

MINUTES OF THE Full Council HELD ON Monday, 24th November, 2025, 7.30pm - 9.40pm

PRESENT:

Councillors: Anna Abela, Gina Adamou , Peray Ahmet, Ibrahim Ali, Kaushika Amin, Emily Arkell, Dawn Barnes, Nicola Bartlett, John Bevan, Barbara Blake, Mark Blake, Zena Brabazon, Cathy Brennan, Dana Carlin, Liam Carroll, Luke Cawley-Harrison, Seema Chandwani, Lotte Collett, Pippa Connor, Eldrige Culverwell, Nick da Costa, Lucia das Neves, Erdal Dogan, Sarah Elliott, Scott Emery, Ruth Gordon, Mark Grosskopf, Makbule Gunes, Mike Hakata, Emine Ibrahim, Marsha Isilar-Gosling, Thayahlan Iyngkaran, Sue Jameson, Anna Lawton, Ahmed Mahbub(Mayor), Khaled Moyeed, Sean O'Donovan, Felicia Opoku, Ajda Ovat, Ruairidh Paton, Sheila Peacock, Reg Rice, Michelle Simmons-Safo, Adam Small, Joy Wallace, Elin Weston, Matt White and Sarah Williams

35. FILMING AT MEETINGS

The Mayor referred to the filming at meetings notice at agenda item 1 and attendees noted this information.

36. TO RECEIVE APOLOGIES FOR ABSENCE

There were apologies for absence noted from:

Cllr Buxton
Cllr Worrell
Cllr Mason
Cllr Rossetti
Cllr Stennett

37. TO ASK THE MAYOR TO CONSIDER THE ADMISSION OF ANY LATE ITEMS OF BUSINESS IN ACCORDANCE WITH SECTION 100B OF THE LOCAL GOVERNMENT ACT 1972

The Mayor accepted the following items as late business for the reasons outlined below.

In relation to the reports under item 10d, reports from Committees, the Standards Committee report was late as the meeting took place close to the publication of the

Council papers and there was a need to consider these recommendations prior to the March Council meeting.

In relation to Item 12, Questions and Written Answers, the reason for lateness was that notice of questions was not requested until 10 clear days before the meeting, following which the matters raised have to be researched and replies prepared to be given at the meeting.

In relation to 13 – Motions - The amendments to motions were not requested until 10am on the day of the Council meeting and amendments to Motions E and F been received and published and distributed today in the tabled pack.

38. DECLARATIONS OF INTEREST

There were no declarations of interest put forward.

39. TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING OF THE COUNCIL HELD ON 21 JULY 2025 AND 16 OCTOBER 2025

RESOLVED

To approve the minutes of the Council meetings held on the 21st of July 2025 and 16th of October 2025 as a correct record of the meeting.

40. TO RECEIVE SUCH COMMUNICATIONS AS THE MAYOR MAY LAY BEFORE THE COUNCIL

The Mayor had been saddened to hear of the recent passing of former Councillor Julia Glenn who served as a Councillor for Muswell Hill Ward between 1998 and 2002 .The Mayor had also heard of the sad passing of former Councillor Jaqueline Goodwin, Councillor for Woodside ward between 1978 and 1979.

The Mayor invited Cllr da Costa to speak in memory of former Councillor, Julia Glenn.

Councillor da Costa expressed deep sorrow at the sad passing of former Councillor Julia Glenn, who had served as a Councillor for Muswell Hill Ward between 1998 and 2002. She had died peacefully at home on 6 November 2025 after a short illness, spending her final weeks as she had wished surrounded by close friends and supported by the NHS and the Hospice Trust. It was noted that Julia Glenn had been part of the first group of Liberal Democrat Councillors elected in Haringey, winning Muswell Hill in 1998 alongside Lynne Featherstone and June Anderson. Although she had stepped down in 2002, her influence had extended far beyond her four years in office. She had mentored new activists, supported candidates, and inspired many who later became Councillors, MPs, and even members of the House of Lords.

Her involvement in local community work had begun in the early 1990s and throughout her life, Julia Glenn had given her time, knowledge, and experience generously. Even after her M.E. diagnosis, she had remained active in the community.

Friends had described her as warm, humorous, quietly strategic, and deeply committed. Lynne Featherstone had said that Julia “looked sweet but was fiercer and more persistent than anyone she had ever met.” Julia’s final message had reflected her pride in a rich and varied life and her lifelong commitment to Liberal Democrat activism. She had left behind friends across all parts of her life and a legacy of public service carried forward by those she had inspired. She would be deeply missed.

