

MINUTES OF THE MEETING Cabinet HELD ON Tuesday, 17th September, 2024, 6.30pm to 7.55pm

PRESENT

Councillors: Ajda Ovat, Peray Ahmet (Chair), Mike Hakata, Emily Arkell, Dana Carlin, Seema Chandwani, Lucia das Neves, Ruth Gordon and Sarah Williams

ALSO ATTENDING: Cllr Emery, Cllr White and Cllr Mason (In person)

1. FILMING AT MEETINGS

The Chair referred to the filming at meetings notice and attendees noted this information.

2. APOLOGIES

There were apologies for absence from Cllr Brabazon and apologies for lateness from Cllr Hakata.

3. URGENT BUSINESS

There were no items of urgent business.

4. DECLARATIONS OF INTEREST

Cllr Arkell and Cllr Chandwani declared a personal interest in item 13, Responsive Repairs Policy, referencing the Member Code of Conduct paragraph 6.2(i) in part five of the Council's Constitution.

5. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS

There were no representations put forward.

6. MINUTES

RESOLVED

To approve the minutes of the Cabinet meeting held on the 16th of July 2024.

7. DEPUTATIONS/PETITIONS/QUESTIONS

Cllr Hakata arrived(6.35pm)

The Chair outlined that a deputation had been received in accordance with Committee Standing Orders in relation to item 11, Housing Annual Compliance Statement. Mr Paul Burnham who attended the meeting with Florence Allaway had put this forward.

As with past usual practice, the Cabinet agreed to vary the agenda to take item 11 after item 8 and before item 9.

Mr Paul Burnham addressed the Cabinet meeting, referring to item 11, Housing Annual Compliance Statement and raising concern about some of the fire risk assessment performance and remedial actions contained in the report.

The deputation asserted that the fire risk assessment performance was poor and referenced that 37% of follow up actions were not being logged on the Council system.

The deputation referenced timescales for required remedial actions and contended that there was a failure to assess all communal parts of the blocks and failure to identify or assess accurately combustible materials on external wall systems.

The deputation continued to outline the following, to support their concerns about the timing of the assessments and their conclusions on the poor content of assessments:

- Observation of a downward change in the quality of the Fire Risk Assessments, and there were assessments with no time scales or action plans. The deputation were concluding that the Council were seeking to shift the work away from public oversight.
- Referring to a previous Council house fire from 4 years ago, which had rapid fire spread in an unassessed roof space, the deputation emphasised the importance of needing to check all common parts of Council buildings, but the deputation believed that nothing had been learned from this fire.
- That there had been a mis - rating of blocks, for example John Keats House and Newbury House in Wood Green which were rated at tolerable risk of fire with the deputation concluding that this would mean no Council spend on these blocks. The deputation questioned the reliability of this assessment as these blocks each had six vertical ribbons of combustible panels up the sides with an estimated 360 square metres of combustible material in each case, plus defective fire doors, both the fire doors were flat. The deputation continued to outline that these blocks had front doors that were flat and had doors in communal corridors. These were all in fifteen storey buildings, and each with a single staircase. The deputation felt that this was a mis – rating and placed resident's lives at risk.

- Noting that intrusive external wall tests were based on test specification PAS 9980, which takes the risk-based approach, the deputation questioned the reliability of this standard and contended that the only satisfactory outcome is certainty on the performance of external walls in fire, with zero risk to life as the principal objective. The deputation assessed that these tests would most likely keep dangerous material on the walls of homes, especially if the current contractor carried out the assessments.

The deputation concluded by requesting that the Council take the actions needed to take off the dangerous panels on Council housing building walls.

The Cabinet Member for Housing and Planning (Deputy Leader) responded to the deputation outlining the following:

- Regarding the 37% of follow up action not logged on the tracker; this was explained to be a consolidation list, which would not include actions that have already been closed or those that were duplicate actions from the previous tracker. There were continuing work streams where a programme was already in place, so the action was marked closed in all cases. In addition, it was noted that an action would remain on the FRA so that the Council would be able to evidence the rationale for closure and also where the action was not on the current action tracker.
- The main recommendation from the audit was in relation to move away from spreadsheets and the Council were doing so through the implementation of computerised compliance management system.
- With regards to the assertion that there were no time scales for remedial actions, this was not correct and that in accordance with PAS79, the current available British standard for fire risk assessments, all of the FRA's had an action plan in accordance with clause 19 of the standard formulation of an action plan. The plans contained information regarding the appropriate effort and urgency associated with the measured recommendation through the Council's fire safety policy. There was a fire safety policy, and a scheme of prioritisation that was suitable for the way in which the Council operate, and projects are planned. The standard confirmed that there was no right or wrong scheme of prioritisation, but, whatever scheme was adopted, it needed to be simple to understand, facilitate consistent application and be relatively unambiguous as far as allocation of priorities is concerned.
- The scheme set out clear timescales through four priorities ranging from 24 hour urgent to unlimited. This was as recommended and was like other providers when compared.
- Regarding concerns the failure to assess communal parts of blocks. The Council's approach was in line with Clause 19.8 of PAS769 which stated " that where relevant, the action plan should recommend matters for further investigation by the duty holder, and areas that need to be checked by the duty holder (e.g. where relevant information and access to certain areas were not available at the time of the FRA)". All such issues were logged on the FRA as

actions that are tracked and followed up through relevant programmes to access and complete further investigation and surveys.

