

Housing Act 1985 Section 105 consultation report: Brunel Walk, N15

Date: August 2021

1. Introduction

- 1.1 Under the Housing Act 1985 Section 105, Haringey Council (the Council) has a legal obligation to consult its secure tenants on matters of housing management such as changes to the management, maintenance, improvement, or demolition of houses let by them or changes in the provision of services or amenities.
- 1.2 In February 2021, the Council launched a Section 105 consultation based on proposals for a new housing development on Brunel Walk which would result in changes to the amenities of secure tenants on Turner Avenue.
- 1.3 This report:
 - Outlines the proposals put forward by the Council and the impact on the amenities for secure tenants in the area.
 - Provides an overview of the consultation process conducted by the Council in accordance with its legal obligations under the Housing Act 1985 Section 105.
 - Summarises the results and outcome of the consultation.

2. Proposals

2.1 The Council is proposing to:

- Remove estate pram sheds from Turner Avenue.
- Remove the concrete wall to Brunel Walk.
- Reconfigure the existing estate car parks with all 27 parking bays to be reinstated, with three additional accessible parking bays.
- Reconfigure the public area including footpaths.
- Reconfigure and enhancement of communal and private green spaces, including play areas.
- Relocate waste and recycling facilities at the site.

2.2 The Council is proposing to make the changes listed in 2.1 to provide up to 46 new homes.

2.3 Given that changes are proposed to the amenities of secure tenants around the Brunel Walk area (see 2.1), a Housing Act 1985 Section 105 consultation was required.

2.4 The Council consulted 70 households. In addition to consulting with secure tenants as required by law, the above figure also includes resident and non-resident leaseholders. The Council consults leaseholders as part of Section 105 consultations as a matter of good practice.

2.5 The tenure of the households consulted is outlined below:

Scheme	Secure Tenants	Leaseholders
Brunel Walk	41	29

As part of the Section 105 Consultation questionnaire, residents are asked their tenure, with one of the options listed as 'introductory tenant'. This is to differentiate between respondents who are secure tenants and those who have another tenure type. Introductory tenants become secure tenants after 12 months (if there are no breaches to their tenancy). For this report, introductory tenants will be noted as secure tenants when summary numbers are provided.

2.6 The consultation period lasted from 22 February 2021 until 22 March 2021. Information provided included:

- A consultation pack posted to consultees with an outline of the impact of the proposals on their amenities and a selection of site location plans, proposed indicative plans and images. A consultation questionnaire, an equality and diversity questionnaire and a stamped addressed envelope were also provided so consultees could respond by post. Contact details were provided so consultees could request further information or ask for the materials in a different format. This included a form for residents to request a translation of the consultation pack in alternative languages from the Council. Non-resident leaseholders received a notification of the consultation at both their home address and the address of their property included in this consultation. The information and materials detailed above were also placed on the Council's website.
- Two online engagement sessions were held for consultees and the wider community on:
 - Wednesday 3 March 2021 at 1pm.
 - Tuesday 9 March 2021 at 6pm
- The recording of the meeting on the 9 March was available on the Council's website immediately after the close of the event. This recording is available to the public until a decision is taken to proceed with construction or the scheme is withdrawn from the programme. A technical issue did mean that the recording from the 3 March was not made available.

3. Consultation response

3.1 A breakdown of the consultation responses by tenure is outlined below:

Overall consultation audience	Number of responses	Number of secure tenant responses	Number of leaseholder responses
70	6	3	3

3.2 To understand use of the parking bays, green space, play area and pram sheds, consultees were asked:

- Do you use the parking bays?
- If you answered yes, how often do you use them?
- Do you use the green space/play area?
- If you answered yes, how often do you use them?
- Do you use the pram sheds?

3.3 Responses from consultees are outlined below. Please note that some respondents left parts of the question sections blank.