Councillor Peacock spoke about former Councillor Jacqueline Goodwin, noting her long friendship with the former Councillor and recalling that Jacqueline had served only a short time on the Council before moving into senior roles in supported housing, where she had worked for many years. Many long-standing Councillors had known her.

Councillor Peacock spoke warmly of Jackie’s involvement in her pensioners’ group and the joy she had taken in community activities. After retiring, the former Councillor had developed dementia, and Councillor Peacock had supported her, taking her to local physical and cultural activities. Her sudden passing had been a source of deep sadness, though it had been a comfort to know that her husband had been with her in hospital at the end.

Councillor Peacock thanked colleagues for allowing her the opportunity to speak about her dear friend.

The Mayor called on all Councillors and attendees to observe a minute silence in the memory of former Councillor Julia Glenn and former Councillor Jacqueline Goodwin.

A one minute silence was observed by attendees.

The Mayor had already circulated by email a list of events he had attended. He provided some highlights including:

- Remembrance Sunday which was a key civic duty within the borough. He expressed appreciation for the warm and welcoming presence of Councillors who had attended services across Haringey, and thanked the Democratic Services team for their work in organising events during that period.
- Spending time with the Youth Council and pleasure of seeing significant youth participation in the previous Council meeting which had addressed a range of issues affecting the borough.

The Mayor had continued the action of young people in civic life and informed the meeting that he had been working with Captain Peter Baker, the representative of the Deputy Lieutenancy for the London Borough of Haringey to appoint Haringey’s first Mayoral Cadets.

Following a strong application process, two young people had been selected, and they were in attendance at the meeting.

The Mayor first invited Issa Smith an RAF air cadet from 16F squadron ATC as the deputy mayoral cadet to come forward.

The Mayor then announced that Luka Eridano will be the Mayoral cadet for 2025/26. Luka was part of Lima Company Royal Marines Cadets Which is the Royal Marines Cadet Section of London Area Sea Cadets

The Mayor expressed his pleasure in appointing the borough's first Mayoral Cadet and deputy cadet and presented them both with the Mayoral Crest.

Council attendees applauded the newly appointed cadets. The Mayor outlined that the Mayoral Cadets would represent the best of Haringey's young people, promote the Cadet Service and support civic duties. The Mayor congratulated them and stated that the Council was proud of their achievements.

In accordance with Standing Order 3.1, sub-paragraph 6, the Leader was invited by the Mayor to make her announcements.

The Leader of the Council outlined the 16 Days of Action for the prevention of violence against women and girls, beginning on 25 November 2025, emphasising that violence against women and girls remained a significant issue in Haringey. She reaffirmed the Council's commitment to implementing its 10-year strategy to end gender-based violence. She outlined that the Council would be undertaking a range of projects, events, and public demonstrations during the campaign. She also confirmed her participation in the Haringey Walk for Women and stressed the importance of working with partners and the community to ensure the safety of women and girls.

The Leader of the Council further reported that she had written to the Home Secretary, a letter co-signed by Councillor Lucia das Neves, Haringey Welcome, and the Haringey multi faith forum, expressing concerns about the government's proposed immigration and asylum reforms. She had emphasised Haringey's diversity, noting that residents came from over 100 countries and spoke more than 180 languages. This diversity, she said, strengthened the borough and shaped its identity.

The Leader of the Council stressed the responsibility of local leaders to reassure communities, promote cohesion, and uphold shared values. She had expressed concerns to the government that the proposed changes, particularly those affecting access to public funds, would have implications for frontline services. She had stated that the Council must counter misinformation spread by the far right and advocate for a positive, inclusive alternative that recognised shared needs across communities. She had concluded that this approach was essential to building a strong, integrated community in which everyone could belong and thrive.

41. TO RECEIVE THE REPORT OF THE CHIEF EXECUTIVE

The Chief Executive had no matters to report on.

42. TO RECEIVE THE REPORT OF THE MONITORING OFFICER AND HEAD OF LEGAL SERVICES

The Monitoring Officer had no matters to report on.

43. TO MAKE APPOINTMENTS TO OUTSIDE BODIES

This item was deferred.

44. TO RECEIVE REPORTS FROM THE FOLLOWING BODIES

The Mayor outlined that there were four reports from Committees to consider as part of this item. These were reports from the Audit Committee, Licensing Committee, Overview and Scrutiny Committee and the Standards Committee.

The Mayor, called on the Chair of the Audit Committee to move his report and recommendations

Cllr Dogan MOVED the Treasury Management Q1 Report 2025/26 in accordance with the Chartered Institute of Public Finance and Accountancy's Treasury Management in the Public Services: Code of Practice (the CIPFA Code) which required the Council to approve treasury management reports on a semi-annual and annual basis.