- Regarding the claim that not accurately assessing combustible materials on external walls, in accordance with Clause 15 of the PAS79 standard (Assessment of fire protection measures), the fire risk assessor needs to make a judgement as to whether it is appropriate to recommend further investigation of wall construction and cladding (usually by others) in the action plan. It was explained that the Council's risk assessments identify the need or otherwise for this and that data would be used to inform the programme of Fire Risk Appraisals of external walls in accordance with PAS9980 (Fire Risk Appraisal of External Walls and Cladding of Flats). It was noted that the Council were about to award following procurement and are looking to commence in early 2025.

The Cabinet Member concluded her responses by challenging the underlying comment by the deputation that the Council were not elevating spending on remedial actions and ignoring the risks around fire safety works and reminded the deputation of the allocation of £37m for remediation works over the next 5 years.

The Leader thanked the deputation for their presentation.

8. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE

There were none.

9. FINANCE QUARTER 1 UPDATE

The Cabinet Member for Finance and Corporate Services introduced the report which set out the position at Quarter 1 (Period 3) of the 2024/25 financial year including General Fund (GF) Revenue, Capital, Housing Revenue Account (HRA) and Dedicated Schools Grant (DSG) budgets. The report focused on significant budget variances, including those arising from the forecast non-achievement of approved Medium Term Financial Strategy (MTFS) savings.

The Cabinet Member outlined that figures in the report showed a projected £20m overspend by year end, if no mitigation actions were taken and significant work was being undertaken to reduce in-year spend.

The Cabinet Member continued to outline the achievements of the Council as well as the substantial financial challenges with ongoing increases in the cost of Adult and Children's social care (predominantly placements) and temporary accommodation for homeless families.

It was noted that the Housing Revenue Account (HRA) continued to show pressure, caused primarily by the continued high number of void properties and the costs of legal disrepair. There was significant work being done to accelerate void repairs and

disrepair cases to improve this position and the HRA budget overspend was still well within the £8m set aside annually for capital investment.

The capital programme was under constant review and would be reconsidered in the light of these financial projections to reduce the revenue implications of any additional borrowing.

The organisation was currently working on refreshing the agreed Budget and Medium-Term Financial Strategy (MTFS) and there was full awareness of the impact that the Qtr1 forecast had on both delivering the agreed Corporate Delivery Plan and the financial planning process for the MTFS.

In response to questions from Cllr Emery and Cllr Mason, the following information was provided:

- In relation to increasing the Council's bad debt provisions, this was not an indication of a specific issue but to aid budget forecasting as usually an estimate or a calculated figure was added at the year end. However, in the new reporting process being put in place this year, this would allow a view to be taken at the end of quarter two, rather than leaving it to the end of the year.
- With regards to the likely litigation success and the costs concerning housing disrepair cases brought against the Council by tenants and leaseholders, it was explained that regardless of whether the case was likely to be successful or not, the case needed to be managed. It was expensive for the Council to use outside legal support and there were mitigations being put in place to right size the in-house legal team to manage those cases. It was further noted that the Council were moving away from a legacy position and starting to manage pre-orders in place so those cases would be managed in house for the Council to deal with internally. This was expected to be a cost-effective way to control the costs internally.
- The Council had not anticipated two pre-election periods, and the second election period had delayed the libraries consultation and in turn savings timescale.
- Noted that Cllr Mason would seek to put her question on the financial impact of no-fault evictions in writing to the Cabinet Member for Housing, and Planning (Deputy Leader).

RESOLVED:

1. To note the forecast total revenue outturn variance for the General Fund of £20m comprising £18m base budget pressures and £1.978m savings delivery challenges. (Section 6, Table 1, Table 2 and Appendices 1 & 3).

2. To approve the revenue budget virements and receipt of grants as set out in Appendix 6.

3. To note the net DSG forecast of £2.5m overspend. (Section 6 and Appendix 1).
4. To note the net Housing Revenue Account (HRA) forecast surplus is £3.093m lower than anticipated when the budget was set. (Section 6 and Appendix 2).
5. To note the forecast General Fund and HRA Capital expenditure of £310.285m in 2024/25 (including enabling budgets) which equates to 58% of the total current programme for 2024/25. (Section 8 and Appendix 4).
6. To approve the proposed budget adjustments and virements to the capital programme as set out in Table 3 and Appendices 5 and 6.
7. To note the debt write-offs approved in Quarter 1 2024/25 which have been approved by the Director of Finance under delegated authority (Appendix 7).

Reason for Decision

A strong financial management framework, including oversight by Members and senior management is an essential part of delivering the Council's priorities as set out in the Corporate Delivery Plan and to meet its statutory duties. This is made more critically important than ever because of the uncertainties surrounding the Council's uncertain and challenging financial position, which is impacted by Government funding, high demand for services, particularly for the most vulnerable and the wider economic outlook.

Alternative Options Considered

The report of the management of the Council's financial resources is a key part of the role of the Director of Finance (Section 151 Officer) in helping members to exercise their role and no other options have therefore been considered.

