

Report for: **Cabinet Member's Signing December 2024**

Item number: TBC

Title: **Site Authorisation to Deliver Council Housing**

Authorised by: **Jonathan Kirby, Director of Placemaking and Housing**

Lead Officer: **Robbie Erbmman, Assistant Director of Housing**

Ward(s) affected: **Seven Sisters and Tottenham Hale**

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

1. Describe the issue under consideration

- 1.1. This report seeks approval to include two sites into the Council House Delivery Programme. These comprise Brunswick Road Car Park and Hale Road. Hale Road is a row of terraced housing where the council has ownership of 7 out of 11 properties. Three of the Council homes are occupied and let as temporary accommodation. The other four homes are managed by the Voids Team. The intention would be to provide 6-10 social rented homes on the Brunswick Road Car Park site, and 30-60 new homes at the Hale Road site, under the Council House Delivery Programme.
- 1.2. These sites are on Council owned land and are shown on the plan's attached at Appendix 1.
- 1.3. Brunswick Road Car Park is currently held in the General Fund (GF) portfolio, in the Seven Sisters Ward. It is proposed that the land be appropriated, first for planning purposes prior to commencement of construction, and subsequently for housing use into the Housing Revenue Account (HRA) portfolio prior to letting the new homes. This would be subject to a further report and Cabinet approval at Gateway 3.
- 1.4. Hale Road is currently held in the HRA portfolio, in the Tottenham Hale ward.
- 1.5. In the event these sites are found to be appropriate for the delivery of new homes, this report also seeks approval for designs to be developed and submitted for consideration by the Local Planning Authority (LPA).
- 1.6. The council will also carry out a programme of consultation and engagement, with local residents around the sites and ward members, prior to any final planning applications being submitted to the LPA. A Statement of Community Involvement would be included in the submission for each scheme.

2. Cabinet Member Introduction

- 2.1. NA

3. Recommendations

- 3.1. It is recommended that Cabinet:

- 3.1.1. Approves the addition of the Brunswick Road Car Park and Hale Road sites, to the Council's Housing Delivery Programme
- 3.1.2. Approves S105 Consultations to be carried out, and the results of that consultation be brought back to Cabinet for decision prior to entering into any build contract.
- 3.1.3. Notes that approval of pre-contract budgets would be within the delegated authority of the Director of Placemaking and Housing. The Pre-Contract Budget would include all costs to take the project up to the award of a construction contract at Gateway 3.

4. Reasons for decisions

- 4.1. Delivering a new generation of genuinely affordable council homes is an important corporate priority for Haringey Council. The Borough has committed to an ambitious council home building programme that will deliver 3,000 new homes by 2031. This is in direct response to the national housing crisis which has left thousands of households in Haringey in need of a genuinely affordable home.
- 4.2. The council is already making great strides towards this target: as of December 2024, 696 council homes have been completed as part of this ambitious programme, with around two thirds of these new homes welcoming tenants and their families during the current calendar year. This new housing is changing the lives of our residents, providing households with an affordable, warm and secure new homes in their community.
- 4.3. In addition, our needs-led programme is providing further additional benefits to the Borough's vulnerable residents and the wider community. Around 200 will be "bespoke homes" that are co-designed with tenants with mobility or other welfare needs: these homes will include adaptations designed to support tenants in their daily lives, for example through the installation of movable kitchen surfaces or specially designed bathrooms. To help tackle the climate change emergency, our homes are being built to high sustainability standards, including green roofs, air source heat pumps, PV solar panels and electric vehicle charging points. Wildlife planting, new trees and green landscaping are included as part of our housing schemes. As part of our placemaking agenda, the programme has delivered additional infrastructure benefits to the surrounding, existing community, including a new GP health centre, playgrounds for local children, new walkways and public bridges, and commercial spaces for local businesses.
- 4.4. This track record of delivery represents an outstanding achievement for Haringey Council given the difficult economic climate for the construction industry in the past few years.
- 4.5. The addition of the two sites outlined in section 1, will provide an opportunity for the Borough to continue its progress towards its 3,000 new homes target, and provide much needed affordable housing to residents on our housing waiting list. It will also allow the Council to explore the provision of more bespoke homes to some of our most vulnerable residents, as well as investigate potential community wide improvements that will benefit existing as well as any new households who may move into the new homes, should they be built.

5. Alternative options considered

- 5.1. The council has no statutory duty to develop these sites. However, one of the council's top priorities is the delivery of a new era of council housebuilding. To exclude them from the development programme would undermine the council's capacity to deliver new council homes.

6. Background information

- 6.1. One of the priorities for The Corporate Delivery Plan 2024 – 2026 is “Homes for the Future”. This sets out objectives of the council's vision to create a borough where everyone has a safe, sustainable, stable, and affordable home.
- 6.2. Cabinet has, to date approved 81 sites of council-owned land for inclusion in the Council Housing Delivery Programme.
- 6.3. Cabinet is asked to add both Brunswick Road Car Park and Hale Road sites to the Council's Housing Development Programme so that their feasibility and capacity for the delivery of new council homes can be determined. Red line drawings showing the location of each site are included in Appendix 1.