RESOLVED

1. To note the treasury management activity undertaken during the financial year to 30th June 2025 and the performance achieved which was attached as Appendix 1 to the Audit Committee report.
2. To note that all treasury activities were undertaken in line with the approved Treasury Management Strategy.

The Mayor called on The Chair of Licensing to move her report and recommendations.

Cllr Abela MOVED that the revised Statement of Licensing Policy 2026– 2031 be agreed. The meeting noted that the Council in its role as a Licensing Authority under the Licensing Act 2003 (LA03) had a duty to determine, publish and keep under review its Statement of Licensing Policy, which had a five-year shelf life but can be replaced at any time during that five-year period.

RESOLVED

To adopt the draft revised Statement of Licensing Policy 2026– 2031, noting and taking into account the EQiA at Appendix 3 of the attached report.

The Mayor invited Cllr White , Chair of the Overview and Scrutiny Committee to move his report.

Cllr White MOVED his report which outlined two changes proposed to the Scrutiny Protocol. The first change was to paragraph 9.2 which clarified that a Committee Member from the largest opposition group was responsible for chairing the Budget

Scrutiny process. The second change was to add a new section (Section 10) to set out the formal role of Overview & Scrutiny in the scrutiny of local health services as specified in national legislation and guidance.

RESOLVED

To note the updated Overview and Scrutiny Protocol in line with the practice for noting Committee protocols.

The Mayor invited Cllr Ali , Chair of Standards Committee to introduce his report

Cllr Ali, MOVED his report which contained changes to the Council Constitution including Financial regulations, Contract Standing orders and the Planning Protocol.

RESOLVED

1. To approve the proposed changes to the Planning Protocol in Annex 1, Appendix 2.
2. To approve the proposed changes to the Financial Regulations in Annex 2, Appendix 1.
3. To approve the proposed changes to Part Four of the Constitution, Section J Contract Standing Orders in Annex 3, Appendix 3.
4. To approve the following key amendments outlined in Annex 3, Appendix 3:
 - Directors may approve extensions and variations of contracts with an aggregated value of less than £500,000.
 - Letters of Intent would be restricted to 50% of the contract value, where the contract value is £100,000 or less.
 - Directors would record decisions to novate contracts and notify the Chief Procurement Officer of such decisions.

45. TO CONSIDER REQUESTS TO RECEIVE DEPUTATIONS AND/OR PETITIONS AND, IF APPROVED, TO RECEIVE THEM

The Mayor invited a deputation from Charlotte Grey of the Community Spaces Campaign on Haringey, which supported local community food banks in need of premises. Charlotte Grey was joined by Rose Dakuo, Jenny Lindvao, and Carmel Cadden. This was the group's second deputation to a full Council meeting. They had attended a meeting in the previous year, requesting Council support to secure empty Council properties for community food projects.

The deputation reported that the situation had worsened since their last meeting. Two of the four food projects, they represented, had lost their premises in the last year and were operating without premises. By this year, three projects were without premises, and the fourth had halved its activities due to rising costs.

The deputation outlined that on 5 August 2025, two projects, Blossom Three Food View and Home Grow, were invited by the Council to view the Down Lane Park Community Hub. They had confirmed their willingness to proceed with a joint short-term lease, with a verbal agreement that the Council would expedite arrangements.

The members of the deputation subsequently expressed concern that the Council had decided to put the lease out to tender, and they queried the expected duration of the tender process and reopening of the hub for community use.

Councillor Collett asked about the group's communication with the Council. The deputation explained that contact over the past year had been minimal. Following last year's deputation, they held an online meeting with the Cabinet Member for Communities in January and subsequently met with the Council liaison officer and the manager of Haringey Community Collaborative. After four meetings in which all premises suggestions were dismissed, they had sought a cabinet-level meeting at the end of April but received no response.

Cllr Wallace queried how the lack of a premises had affected the group's ability to operate. The deputation highlighted the impact on food distribution. Previously, they had been able to feed 1,300–1,400 households; operating outside without refrigeration reduced this to approximately 350 households, significantly affecting local families.

The deputation responded to a question from Cllr Mark Blake on the security arrangements at the empty Down Lane Park Community Hub. The deputation noted that there were 24-hour surveillance by two guards paid the London Living Wage and double for bank holidays and they questioned the cost of this rather than providing the premises to the food bank.

The Mayor asked the cabinet Member to respond to the issues raised in the deputation.