10. CORPORATE DELIVERY PLAN - PERFORMANCE UPDATE QUARTER 1 -

The Leader of the Council introduced the report, which was the first regular update on the Council's progress against the actions outlined in the Council's Corporate Delivery Plan 2024-26.

In response to questions from Cllr Emery and Cllr Mason, the following information was noted:

- With regards to performance on reductions in the voids backlog and why this was rag rated green given the negative financial forecast for this area, it was noted that although Housing had cleared all the backlog of voids there were now voids being added on a more daily basis due to the neighbourhood moves taking place into the new builds that were ready.
- Considering the long-term plan to electrify the Council's fleet and responding to the query on whether in the short-term vehicles that need to be replaced due to

any issues would be with electric vehicles, it was noted that this would be assessed as part of the wider Electrical Vehicle Strategy.

- Regarding the working assumptions on how the High Road West Scheme would be affected by the change in Lendlease's European strategy, the Director for Placemaking and Housing responded and advised that the Council were working with Lendlease on next steps and working through the development agreement with them.
- Noting paragraph 6.41 on the waste strategy and whether this included residents who were living in housing association blocks, it was noted that the Council offer residential waste collection as a statutory requirement regardless of whether residents are in Council accommodation. The managing agent of Housing Association block would usually work with the Council on waste collection. There were properties in Bounds Green with more than one Housing Association and there was work previously done to organise a lead managing agent for waste collection. The Cabinet Member for Resident Services and Tackling Inequality agreed to provide further information on the progress of this arrangement to Cllr Mason.
- In relation to Bounds Green Play area and the current consideration being given to how the Council can make this more accessible and amenable to local people, it was noted that there was planned equipment replacement and also refurbishment of the play area. An update would be provided in writing to Cllr Mason.
- Regarding the use and offer of Council vacant properties to community groups such as Food Banks, there was a planned meeting with Cllr Mason and the Cabinet member for Communities where this would be discussed.
- There would be a written response provided to Cllr Mason on performance data for domestic abuse offences and whether they can include sexual violence or rape offences. Also, the response will include whether possible to provide data on numbers of offences and age groups and indicate whether residents reporting domestic abuse or sexual abuse get the support needed.

RESOLVED

To note the high-level progress made against the delivery of the commitments as set out in the Corporate Delivery Plan 2024-2026 as at the end of June 2024.

Reasons for decision

Not applicable – regular reporting

Alternative options considered.

Not reporting: This would not allow us to track progress against outcomes that we are committed to in our Corporate Delivery Plan as outlined in section 6.16. onwards.

11. HOUSING ANNUAL COMPLIANCE ASSURANCE STATEMENT

The Cabinet Member for Housing and Planning (Deputy Leader) introduced the report which provided the annual assurance statement on the Housing Service's position against the 'big six' compliance areas (gas, electric, fire safety, asbestos, legionella and lifts) as set out to Cabinet on 18 April 2023 in the report 'Housing Services Improvement Plan and Compliance Assurance Statement'.

It was noted that one of the key priorities of the Housing Improvement Plan approved by Cabinet in April 2023 was improved compliance and carrying out an internal audit of these compliance indicators on a regular basis.

The Council's auditors Mazars had carried out an audit of the service's compliance, reporting its performance against these indicators in May 2024.

The report further provided a summary of the outcome of this audit.

In response to questions from Cllr Das Neves, Cllr Emery and Cllr Mason, the following information was provided.

- Regarding work with the regulator on fire safety improvements, it was noted that the Council had completed nine out of the ten undertakings agreed with the regulator. There was only one left which was due to be completed by December. Also, progress had been fully demonstrated through presentation of the work streams set out and advancements within these outlined.
- In relation to the level of higher risk fire actions, at the time of self-referral, there were previously over 4000 and this was now reduced down to 1000. This number was now expected to be closed off by December, subject to contractors performing on their expected contract performance to complete this.
- Referring to the percentage fire remedial actions closed in target at 24%, this was part of the reason that the Council housing team were working with the regulator to catch up on the backlog of actions that were outside of the timescale and part of ongoing dialogue with the regulator.
- Regarding having spot checks on logging remedial actions since the Mazars report was published, this was not required, and the reporting percentages were explained and variances specifically attributed to an anomaly of 1% that would be due to the timing of when Mazars looked into the figures in the report at a specific time.
- With regards to the plans in place to do personal evacuation plans for all people with disabilities, it was noted that from a housing perspective, the Council had put in place a Building Safety Strategy, and the Cabinet Member

offered to meet with residents to alleviate any fears or concerns they may have. It was noted that there was a recommendation put forward in part one of the Grenfell reports on this matter and that this had been put forward again but there was a need to wait and see what further national recommendations came forward. However, the Council were currently writing to all residents in all high-rise blocks to establish whether or not they were willing to share and let the Council know if they have any vulnerability or mobility issues. Following this activity, the Council would undertake what was called a person centric fire risk assessment. This was explained to be slightly different to PEEP which was a personal emergency evacuation plan and which happened in commercial buildings where there was firewall and where there were fire wardens on site during the hours that the building's occupied. It was further explained that a PEEP was really difficult to implement in a residential building where there was no permanent on-site staff because there would need to be somebody delegated to help that person out the building. This was not possible to do in residential building or in the general needs setting. The Council would of course comply with whatever regulations come out in the future but at the moment the Council team, were doing everything they could to engage with residents in the borough's high-rise blocks and undertake person centred fire risk assessments.

