to these considerations, the Stapleford North block itself requires extensive refurbishment works to ensure that the building meets the latest building standards. This work includes structural strengthening to the flank wall and floor slabs within the flats adjacent to the flank walls. This work would have also caused disruption to the residents of Stapleford North.
- 6.9. In addition to the disruption residents in this block would face, the Design Team, led by Karakusevic Carsen Architects (KCA) have identified that retention of the block would impact the place shaping benefits that could be achieved surrounding the Northolt plot and the nearby Willan Road. They identified that the demolition of the Stapleford North block could allow the Council to better address the priority issues that residents have identified including safety and security, ground floors that encourage activity (as opposed to ground floors solely used for car parking as is the case now), attractive welcoming streets and spaces, and high-quality homes.
- 6.10. Given these considerations, a statutory section 105 consultation with residents of the Stapleford North block was undertaken on the future of their block. They were presented with two options, whether to retain and refurbish the block; or whether to demolish and replace it. The results of this consultation are expanded upon at 6.11-6.18, below.

Consultation with Stapleford North residents

- 6.11. On 13th July 2021, the Council's Cabinet agreed to consult the 21 eligible households who live in the Stapleford North wing block on their preference on the future of their block (a further two properties in the block contain unauthorised occupants and one was vacant). As set out in the Cabinet report, the reasons for undertaking the consultation were to seek residents' views given the levels of disruption that they will experience if they remain in their homes due to the demolition of the Northolt tower, construction of the new homes, and refurbishment works required to the block.
- 6.12. The consultation took place between the 26th July and 26th August 2021 and for the secure council tenants living in the block the consultation was a Statutory Section 105 consultation under the 1985 Housing Act. The consultation was originally due to conclude on 24 August 2021 but due to a delay in posting the information online the consultation deadline was extended to 26 August 2021. Residents were notified of this extension during the consultation.
- 6.13. In order to ensure that all residents were able to access the consultation, the following methods were used:
- A letter and information pack were sent to all households in the block. Residents were able to request this in other languages where necessary and large print and braille versions were available upon request.
 - The information was set out on the Broadwater Farm section of the Council's website and the Section 105 webpage. They were also able to complete the consultation online.
 - Residents received phone-calls and in-person visits from the Council's engagement team on three separate occasions to discuss the options and go through the questionnaire.
 - Details of the Independent Tenant and Leasehold Advisor were provided should tenants or leaseholders wish to obtain advice outside the council.
 - A reminder flyer was sent to the 21 eligible households two weeks prior to the consultation closing date, to remind them of how to respond, advertise the ITLA details and remind them of the details of the BWF engagement officer.
- 6.14. To ensure that it was easy for residents to voice their opinions in the consultation, they were able to:
- Return the questionnaire and booklet with their views using a freepost envelope that was provided to all households.
 - Voice their opinion to a dedicated email address.
 - Voice their opinion via a dedicated phone number.

- Give their feedback directly to one of our rehousing or engagement officers.

Summary of the results of the consultation with Stapleford North residents

- 6.15. 21 households (100% of eligible residents) responded to the consultation. A detailed consultation feedback report was appended in Appendix one to the September 2021 Cabinet decision relating to the consultation. This report provided detailed feedback received from residents and was considered by Cabinet as part of the decision to include Stapleford North in the final design proposals.
- 6.16. A summary of the headline responses is as follows:
- 21 residents (100%) gave a preference.
 - 8 residents (38% of responders) preferred option one to retain and refurbish the block.
 - 13 residents (62% of responders) preferred option two to demolish and replace the block.
- 6.17. Following the Section 105 consultation, Cabinet approved a recommendation to 'Authorise the inclusion of the demolition and reprovion of Stapleford North wing (flats 25-36 and 61-72) on Broadwater Farm in the 'preferred design scenario' and subsequent resident ballot.'
- 6.18. This decision meant that the final design proposals presented to the community in the resident ballot included the demolition and reprovion of Stapleford North.

