

### Housing, Planning and Development Scrutiny Panel – Action Tracker 2024-25

**2023-24 - 13 March 2024**

No.	ITEM	STATUS	ACTION	RESPONSE
1	Minutes	ONGOING	The Panel requested that a further update be provide to a future meeting around the costs to the Council arising from legal disrepair claims	Noted. This will be added to the Work Programme. Members may wish to consider when they would like an update as part of a wider discussion on the work programme for year.
2	Voluntary Undertaking to the Social Housing Regulator	COMPLETED	The Panel requested some further data on the number of category one hazards minus cases of overcrowding	The service had a total 183 category one hazards reported through the stock condition surveys of which 143 has been closed or declassified. Of the 183, 14 were allocated to Tenancy Management. For overcrowding, as we cannot re-house families to larger homes due to the acute shortage of larger properties in Haringey and average wait times, we would provide information on applying for transfer/other move options.
3	Preparedness for the Regulator of Social Housing's new Consumer Standards	COMPLETED	The Panel requested a future update around the revised re-charging model/SLA between housing and housing enforcement, and what additional services residents would be available to residents.	The new recharging model and SLA are being finalised by the relevant services. An update on this to come back to the March 2025 panel meeting.
4	Under-Occupation in Council Housing	COMPLETED	The Panel requested that a further update be brought to the Panel in due course around the Neighbourhood Moves scheme and its implementation to date.	These will be incorporated in the 2024/25 work programme.

**30<sup>th</sup> July 2024**

No.	ITEM	STATUS	ACTION	RESPONSE
5	Fire Safety Action Plan	COMPLETED	Officers agreed to provide a written response about whether the allocations policy has specific stipulations about disabled residents to living above the third floor and whether we would seek to relocate them.	<p>The current housing allocations policy sets out that:</p> <p><i>Where the Council's specialist housing teams decides that medical priority should be awarded, they will also specify the type of housing that is suitable for an applicant. Although applicants will be able to bid for properties that do not meet this specification, offers will be subject to approval of an Occupational Therapist.</i></p> <p>It does not specifically set a threshold at the third floor.</p> <p>The new housing allocations policy will include broader wording to ensure that all applicants, whether they are on the housing register for a medical reason or not, are included in this. Draft wording is currently as follows:</p> <p><i>Although Applicants may be able to bid for properties that do not meet this specification, offers may be withheld and offers already made may be withdrawn if the new home is found to be unsuitable for the applicant and/or cannot feasibly be adapted to address the medical need for which priority was awarded. Adaptions will be considered feasible where they where it can be completed within a reasonable time and at reasonable cost.</i></p>
6	Housing Asset Management Plan	COMPLETED	The Chair requested that the table at paragraph 4.6 of the report be broken down to show the average investment per dwelling in a particular location. In response officers advised that they were not sure that it would be possible to present an average, but that they	A response was emailed to the Panel on 16 <sup>th</sup> September.

			could provide additional information of how that figure was arrived at based on the stock condition survey data.	
7	Housing Asset Management Plan	COMPLETED	Officers agreed to come back with an explanation of how an average of EPC-B was calculated and whether it was calculated as a mean or mode average. <b>(Alfie Peacock)</b>	A response was circulated on 14 <sup>th</sup> August
8	Housing Asset Management Plan	COMPLETED	Officers also agreed to come back with an explanation of how fuel poverty was calculated in England and what the definition was. <b>(Alfie Peacock)</b> .	A response was circulated on 14 <sup>th</sup> August
9	Homeownership Services Update	COMPLETED	The Panel asked officers if they were aware of case involving leaseholders at Brewery House taking the Council to the Ombudsman. In response, officers agreed to provide a written note to the Panel on this case.	A response was circulated on 4 <sup>th</sup> November. This was a Member Enquiry rather than an Ombudsman case. The Service has agreed to write to residents and see if they want their post boxes removed.
10	Deputation	COMPLETED	The Panel requested that the Cabinet Member be asked for a response to the 3 main asks set out in the presentation. Namely; the need for more transparency, the need to lobby government for additional funding; the need to carry out remedial works and to set out what remedial work had been done since Grenfell.	A response was provided to Members prior to the last Panel meeting.