RESOLVED:

To note the report and the improvements being made to provide further assurance in future.

Reasons for decision

The purpose of this report is to provide Cabinet and Council tenants and leaseholders with the assurance and confidence that the Housing Service's arrangements for monitoring the 'big six' compliance areas are robust and are subject to ongoing review and improvement.

Alternative options considered.

Not applicable.

12. REVISED MEMBERS AGREEMENT AND ARTICLES OF ASSOCIATION - HOMES FOR HARINGEY

The Leader of the Council introduced the report which sought approval of two key Governance documents in relation to the Council's wholly owned subsidiary company Homes for Haringey ("HfH"). These are a revised Members Agreement and Articles of Association and connected approval of Special Resolution.

It was noted that while the Council brought the management of its Council homes through its Arm's Length Management Organisation 'Homes for Haringey' in house it still operated as the Council's wholly owned company, assisting residents facing homelessness and needing safe and secure temporary accommodation by sourcing private sector leased properties on its behalf. Homes for Haringey was one of the

vehicles that allowed the Council to assist residents and last year alone Haringey had received more than 4,000 homeless applications.

In response to a question from Cllr Emery on why the service for sourcing and leasing private sector properties remained under the scope of Homes for Haringey rather than the Council, it was noted that this was for sound financial reasons. It was further explained that the business case to allow the sourcing of the private sector leases through Homes for Haringey was agreed at the time Homes for Haringey was brought in house so that the Council could charge the full local housing allowance rather than charging a percentage of it. There was also a reminder that these private sector properties were for temporary accommodation lets.

RESOLVED:

1 That Cabinet, acting on behalf of the Council in its role as owner and sole Member of HfH:

- i) Approve the revised Members Agreement for Homes for Haringey (set out at Appendix 1 of this report), which shall apply to HfH once adopted by the Directors at a meeting of the HfH Board
- ii) Approve the revised Articles of Association for Homes for Haringey (set out in Appendix 2 of this report), which shall apply to HfH once adopted by the Directors at a meeting of the HfH Board
- iii) Approves the Special Resolution (set out in Appendix 3 to this Report) to adopt new Articles of Association, enter the Members Agreement in accordance with Recommendations 3(i) and 3(ii).
- iv) Notes that, once approved, the Leader will sign the Special Resolution.
- v) Approve that the Assistant Director of Partnerships and Communities be the Councils nominated representative at HfH Board meetings and delegates authority to the Chief Executive of the Council to approve changes to the nominated representative as may be required from time to time.

Reasons for decision

Homes for Haringey is a wholly owned limited company of the Council. As such it is required to have up to date Articles of Association and it is desirable that it have a Members Agreement, setting out between the two documents clearly how the company will be governed and managed.

The existing Members Agreement and Articles of Association were approved in May 2022. These were approved as part of the insourcing of the Councils owned housing stock, closure of the ALMO and change in management structure.

Following the insourcing in June 2022 the documents were reviewed further at a board meeting of HfH on 1 June 2022. It is understood that the Directors of HfH proposed amendments to both documents at their Board meeting on 1 June 2022.

The draft Members Agreement and Articles of Association incorporate amendments to meet both the requests of HfH and the Council's requirements.

The new documents reflect the agreed governance structure for HfH as well as

having an up-to-date framework in relation to its operation.

Failure to approve the recommendations will mean that the Council does not have an up-to-date set of documents that best reflect the new structure following the insourcing of the Council's housing stock from its ALMO.

As the Owner of the Company the approval of the new documents is a decision for the Council to make via the Leader or Cabinet as set out in the 2022 Signing Report.

There are no direct costs related to this approval. Furthermore, the approval of these revised documents does not directly affect residents of HfH. The proposed recommendations relate to the effective governance and operation of the company.

The current approved Members Agreement identifies the Council's representative as the person holding the role of Assistant Director of Housing Demand (or such successor title) from time to time or such other person as nominated by the Owner from time to time to act as its authorised representative which shall be determined by the Owner in accordance with its constitution from time to time and notified to the Company in writing. The post of Assistant Director of Housing Demand is currently vacant, and it is therefore necessary to nominate another representative.

Once again as the Owner of the Company the approval of the Council representative is a decision for the Council to make via the Leader or Cabinet. Failure to ensure the Council has a nominated postholder will mean the Council will not have a representative to act on its behalf.

Alternative options considered

The Council could choose not to approve the revised documents and retain the existing documents in place. This option was rejected as this would mean they do not reflect the current operating structure and are out of date.

The Council could choose not to nominate a representative on its behalf however, this would mean it will not have a named representative to act on its behalf and represent the Council at Board meetings and have oversight of the management of the Company. This option was therefore rejected.

13. ADOPTING A NEW RESPONSIVE REPAIRS POLICY

Cllr Hakata declared a personal interest in item 13, Responsive Repairs Policy, referencing the Member Code of Conduct paragraph 6.2(i) in part five of the Council's Constitution.