The Ballot

- 6.19. Following the outcome of this consultation, in December 2021 Cabinet approved a report which set out in detail the proposals for new homes (including the demolition and reprovion of Stapleford North) and other improvements to the Broadwater Farm estate and gave authorisation to present these proposals to residents of the estate in a resident ballot.
- 6.20. This ballot was carried out between 11 February 2022 and 7 March 2022 in accordance with the Greater London Authority's (GLA) guidelines, overseen by Civica Election Services. Residents were provided with the full proposals for new homes and estate improvements in the Landlord Offer and asked to vote 'yes' or 'no' to the following question:
- 'Do you support the redevelopment proposals within the Broadwater Farm estate as set out in the Landlord Offer?'*
- 6.21. Out of 1073 eligible voters, 590 (55%) voted in the ballot. 502 (85.1%) voted 'yes' in favour of the proposals and 88 (14.9%) voted 'no'.

- 6.22. This report therefore seeks authorisation for the rehousing of residents in Stapleford North and subsequent demolition of the block to enable the delivery of the final design proposals.

Broadwater Farm Rehousing and Repayments Policy

- 6.23. To enable the rehousing to take place in accordance with the policies agreed by previous decisions, this report seeks approval for the extension of the Broadwater Farm Rehousing and Payments Policy for the purpose of rehousing the residents of Stapleford North.
- 6.24. Further to this, in the Section 105 consultation materials and the July 2021 Cabinet report it was noted that any rehousing as a result of demolition – in the event of a ‘yes’ vote in the resident ballot – would be undertaken using the Broadwater Farm Rehousing and Payments Policy.
- 6.25. Under this policy, the Council aims to rehouse all secure council tenant households based on their need and, where possible, their rehousing preferences. All displaced secure tenants and resident leaseholders would have the right to return to a new home on the Broadwater Farm Estate.
- 6.26. Residents will also be supported by rehousing officers, who will undertake full needs assessments to determine their needs for their new properties. The process also makes access to the Choice Based Lettings system available for secure tenants and ensures they get priority for moves.
- 6.27. Of the 17 tenanted properties, the Council are aware that several are overcrowded, meaning that the rehousing under the Broadwater Farm Rehousing and Payments Policy (BWFRPP) would actively benefit these residents to find more suitable homes for their needs.
- 6.28. In addition to rehousing the secure tenants in the block, the Council will need to acquire the three resident leaseholder and one non-resident leaseholder properties in Stapleford North.
- 6.29. The BWFRPP contains important provisions for leaseholders to enable these acquisitions. The policy ensures that they have affordable options to acquire new homes, including through access to equity loans.
- 6.30. Once the new homes are built, resident leaseholders will be offered the opportunity to return to the estate by acquiring one of the new homes and would be able to access the Council’s shared equity loan to enable this.
- 6.31. A copy of the existing policy can be found at appendix 1 to this report.

Enhanced leaseholder policy

- 6.32. In July 2020, Cabinet enhanced the offer made to leaseholders being rehoused from the Tangmere and Northolt blocks on Broadwater Farm.

- 6.33. Making provisions for leaseholders to swap their leasehold interest for a Social Tenancy elsewhere, subject to compensation equivalent to 25% of their properties value, subject to approval by the discretion panel.
- 6.34. This enhanced policy is intended to give vulnerable leaseholders more options when being rehoused, ensuring that disruption is minimised to these residents. It is also intended to maximise flexibility for the Council in making offers to leaseholders, to ensure that the interests can be acquired in a timely fashion and in accordance with the aspiration to demolish Northolt in 2024.