Site	Ward	Land held by
Brunswick Road Car Park	Seven Sisters	General Fund (GF)
Hale Road	Tottenham Hale	Housing Revenue Account (HRA)

- 6.4. Brunswick Road Car Park is a site which has been reported as underused, not an income generator, and suffers ASB. It is located to the rear of 51 – 95 West Green Road. It is a narrow site so careful consideration will need to be given at the capacity study stage.
- 6.5. Hale Road is a row of terraced houses where the Council has ownership of 7 out of 11 of the 3-bedroom two storey homes. Three of these homes are occupied and used as temporary accommodation, the other four are managed by the Voids Team.
- 6.6. No decision will be taken to build on either of these sites until they are deemed viable, and the necessary statutory consultations have been carried out. Both sites have been identified as potentially suitable land on which to build new council homes. That assessment has included site visits, the preparation of red-line plans of the site, and initial legal checks to identify site risks which could impact upon the design or finances of the scheme. Initial capacity studies have been produced on this basis.
- 6.7. In order to assess these sites' suitability further, and to determine the capacity of each robustly, further work needs to be undertaken :-
- Valuation and financial appraisal, design feasibility studies, and risk assessments
 - Agreement of appropriation process at Brunswick with Property prior to incurring design and planning costs
 - S105 consultations for loss of amenity at Brunswick Road Car Park
 - Exploration of land assembly process and costs at Hale Road
 - Preparation of Title Register and Title Plan
 - Internal consultations with the Parking Team
 - Internal consultations with the team that deals with temporary accommodation
 - Further checks to identify risks and constraints which could impact upon the design or finances of the scheme
 - Searches covering highways, railways and utilities
 - Review of easements, covenants, rights of way or restrictions on title which may affect development

- Consultation with the Local Planning Authority to determine existing use, policy context, status of any existing consents, conservation area or listed building status
- Environmental reports, including ground conditions, ecology and flood risks

- 6.8. If either site is found to be technically and financially viable for the delivery of new homes, the council will engage with the community and local stakeholders, including ward members, regarding the site's suitability and to develop high quality design proposals.
- 6.9. The LPA will conduct formal consultations with the community before reaching a decision on whether to grant planning permission. If planning permission is granted, Cabinet will then be asked to agree the construction of each approved scheme and associated budget.

The potential costs of carrying out the feasibility and preparatory work up to a Planning Application for each individual site are expected to be within the delegated authority of the Director of Placemaking and Housing. If a viable scheme cannot be developed, any costs incurred would be abortive and borne by the Council.

7. Contribution to strategic outcomes

- 7.1. Bringing these sites into the Council Housing Delivery Programme will make a significant contribution and support the delivery of key themes within the Corporate Delivery Plan (CDP) 2024-2026.
- 7.2. **Resident experience and enabling success:** Throughout the lifecycle of these projects the project team will provide an excellent resident experience and will provide the opportunity for residents to participate in decision-making through a thorough resident consultation process.
- 7.3. **Responding to the climate emergency:** Responding to the climate change emergency is a core part of the Housing Delivery Programme. By bringing these sites into the programme, and if these projects are progressed to development stage, the Council is seeking to deliver new homes that achieve Zero Carbon, i.e. avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar or photo-voltaic panels) and off-site measures to deal with any remaining emissions.
- 7.4. **Homes for the future:** Bringing these sites into the Council Housing Delivery Programme directly contributes to this key theme. The council's vision to create a borough where everyone has a safe, sustainable, stable, and affordable home.
- 7.5. **Place and economy:** These projects will ensure that the objectives set in this theme are met by providing jobs through construction. This will help contribute to 'a thriving economy and a pleasant place' where 'everyone can find access to rewarding work that pays a living wage', as set out in the CDP.

8. Statutory officer comments

Finance

- 8.1. Finance notes the recommendations in paragraph 3 above to include the Brunswick Car Park and Hale Road sites in the Council Housing Delivery Programme. Cost estimates are not yet available to assess the impact on the HRA of including these sites in the programme.

- 8.2. Including these sites does not represent an approval to spend money on these sites. Any potential spend on these sites will be subject to relevant governance process.

Legal

- 8.3. This report seeks authority to include two sites into the Council's Housing Development Programme which will allow the Council to determine whether or not there are suitable for development. A consultation pursuant to Section 105 of the Housing Act 1985 is to be carried out and a consultation will not be lawful unless it is (1) undertaken at a time when proposals are still at a formative stage; (2) sufficient reasons are given for any proposal to enable people who are interested in the same to consider the proposals and make representations; (3) adequate time has been given for such consideration and response; and (4) all representations have been conscientiously taken into account when finalising the proposals. Members should note that a report will be brought back to Cabinet after the consultation has been carried.

Procurement

- 8.4. Strategic Procurement note the contents of this report and confirm there are no procurement related matters preventing Cabinet approving the Recommendations stated in paragraph 3 above.

Equalities

- 8.5. The council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:
- A. Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - B. Advance equality of opportunity between people who share protected characteristics and people who do not
 - C. Foster good relations between people who share those characteristics and people who do not
- 8.6. The three parts of the duty apply 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.
- 8.7. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 8.8. The decision in this report seeks approval to include Brunswick Road Car Park and Hale Road sites into the Council Housing Delivery Programme. The intention would be to provide between 6-10 social rented homes at Brunswick Road Car Park and between 30-60 social rented homes at Hale Road. This will be under the Council House Delivery Programme.
- 8.9. This is likely to have a positive impact on individuals in temporary accommodation as well as those who are vulnerable to homelessness. Data held by the council suggests that women, young people, BAME people and those from a lower socio-economic

background are over-represented among those living in temporary accommodation. Furthermore, individuals with these protected characteristics, as well as those who identify as LGBT+ and individuals with disabilities are known to have an increased vulnerability to homelessness, as detailed in the Equalities Impact Assessment of the council's Homelessness Strategy. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics. It should be noted that there are expected to be no negative equalities impact resulting from this decision.

9. Use of appendices

Appendix 1– Red Line plans of Brunswick Road Car Park and Hale Road

10. Local Government (Access to Information) Act 1985

None