Cabinet Member for Housing and Planning introduced the report which sought approval of the new responsive repairs policy which set out aims to deliver an effective, efficient and timely repairs, maintenance and planned improvements service for the homes and communal areas for which Council is responsible. It included service standards to support delivery of the policy and set out how tenants can hold the Council to account.

The Cabinet Member highlighted that the policy included introduction of a new urgent category which would sit alongside the emergency and priority category. It was noted that an emergency would be responded to within 24 hours and an urgent repair responded to within seven days and a priority repair for completion in 28 days.

In response to questions from Cllr Emery, the following information was noted:

- In relation to making explicit the timing for a repair to be completed rather than just including the required response times, it was noted that this could not be included in the policy as there were a range and complexity to some repairs. It was noted that some repairs were often not simple and may require sourcing a spare part or fixture which maybe dated or require access to a supply chain to source this. Assurance was provided that there was a repairs handbook that detailed the very specific type of repair that would be done within each category, whether it's an emergency urgent or priority.
- With regards to improving the quality of repair work, it was important to note that there were an average of 55,000 repairs carried out per year. In relation to quality control, there were sample size post inspection surveys and desktop audit that was carried out by the team leaders. It was explained that when operatives attended to carry out repair, they would take a picture of the place of the repair before it's done, and then once after. The team leader would then do a sample of the audits just to make sure those pictures reflect the right level of quality.
- Assurance was provided of new measures that have been put in place to ensure repair quality was right first time and to a sufficient standard. There was also a new insight module which provided team leaders with insight into operative level productivity and how many appointments they have attended and to identify any consistent non-attendance. This would allow targeted conversations with operatives where there particular pattern. Therefore, compared to the previous year, there was now a lot more rich data to really utilise and move repairs service forward.
- Compensation payments for contractors not attending repairs was not something that was applied by private or public sectors and the resourcing focus was on ensuring a good responsive repair service where repairs were done as efficiently as possible.

RESOLVED:

1.To approve the Responsive Repairs Policy at Appendix 1, having had regard to the Equality Impact Assessment at Appendix 2.

2.To delegate to the Director of Placemaking and Housing in consultation with the relevant Cabinet Member for Housing and Planning any future changes to this policy required by changes to legal or regulatory requirements arising in the three-year period before the policy is due for review.

Reasons for decision

The newly drafted policy will set a new direction that is informed by best practice to underpin an improved repairs services for Council tenants and leaseholders and for their wider households. Instilling higher standards through the policy will also help to avert complaints and disrepair cases from emerging.

The new policy will help the Council meet the Social Housing Regulator's consumer standards, specifically the Safety and Quality Standard and the Transparency, Influence and Accountability Standard.

Delegating amendments to the policy required by changes to legislation and regulation to the Director of Placemaking and Housing in consultation with the relevant Cabinet member for Housing and Planning would allow for quicker changes to be made if needed to meet any new legal or regulatory requirements introduced during the 3-year period between reviews.

Alternative options considered

We could continue to not have a policy in place for this service. This option was rejected because it would not meet the Council's needs or those of its tenants or leaseholders. Introducing this new policy will assist the Council to meet the Social Housing Regulator's Safety and Quality Standards and our commitment to introduce updated policies in the Housing Strategy 2024 – 2029 and the Housing Improvement Plan 2023.

We could have prepared a policy without any of the new main features such as service standards, a new urgent priority response timescale or the policy approach to leaks. This option was rejected because this policy will underpin an improved repairs service for Council tenants and leaseholders and for their wider households which aims to provide effective, efficient and timely provision.

14. APPROVAL OF THE SHAPING TOTTENHAM PLACEMAKING DOCUMENT

The Cabinet Member for Placemaking and Local Economy introduced the report on Shaping Tottenham which would guide the Council's approach to holistic placemaking in Tottenham in the years ahead. It would also form how the Council works in partnership with external stakeholders, ranging from community groups to strategic partners, businesses, landowners and investors and the community. It would seek to address the challenges for Tottenham highlighted through Tottenham Voices in order to deliver a placemaking programme that both meets the concerns and aspirations of local people, and also looks to make the most of opportunities that could transform the area.

In response to questions from Cllr Emery, the following information was provided:

- That this was a framework strategy and would set the themes for any future programmes and the Council would be working in conjunction with the stakeholder groups to develop the agreed projects and these would have key performance indicators attached to the project work streams.

- The delivery strategy had particularly been developed to have flexibility to respond to external factors, including a reduction in the capital programmes if required. The key component of this document was establishing the Council being that enabling factor for placemaking in Tottenham and working with the groups outlined in the report.

RESOLVED

1. To approve the Shaping Tottenham document attached in Appendix 2, which builds on the learning from Tottenham Voices to set out a vision underpinned by five themes for improvement and proposals for how these will apply through five priority placemaking areas for Tottenham.
2. To note the approach to ongoing resident participation, central to the delivery of Shaping Tottenham, as described in section 6.11-6.13.

Reasons for decision

Alignment with other Vision documents in April 2023, the Wood Green Voices Vision Document 'Shaping Wood Green' was approved by Cabinet. This established a new way of working under the Haringey Deal, to deliver a placemaking approach in collaboration with communities and local partners.