Land Assembly Strategy and Compulsory Purchase Order (CPO) Powers Available

- 6.35. The Council's principal and preferred method of acquiring land is through negotiation and private treaty acquisitions with individual leaseholders. In this respect, negotiations will commence as soon as possible with leaseholders following the approval of this report.
- 6.36. Should the Council fail to acquire the sites by private treaty then consideration will be given to the Council exercising Compulsory Purchase Order (CPO) powers in the future as a last resort. In advance of making a CPO, the Council will need to demonstrate reasonable attempts to acquire the land by agreement. A decision to implement a CPO would be the subject of a separate Cabinet decision, setting out the justification within CPO guidance.
- 6.37. Government guidance on the use of CPO advises that where it is considered likely that a CPO will be required, that it is acceptable to start the preparation in tandem with undertaking negotiations.
- 6.38. Legal advice suggests that a minimum of 18-24 months should be allowed for the compulsory purchase process from the start of preparation work to taking vacant possession of the site. To ensure the programme is kept on track and costs are kept within the current budget, officers will start work preparing for a possible Cabinet decision regarding CPO powers from June 2022.
- 6.39. The Council would not make a decision on whether to make an application to DHLUC for the use of CPO powers until January 2023 at the earliest and depending on the progress made in acquiring the interests by mutual agreement. This will only be used as a last resort, should it become clear that the impact of acquisitions will hinder the Council's ability to deliver on the agreed scheme within budget and on programme. As the scheme represents both a qualitative and quantitative improvement to the council housing stock on the estate, the impact of delays would be significant for those who wish to return to the estate and the wider neighbourhood who are set to benefit from the new homes and estate improvements.

Cost of rehousing and acquisitions

- 6.40. This report notes that an estimated sum of £151,750 will be used for the purpose of rehousing all secure tenants.

- 6.41. The estimated sum for the acquisition of leasehold interests are set out in the exempt Part B of this report to undertake buybacks from the leaseholders in this wing block.

7. Contribution to strategic outcomes

- 7.1. Haringey's Borough Plan 2019-2023, outcome 1: objective A to 'deliver as many new, good quality homes of all kinds as we can, in good quality neighbourhoods.'
- 7.2. Haringey's Borough Plan 2019-2023, outcome 3: objective A to 'improve the quality of Haringey's Council housing, including that a minimum of 95% of homes meet the Decent Homes Standard by 2022.'
- 7.3. Haringey's Borough Plan 2019-2023, outcome 3: objective D to 'ensure safety in housing of all tenures across the borough, responding to new regulations as they emerge.'
- 7.4. Haringey's Borough Plan 2019-2023, outcome 10: objective A to 'provide safe and accessible public spaces for everyone, especially children, young people, and people with disabilities.'
- 7.5. Objective 4 of the Haringey Housing Strategy 2017-2022 identifies that a key priority is to "Provide stable, safe well-managed homes in decent environments". Ensuring that all residents live in safe homes is essential to delivering this priority.

8. Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

8.1. Finance

- 8.2. This report sets out recommendations relating to the demolition of Stapleford North Block, the rehousing of tenants and leaseholders in the block; and acquisition of 4 leasehold units in the block.
- 8.3. The additional costs associated with the rehousing of secure tenants is already budgeted for. There is provision in the approved BWF Capital programme budget for all costs in relation to this report.
- 8.4. The cost of demolition of Stapleford North block (£600,000) is an estimate based on demolishing it alone (single block).
- 8.5. A further report will be brought to cabinet dealing with the procurement and costs of demolition of Stapleford North and Northolt Blocks once the procurement route has been agreed.
- 8.6. Further finance comments are contained in the exempt report.

8.7. Procurement

- 8.8. Strategic Procurement note the content of the report. There are no current procurement consideration for this report. Strategic Procurement will work with the service area to support the future procurement of the demolition contractor.
- 8.9. **Head of Legal & Governance**
- 8.10. The Head of Legal & Governance has been consulted in the drafting of this report.
- 8.11. S105 of the Housing Act 1985 requires that secure tenants be consulted on these proposals; while there is (at this stage) no statutory requirement to consult with leaseholders, it is the council's practice to do so.
- 8.12. Compliance with the Council's published arrangements (the "Arrangements") for consultation with secure tenants is set out in the body of the report.
- 8.13. In making its decision Cabinet must conscientiously take into account the outcome of the consultation, and be satisfied that the consultation adhered to the other "Sedley principles", namely:
- (1) That consultation was at a time when proposals are still at a formative stage;
 - (2) That sufficient reasons were given for any proposal to permit of intelligent consideration and response;
 - (3) That adequate time was given for consideration and response
- 8.14. Cabinet must also be satisfied that its decision is compatible with tenants' and leaseholders' human rights under the European Convention. The demolition of each block will necessarily require the prior ending of secure tenants' tenancies and leaseholders' leases (subject to the possible need for compulsory purchase) and will impact upon the following Convention rights in particular: Article 8 (right to respect for private and family life); Article 1 Protocol 1 (protection of property).
- 8.15. The Convention Rights are each qualified; that is, there is a balance to be struck between the Convention Right and other interests and rights. Any restriction on the exercise of the right must be in accordance with the law, and in the public interest.
- 8.16. The public interests to be taken into account in considering Article 8 rights include, in particular, public safety.
- 8.17. The public interests relevant to Article 1 Protocol 1 rights include in particular the right of the authority to control the use of property in accordance with the general interest
- 8.18. Cabinet must also take into account the issues raised by the Equalities Impact Assessment and the comments under the head of "Equality" below.
- 8.19. The Head of Legal and Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