Answered "Yes" when asked if they used the parking bays	Answered "Daily" when asked to describe their use of the parking bays	Answered "Occasionally" when asked to describe their use of the parking bays	Answered they used it for "Friends/Family/Carers" when asked to describe their use of the parking bays
6 (3/3)	4 (2/2)	1 (1/0)	1 (0/1)

(Secure Tenants/Leaseholders)

Answered "Yes" when asked if they used the green space/play area	Answered "Daily" when asked to describe their use of the green space/play area	Answered "Weekly" when asked to describe their use of the green space/play area
1 (1/0)	0	1 (1/0)

(Secure Tenants/Leaseholders)

Answered “Yes” when asked if they used the pram sheds
1 (0/1)

(Secure Tenants/Leaseholders)

3.4 To judge the impact of the proposed changes on secure tenants and leaseholders, consultees were asked:

- What impact would the proposals to remove and change the listed amenities have on you?
- If the proposal to remove and change the listed amenities goes ahead, do you have any suggestions for alternative provision?
- Do you have any other comments around the removal and change of amenities proposed for Brunel Walk and Turner Avenue?

3.5 The answers to these questions are summarised in the below table, including the Council’s response.

- Please note, this is a summary of the relevant comments submitted in relation to the terms of the Section 105 consultation.
- This is not a record of every comment received. Individual comments on the same topic have been noted as one entry in the table.

Consultation comment	Consideration and response
<p>Parking stress and ideas for vehicle related improvements</p> <p>Residents submitted both concerns and suggestions for improving the proposals in relation to the provision of car parking spaces and related amenities in the area:</p> <p><i>Concerns</i></p> <ul style="list-style-type: none"> • There is a current lack of parking provision on Turner Avenue that would be exacerbated by the proposed changes to the amenities (i.e., parking bays) in the area. 	<p>The Council understands that the availability of parking spaces and traffic related issues are an important priority for local residents, especially those with mobility challenges or caring responsibilities. To address these concerns:</p> <ul style="list-style-type: none"> • As outlined in the Section 105 proposals, no parking bays will be lost under the current proposals.

<p><i>Suggestions for improving the proposals</i></p> <ul style="list-style-type: none"> Residents suggested the introduction of allocated parking bays per home as part of these proposals. A suggestion was received for electric charging points be installed as part of the development as a new beneficial amenity for new and existing residents. 	<ul style="list-style-type: none"> The Council will be carrying out a parking survey to ensure the impact of parking and traffic in the local area is fully considered in terms of the reconfiguration being proposed to existing parking spaces and the number of parking bays available to homes in the area. The Council does welcome the suggestion from residents about electrical charging points, especially as sustainability is a key priority for the council in all its housing developments. The Council will consider incorporating electric charging points as part of the development proposals.
<p>Impact on green space and play area</p> <p>Respondents raised concerns that:</p> <ul style="list-style-type: none"> The current location of the proposed new park could cause noise nuisance and anti-social behaviour problems for residents living near to the park because of its proximity to surrounding homes. The green spaces appeared to be accessible only to the new private gardens. There would be an overall reduction in the amount of green space on the estate. 	<p>The provision of green spaces and play areas for residents and their families is an important consideration for the Council on all its home building projects. The feedback from residents during the Section 105 consultation has confirmed the importance of these amenities in the Brunel Walk and Turner Avenue area. In response to the concerns raised by residents:</p> <ul style="list-style-type: none"> The current proposals contained in the Section 105 consultation involve the enhancement of communal green spaces, including play areas. These spaces will be accessible to all existing and new residents on the estate as they are now: there will be no private courtyards or amenities for certain residents, beyond gardens provided specifically to individual homes. New amenity and green space will be designed to ensure that the residential environment of the existing residents and their homes is not adversely affected. The Council does want to thank residents for raising this point about the location of the park which will be examined further as the proposals are developed.
<p>Impact on resident's storage facilities</p> <p>A respondent raised concerns that the removal of the Pram sheds would reduce the amount of storage space</p>	<p>The Council understands the need for residents to have access to appropriate storage space. To address these concerns:</p>