Shaping Tottenham builds on the approach established by Shaping Wood Green, while responding to the Tottenham-specific context. It will sit beneath and work with the emerging Borough Vision, providing a Tottenham-focused response, informed by the priorities of our communities, to the Council's borough-wide ambitions.

Shaping Tottenham will complement and supplement the planning policies for Tottenham in the upcoming Local Plan.

Engagement led

The approach to Shaping Tottenham was led by an extensive strategic engagement exercise, where communities and partners were asked 'what is working well?' and 'what needs to change looking ahead?' The Tottenham Voices approach took a specific focus on how the Council engages with communities that are often under-represented, to ensure that all of Tottenham's residents were able to have their voices heard.

Building on community priorities

The vision and themes within Shaping Tottenham have been carefully developed from what we heard through the Tottenham Voices engagement and are therefore rooted in recent conversations with a wide range of residents and stakeholders. These themes were tested in a workshop in March 2024 with circa 100 participants from a range of different stakeholder groups, where they were positively received.

Outcomes focused

The findings from Tottenham Voices illustrate the complexity of the challenges facing Tottenham and its communities, including the interrelationship between factors such

as the quality of housing; lack of facilities and support for young people; issues of crime and safety; and feelings that Tottenham is neglected, which combined, can have a stark impact on the outcomes and opportunities residents are able to access (See Appendix 1).

Shaping Tottenham responds to this by taking a holistic, outcomes-focused approach, recognising the need to work collaboratively and in a focused and coordinated way to bring together the Council and its partners to tackle the big challenges affecting Tottenham.

Ongoing participation

Shaping Tottenham embodies the principles of the Haringey Deal, recognising at the outset that in order to achieve the outcomes that Tottenham and its communities need, the Council must work together with communities, strategic and local partners, businesses, service providers. The Council will build on the collaborations established through Tottenham Voices to form lasting partnerships for positive action (as described in section 6.11-6.13).

Action-led

Shaping Tottenham advocates a dynamic and pragmatic approach to withstand a tough current financial climate and a shifting funding and policy landscape. Where plans face uncertainty or delays, the Council will develop initiatives for rapid, visible change alongside long-term transformative programmes to be brought forward at the right time. Catalysts like Borough of Culture '27 and Euro '28 will drive early impact and build a lasting legacy.

Alternative options considered

Do not approve the Shaping Tottenham Document

The Council has committed itself to sharing power with residents as part of the Haringey Deal. This vision document communicates the outcome of an extensive process of engagement and will be used as a basis for further conversation around change in Tottenham. Publishing this document is an important pre-requisite for future collaborative working and public participation.

Failure to publish the Shaping Tottenham document would risk undermining the commitments made to our communities through Tottenham Voices, and contribute to a lack of strategic direction that is necessary to unite workstreams across Tottenham to achieve greater impact.

Do not adopt models for ongoing participation Developing any approach to ongoing participation with the public for Shaping Tottenham will need to start with an acknowledgement that the Council does not have an off-the-shelf solution to be deployed. The Council is committing to an approach that prioritises participation and seeks to make inroads into the most challenging issues Tottenham is facing by tackling these publicly and directly, giving them the prominence they require in accordance with the Haringey Deal.

Emily Read was thanked by the Cabinet for her work on placemaking in Tottenham.

15. HARINGEY YOUTH JUSTICE PLAN 2024 - 2027

The Cabinet Member for Communities introduced the report which sought to inform members of Cabinet of the priorities within the statutory Youth Justice Plan for 2024-2027 and to seek approval from Full Council to implement the plan.

The report further set out how the services would be developed, how they would be funded, and how the Youth Justice Service will run over the next three years.

In response to questions from Cllr Emery, the following information was provided:

- That the 27% of young people commenting with the view that improvements to the youth provision were needed, related to meetings taking place at a later time in the evening, interventions including an element of inclusive activities such as playing pool, and also meeting at a youth club rather than just a focused one to one session. As part of the response, the service had purchased a pool table and made the environment at the Youth Justice Service more welcoming.
- In terms of the 80% target for entrance to employment, this was something the service believed could be achieved. The clear area of focus was the post 16 cohort, and the vast majority did remain in education, employment and training. There was a full-time dedicated officer focusing on this area of work and working with post 16 educational providers to support provision of places for young people in the justice system.
- Regarding the graph on page 389, showing rates of first-time offenders and change in figures in comparison to 2021 and being compared to neighbouring boroughs figures, this was clarified to be an increase of only six children. It was explained that this was a very small cohort, but proportionally when compared to the rate of other London boroughs was illustrating a starker increase. In response to the query on potential factors, these were contextual such as deprivation, income and substance misuse, and all areas that were being targeted by the commission.

RESOLVED:

1. To note that the Children and Young People's scrutiny Panel have no changes to the annual Youth Justice Plan and recommend Cabinet note their comments in accordance with Part four Section E paragraph 2.2 of the Council's Constitution as outlined in paragraph 4.8.
2. To recommend to full Council adoption of the annual Youth Justice Plan.

Reasons for Decisions:

Recommendation 1) It is the duty of each local authority after consultation with partners to formulate and implement an annual youth justice plan setting out:

a) how youth justice services in their area are to be provided and funded; and

b) how the Youth Justice Service will be composed and funded; how it will operate, and what functions it will carry out.