8.20. **Equality**

8.21. 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.

8.22. 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.

8.23. The block contains 17 secure tenants, four leaseholders, two unauthorised occupants, and one vacant property. The residents in this block are disproportionately from older age groups, BAME backgrounds, and lower socio-economic households.

8.24. Due to structural damage, the building either must undergo repair work or be demolished and replaced; Haringey Council put this decision to residents in a Section 105 consultation and subsequent resident ballot. In the S105 consultation, sixty-two per cent of the 21 respondents supported plans to demolish and replace this block. In the resident ballot, eighty-five per cent of estate residents who voted supported proposals which included the demolition and re-provision of Stapleford North.

8.25. The Council recognises that individuals within this block are likely to face significant short-term disruption to their lives through rehousing. There will likely be a disproportionate impact on those with protected characteristics, including, for example, elderly residents, those with disabilities, or parents with young children. However, it is necessary to undertake works to address the structural faults, and the resident of the block voted for demolition and replacement over repairs. The current Residents will be positively impacted in the long-term as they will be living in safer properties, and secure tenants will be placed in Band A for rehousing. They will also have a Right to Return to brand new council homes on the estate. Further, there will be benefits to the whole Broadwater Farm community – who are disproportionately (compared to borough averages) from BAME backgrounds, older sections of the population, and lower socio-economic backgrounds.

8.26. The Council will also put measures to mitigate the potential negative impacts on those with protected characteristics. These include the Broadwater Farm Rehousing and Payments Policy and rehousing support so that whenever possible, residents can remain in the local area minimising disruption to schooling, medical needs, and cultural/community ties. These specific mitigations have been outlined in the associated equalities impact assessment (EQIA).

9. Use of Appendices

Appendix 1 - Broadwater Farm Rehousing and Payments Policy:

<https://www.haringey.gov.uk/housing/housing-strategies-policies-and-plans/broadwater-farm-rehousing-and-payments-policy>

Appendix 2 - Social tenancy policy for leaseholders:

<https://www.minutes.haringey.gov.uk/documents/s116868/Cabinet%20report%20July%202020%20leasehold%20acquisition%20Appendix%20ONE%20mg%20FINAL.pdf>

Appendix 3 - Broadwater Farm Local Lettings Plan:

<https://www.minutes.haringey.gov.uk/documents/s104900/Appendix%203%20Local%20Lettings%20Policy.pdf>

Appendix 4 – Equality Impact Assessment

10. Local Government (Access to Information) Act 1985

- July 2021 – Cabinet report to proceed with S105 consultation of Stapleford North residents.
<https://www.minutes.haringey.gov.uk/documents/s125433/Stapleford%20North%20Cabinet%20final.pdf>
- September 2021 – Cabinet report to consider the responses to the S105 and proceed with plans to demolish Stapleford North (subject to positive ballot outcome).
<https://www.minutes.haringey.gov.uk/documents/s126403/S105%20consultation%20cabinet%20report%20v9.pdf>
- December 2021 – approval of the ‘preferred design scenario’ and decision to proceed to the resident ballot.
<https://www.minutes.haringey.gov.uk/documents/s128342/Cabinet%20Report%20-%20Broadwater%20Farm%20-%20FINAL%20VERSION.pdf>