<p>available to residents, including those living on the top floors of the blocks.</p>	<ul style="list-style-type: none"> • The Council will undertake a further assessment of the storage needs of residents following feedback from the Section 105 consultation and will be liaising with Homes for Haringey to retain storage space where possible. • The Council will be providing new bike storage facilities for residents to store their bikes rather than in the pram sheds, as outlined in the proposals detailed in the Section 105 consultation.
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3.6 Additional comments were received regarding the potential impact of the development which are outside the remit of this consultation. These included:

- A suggestion to redevelop the whole estate rather than only demolishing the existing temporary accommodation homes on Brunel Walk to provide better quality accommodation to all existing residents.
- Concerns were raised regarding safety and security on Turner Avenue once the wall to Brunel Walk is demolished. There was a request for CCTV across Turner Avenue estate, coupled with measures to reduce entry points to access the blocks on Turner Avenue.
- Requests for bin chutes to be removed in existing homes on Turner Avenue.

These comments will be considered, as proposals for this site are further developed and feedback will be passed onto Homes for Haringey for action, including the request for more CCTV on the estate. The Council will undertake community engagement before the submission of any planning application. This will be a further opportunity for residents to comment on all aspects of the Council's proposals should they be progressed.

3.7 Across both online engagement events, no attendees joined the sessions.

4. Equality and Diversity

4.1 Under the public sector equality duty outlined in the Equality Act 2010, the Council must have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Equality Act 2010.
- Advance equality of opportunity between people who share a relevant protected characteristic and people who do not.
- Foster good relations between people who share a relevant protected characteristic and people who do not.

4.2 The public sector equality duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In relation to the protected characteristic of marriage and civil partnership, the Council only needs to comply with the first aim of the duty.

4.3 The report outlines proposals to build new homes on Brunel Walk, and on Turner Avenue which will result in the removal of estate pram sheds, the reconfiguration of existing estate car parks with all 27 bays to be reinstated and plans to reconfigure and enhance the communal and private green space, including the play areas. The Council has undertaken a consultation on these proposals with residents who may be affected. The results of the consultation and an assessment of the potential impact were assessed in an Equality Impact Assessment (EqIA) for this project.

4.4 There is potential for both positive and negative impacts of these proposals. Provision of new homes may be considered a positive for people who need a council home. The existing estate car parks are being reconfigured with all 27 parking bays reinstated, and with the provision for three additional accessible parking bays which may be considered positive for disabled residents and their families. The pram sheds may be considered a negative for parents and young families who use it to store their prams. Reconfiguration and enhancement of the communal and private green spaces, including play areas may be considered positive for residents to enjoy, exercise on or for children to play within the vicinity of their homes. As noted in the EqIA, the Council monitors feedback and consultation responses to assess the likelihood of these potential negative impacts and mitigates where reasonable and proportionate.

5. Assessment

5.1 The responses received during the Section 105 consultation have been considered by the Council. Responses to comments from residents have been answered in 3.5.

5.2 It is acknowledged that the removal of the pram sheds and the reconfiguration of the parking bays and green spaces/play areas could have a negative impact on residents, though the delivery of new homes could be an overall benefit to the wider community. As a result, the Council will:

- Work with Homes for Haringey to examine the storage needs of residents at Brunel Walk.
- Conduct a parking survey on the impact of the proposals on parking provision in the area.
- Consider the possibility of incorporating electric charging points as part of the development proposals.
- Consider the feedback about the proposed location of the new park and about any possible impact on anti-social behaviour.

6. Recommendations

6.1 Based on responses received from the consultation, the Council recommends that:

- The mitigations outlined in 3.5 and 5.2 in response to the feedback from residents regarding the loss of amenity spaces under these proposals are reasonable and fair.
- The Council's commitments outlined in 5.2 should be implemented.
- Proposals should proceed as outlined in 2.1.