Recommendation 2) The document is the youth justice partnership's main statement of purpose and sets out its proposals to prevent offending by children and young people. The plan shows not only what the Youth Justice Service (YJS) will deliver as a service, but what progress had been made on the strategic priorities and how strategic links with other supporting initiatives will be developed and maintained.

Alternative options considered

N/A

16. HIGH NEEDS CAPITAL FUNDING - SEND RESOURCE PROVISION

The Leader introduced the report which sought approval from Cabinet to accept a new, additional grant from the Department for Education (DfE) for the High Needs Capital Provision Allocation (HNCPA) for 23/24, which was based on Haringey's increased number of Education, Health and Care Plans. This increased resource included allocations of £989,429 + £1,080,833 totalling £2,070,262 for additional investment in 2024/25, and complements the funding already approved by Cabinet for Safety Valve capital schemes.

In response to questions from Cllr Emery, the following information was provided:

- In relation to the rising numbers of children with SEND when total pupil numbers were falling, this was reflective of the national trend with better identification of children with special educational needs attributed to this change. The Council were working much more closely with partners to identify needs at a much earlier stage to allow early intervention and prevent the need for an educational healthcare plan to be developed.
- Regarding the concentrated number of SEND cases in the west of the borough, the data was predicting that in the next three years there would be a growing number in this area in the borough. This was attributed to the increased number of transient families, but also connected to more population moves. The service had not seen a significant trend to suggest anything that required a particular focus. In conclusion, the service were seeing a rise in autism and social, emotional, mental health needs in children and these were the two areas of primary need.
- The work to develop the short break provision was underway and consideration being given to development of two units. These were in discussion and the service would be able to provide an update at a later date.

Further to considering the exempt information,

RESOLVED:

1. To approve the acceptance of the grant from the Department of Education as detailed in this report.
2. To approve the creation of two new SEND resource provisions; capital builds which will either be new modular build on existing school site or an extension to an existing building on a school site. Project A will be approved via delegated authority for Directors' approval which will be pursuant to Contract Standing Order 9.07.1c. Project B will be pursuant to Contract Standing Order 9.07.1d (i.e. via Cabinet) to award contracts once they have been procured to suitable contractors.
3. To note that between them, the provisions will create an up to an additional 50 school places (Refer to Table One: Proposed Resource Provision) for children with autism, and young people who have education, health and care plans (EHCPs) with Autism as their primary need, and with the ability to also support those with Moderate Learning Difficulties (MLD) (see table one below), as agreed in the original Cabinet paper for the bid to the Department for Education (DfE). These form a crucial element of the capital projects within Haringey's Safety Valve Programme. The provision will be delivered within the financial funding envelope of £2,070,262. In the event of an underspend, the team will aim to complete minor works to update and enhance Haringey's existing SEND provisions across the school estate.

Table One: Proposed Resource Provision

Provision	Number of places	Start date for pupils (phasing)	End date for places to be filled (tbc)
Project A Primary School (autism spectrum disorder)	16	Sept – 2026	Sept – 27/28
Project B Secondary Community School (autism spectrum disorder)	34	Sept – 2026	Sept – 27/28
Number of placements	50		

For further background information on the range of resource provision plan, refer to: (Appendix A Haringey Safety Valve Programme: SEND Resource Provision Cabinet 6 February 2024).

Reasons for decision

As set out in the report

Alternative options considered

Do Nothing – The High Needs Capital allocation will support the reduction of the pressure on the high needs block, which at the start of the Safety Valve programme of 31st March 2023, was £23.83m, is continuing to increase and is unsustainable. If unmitigated, this is would have increase to £77.6m by 2027/28.

As of June 2024, the deficit now stands at £10.71m further reduced from £23.83m due to payments by results driven by funding, and savings accrued through the successful delivery of projects within the Safety Vave programme to date.

Developing additional resource provision within the borough will enable children with SEND in Haringey to access high quality education provision locally within the borough they reside in and reduce the need to procure high-cost education placements outside of Haringey.

17. CONTRACT AWARD FOR THE CONTRACTOR FOR THE FORMER MOSELLE SCHOOL SITE

The Cabinet Member for Placemaking and Local Economy introduced the report which sought approval of the award of a contract to build Phase 1(a) of the Broadwater Farm new homes programme. Phase 1(a) was made up of 40 new homes and one commercial unit on the Former Moselle School Site, Adams Road, N17 edged blue on the plan at Appendix 1.

It was noted that the development would comprise 13 one-bedroom flats, 13 two-bedroom flats, 10 three bedroom and 4 four -bedroom homes with four of the two-bedroom flats being fully accessible to wheelchair users. It also included a retail unit. The rent levels of the new units would be in line with the rent policy agreed by Cabinet in December 2021.