**26<sup>th</sup> September 2024**

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11	Fire Safety Action Plan	COMPLETED	Officers agreed to provide a written response about whether the allocations policy has specific stipulations about disabled residents to living above the third floor and whether we would seek to relocate them.	<p>The current housing allocations policy sets out that:</p> <p><i>Where the Council's specialist housing teams decides that medical priority should be awarded, they will also specify the type of housing that is suitable for an applicant. Although applicants will be able to bid for properties that do not meet this specification, offers will be subject to approval of an Occupational Therapist.</i></p> <p>It does not specifically set a threshold at the third floor.</p> <p>The new housing allocations policy will include broader wording to ensure that all applicants, whether they are on the housing register for a medical reason or not, are included in this. Draft wording is currently as follows:</p> <p><i>Although Applicants may be able to bid for properties that do not meet this specification, offers may be withheld and offers already made may be withdrawn if the new home is found to be unsuitable for the applicant and/or cannot feasibly be adapted to address the medical need for which priority was awarded. Adaptions will be considered feasible where they where it can be completed within a reasonable time and at reasonable cost.</i></p>
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			were not sure that it would be possible to present an average, but that they could provide additional information of how that figure was arrived at based on the stock condition survey data.	
13	Housing Strategy & Policies Programme	COMPLETED	Written update on action being taken around rough sleeping at Tottenham Hale Station	An update was provided to Members via email on 9 <sup>th</sup> October
14	Housing Strategy & Policies Programme	COMPLETED	The Panel wanted to make a formal recommendation to Cabinet on the need to write to everyone on the Housing register to see what their circumstances were and that engagement on an updated allocations policy should not be done as a solely online engagement exercise and that conducting face-to-face sessions in libraries.	Report agreed by OSC on 25 <sup>th</sup> November. This is scheduled for January Cabinet.
15	Housing Strategy & Policies Programme	COMPLETED	An agenda item on the Allocations Policy to come to a future panel meeting, when there was a draft policy to review.	Agreed. To be added to the Work Programme
16	HRA Capital Governance		Written explanation requested on the details behind the suggested £1.2b of costs identified in the stock condition survey.	An update was provided to Members via email on 9 <sup>th</sup> October

**5<sup>th</sup> November 2024**

No.	ITEM	STATUS	ACTION	RESPONSE																
17	Housing Associations	COMPLETED	The Operational Director for Housing was requested to provide a written response of comparative decency levels of Council managed stock compared to Housing Associations, and whether, these were being recorded differently.	.																
18	Housing Associations	COMPLETED	The Panel requested that an updated contact list for the housing associations in the borough be circulated to the Panel.	Officers are updating the contact list and it will be circulated shortly.																
19	Housing Associations	COMPLETED	The Chair requested some further details about what the Council’s approach to dealing with damp and mould was and whether they monitored cases on a dedicated system and carried out mandatory re-inspection visits																	
20	Housing Associations	COMPLETED	Peabody to provide a written response on the breakdown of the 60% social vs affordable rent at the St Ann’s site.	<div>The planned housing for St Anns is as follows:<table><tr><th>Tenure</th><th>Total</th></tr><tr><td>London Affordable Rent/London Living Rent (LB Haringey-Bulk Sale)</td><td>155</td></tr><tr><td>London Living Rent – (Community Land Trust-Bulk sale)</td><td>58</td></tr><tr><td>London Living Rent (Peabody)</td><td>94</td></tr><tr><td>London Affordable Rent (Peabody)</td><td>160</td></tr><tr><td>Shared Ownership (Peabody)</td><td>117</td></tr><tr><td>Market Sale (Peabody/Hill)</td><td>392</td></tr><tr><td>Total</td><td>976</td></tr></table></div>	Tenure	Total	London Affordable Rent/London Living Rent (LB Haringey-Bulk Sale)	155	London Living Rent – (Community Land Trust-Bulk sale)	58	London Living Rent (Peabody)	94	London Affordable Rent (Peabody)	160	Shared Ownership (Peabody)	117	Market Sale (Peabody/Hill)	392	Total	976
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				In total this equates to 60% affordable by habitable room. At the time when the site was bought from the GLA, London Affordable Rent (rather than social rent) was the product in place for grant draw down so the tenure mix reflects this. The Mayor was keen to see a range of affordable housing on site, hence the mix between London Affordable Rent and London Living Rent.
21	Housing Associations	<b>COMPLETED</b>	The Panel requested an update on the number of void properties on any given date, that were held in both the HCBS and within the HRA housing stock.	

**16<sup>th</sup> December - HRA**

No.	ITEM	STATUS	ACTION	RESPONSE
22	Deputation	Completed	The Operational Director for Housing was requested to provide written clarification about the frequency that the £20 meal allowance was paid to tenants who were residing in hotels.	<p>The allowance is £20 per day for an adult and £10 for a child. The preference is for hotels where meals are provided such as a Travelodge. If in a hotel, we pay the hotel for the food as part of the hotel bill.</p> <p>It is important to stress that food allowance is only payable for those placed in hotels (decant repair cases) because there are no facilities for tenants to cook themselves. There are currently 6 such cases the services' intention is to take this to 0.</p>



**6<sup>th</sup> March 2025**

No.	ITEM	STATUS	ACTION	RESPONSE
23	Allocations Policy	Ongoing	The Chair requested figures for what the impact would be on the housing register if we gave equal priority to those families with dependent and non-dependent children.	Officers to provide a written response.