In response to questions from Cllr Emery, the following information was provided:

- In reference to the previous contract that was terminated, this was a pre contract services agreement and was different to this contract agreement which was being sought for approval. The pre contract agreement was explained to be a two-stage contract where you agreed a price for services for the design to be done and then you agree the price with the contractor once they have developed the design. This was a common form of contracting where there was a particularly complex scheme, and it was usual for the original tender to not include a target price that the contractor would be evaluated on. Therefore, the main loss would have been around time spent on the design.
- Noting the 40 homes to be built and whether this number was high enough given the number of residents decanted, it was noted that prioritisation of these neighbourhood moves to the new housing would include residents from Northolt and Tangmere Blocks. The Council were in the process of contacting all the former residents. They would be prioritised based on the tenancy start date of their original tenancy and at the point of which they moved into their original home. It was noted that many of these decanted residents had moved off the estate a number of years ago and would be settled in other Council homes and some unlikely to move back.

Further to considering the exempt information and exempt recommendations,

RESOLVED:

1. To approve the appointment of Contractor D (identified in the exempt part of the report) to undertake new build works to provide a total of forty (40) Council rented homes and retail unit at Ground Floor (to shell and core) for a total contract sum as set out in the EXEMPT Report.
2. To approve the appropriation of the Site edged blue on the plan at Appendix 1 from education purposes for planning purposes under section 122 of the Local Government Act 1972 as it is no longer required for the purposes for which it is held, and for the purpose of carrying out the development as described in 6.46 and 6.47 of this report.
3. To approve the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other third party rights of the Site which may be affected by the former Moselle School development under planning permission Ref: HGY/2022/0823.
4. To delegate to the Director Placemaking and Housing, in consultation with the Director of Finance, authority to make payments of compensation as a result of any valid claims of third-party rights affected by the Former Moselle School development and payable as a result of recommendation 3.6, within the existing scheme of delegation.
5. To approve the appropriation of the Site comprising the land hatched and edged red on the plan at Appendix 1 from planning purposes to housing purposes under section 19 of the Housing Act 1985 after practical completion of the development scheduled for April 2026, in accordance with consent dated 4th November 2019 as varied by the consent dated 9 December 2021 from the Department for Education, a copy at Appendix 2. The land is valued at £640,000.
6. To approve the appropriation of the Site comprising the land hatched blue shown on the plan at Appendix 1 from planning purposes to education purposes, in accordance with consent dated 4th November 2019 as varied by the consent dated 9 December 2021 from the Department for Education, a copy at Appendix 2.

Reasons for decision

In March 2022 85% of those eligible Broadwater Farm residents who voted in the ballot, supported proposals for new homes on the estate through an estate wide ballot. These proposals included homes on the former Moselle School site on Adams Road. The overall masterplan and new homes proposal received planning consent in December 2022.

The former Moselle School was demolished in 2021 and prior to this date had been empty since 2011 following the construction of a new school next door.

The Council had originally planned to deliver the whole scheme through a main

contractor via a two-stage tender. A contractor was appointed under a preconstruction Services Agreement but unfortunately the Council was unable to agree commercial terms on the first phase and the contract was terminated in the summer of 2023.

A new procurement strategy was agreed for the new homes programme and Phase 1(a) was procured individually through an open market process. The procurement strategy for future phases will be determined as the programme progresses and will be subject to the market conditions at the time.

In order to progress the scheme Cabinet is recommended to award the contract as set out and agree the land appropriations.

Alternative options considered

The Council could have adopted a different procurement strategy for the site including procuring all new homes works in one package. The Council did initially take this approach but it was unsuccessful.

The Council could have decided to leave the land for education use. An assessment of need was undertaken at the time and it was determined that the land was not required for education purposes.

The Council could decide not to develop the land and leave it empty. The Council has however made commitments to residents and wider stakeholders to regenerate the estate and this scheme is an important element of this work. Failure to develop these homes would mean the Council is not delivering on its commitments as set out in the ballot.

The Council could continue with the scheme without appropriating the site for planning purposes, but this would risk the proposed development being delayed or stopped by potential third-party claims. By utilising the powers under Section 203 of the Housing and Planning Act 2016 (HPA 2016), those who benefit from third party rights will not be able to seek an injunction since those rights or easements that are overridden are converted into a claim for compensation only. The Council recognises the potential rights of third parties and will pay compensation where a legal basis for such payments is established.

David Joyce, Director for Placemaking and Housing was commended and thanked for his significant work for the Council over the last 5 years. This was his last meeting before he took up the director role at Tower Hamlets Council in October.

18. MINUTES OF OTHER BODIES

RESOLVED:

To note the minutes of the following:

Cabinet Member Signings

11 July 2024
15 July 2024
25 July 2024
31 July 2024
01 August 2024
12 August 2024
02 September 2024
02 September 2024 2.30pm

19. SIGNIFICANT AND DELEGATED ACTIONS

RESOLVED

To note the delegated decisions taken by Directors.

20. NEW ITEMS OF URGENT BUSINESS

None

21. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the remainder of the meeting as items 22 to 24 contain exempt information as defined under paragraphs 3 and 5, Part 1, Schedule 12A of the Local Government Act 1972:

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

22. EXEMPT HIGH NEEDS CAPITAL FUNDING - SEND RESOURCE PROVISION

Exempt information was noted and resolutions as per item 16.

23. EXEMPT CONTRACT AWARD FOR THE CONTRACTOR FOR THE FORMER MOSELLE SCHOOL SITE

The exempt information was noted and exempt recommendations agreed.

24. NEW ITEMS OF EXEMPT URGENT BUSINESS

None

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

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