In response, the Cabinet Member for Placemaking and Local Economy, Councillor Gordon, thanked the deputation and acknowledged the work of food banks across the borough. She reassured members that all community centres remained open and none were being closed down, despite the deputation indicating this. She explained that the Down Lane Park Community Hub had been temporarily closed due to the previous tenant withdrawing from an agreement, this facilitated an incursion into the premises, which then led to the premises being occupied during the course of the summer. This had meant that there was a delay to the process and there were health and safety reasons for not allowing access to the building. The Council was now opening an expression of interest to all community groups to secure a new tenant for this building. This was an open and transparent process. There was also a community building policy developed which was robust and so that there was a fair and equal opportunities for access to those tenancies.

Councillor Gordon noted that administration had invested millions in the borough's parks and confirmed that the Down Lane Park Community Hub would receive a £2.5 million investment, becoming a state-of-the-art facility with garden, hiring, and community spaces.

Councillor Gordon expressed that the Council were trying to have a balanced approach towards all of the community centres and again reiterated that no centres were being closed. Sometimes there would be difficulties and these would continue to be managed in a fair and open way.

The Mayor thanked the deputation for their representations.

46. TO ANSWER QUESTIONS, IF ANY, IN ACCORDANCE WITH COUNCIL RULES OF PROCEDURE NOS. 9 & 10

The Council continued to RECEIVE the response to written questions.

Oral questions one to nine were then asked and responded to.

47. TO CONSIDER THE FOLLOWING MOTIONS IN ACCORDANCE WITH COUNCIL RULES OF PROCEDURE NO. 13

Cllr Barnes introduced the Liberal Democrat motion, Better Rented Homes for Haringey, stating that it was based on legal evidence and residents lived experience in the private rented sector. The motion highlighted concerns about rogue landlords operating substandard Houses in Multiple Occupation (HMOs), including cases where vulnerable residents were placed in such properties by the Council. It questioned the effectiveness of the Council's management of compulsory HMO licensing, particularly in light of the introduction of additional selective licensing schemes.

She outlined the wider housing context, including rising homelessness, increasing use of temporary accommodation, and disruption in the private rented sector following changes to renters' rights.

The motion set out a series of measures, including ending the practice of treating HMOs as licensed on application, requiring full inspections before licences were granted, and introducing proactive inspections of all HMOs and selectively licensed properties. It also proposed stronger planning enforcement, a more robust "fit and proper person" test for landlords, and a commitment that the Council would not place households in unlicensed or illegal properties. In addition, the motion called for increased transparency through regular publication of enforcement data and reporting to the Housing Improvement Board.

Cllr Barnes also acknowledged the proposed Labour amendment and urged members to

support the motion unamended, arguing that it set out the minimum standards necessary to protect residents and ensure consistent enforcement across the borough.

The Mayor called on Cllr Cawley Harrison to second the motion.

Members were advised that the motion had been brought to ensure Haringey upheld the highest possible housing standards, particularly in relation to licensed and unlicensed properties in the private sector. Recent national press coverage had highlighted shortcomings in HMO licensing within the borough, and the motion was intended to introduce tangible actions to improve Council processes and standards.

It was stated that the Council should only guide residents towards accommodation that had been properly checked and deemed safe, legal, and compliant, and should not recommend properties without planning permission, landlords subject to enforcement action, or properties that had not met full compliance requirements.

The importance of setting clear and high expectations for landlords operating in the borough was emphasised, particularly to protect vulnerable residents seeking accommodation through the Council. It was noted that discussions had already taken place with the Chief Executive and Corporate Director, and that the proposed actions were intended to deliver necessary improvements rather than serve political purposes.

Concerns were raised about an amendment suggesting existing arrangements were adequate, with members asserting that further action and transparency were required. The motion was presented as a means of ensuring residents in the private rented sector were assured their homes were licensed, legal, and safe, and it was confirmed that efforts to improve policies and procedures would continue regardless of the outcome.

The Mayor had received an amendment to the motion, he invited Cllr Williams to move the amendment.

Cllr Williams explained that the motion had been amended for two key reasons. Firstly, to correct some factual inaccuracies and secondly due to some of the proposed actions already being place or lacking practical merit. It was clarified that the Council did not consider HMOs to be licensed upon application submission, as this would breach the Housing Act, and that licensing required applications to be properly assessed. Members explained that safety compliance was verified through certified documentation, such as gas safety certificates, rather than solely through physical inspections by Council officers.

It was further stated that Haringey's approach was consistent with other London boroughs operating large-scale licensing schemes, where inspections were carried out during the licence period rather than prior to granting licences. It was argued that inspecting all properties at the outset would be impractical and could worsen housing pressures.

Cllr Bartlett seconded the amendment. She noted that Haringey was one of the largest Council house builders in the UK, having delivered 800 Council homes in the past five years and remaining on track to meet its target of 3,000 homes by 2031. It was reported

that rough sleeping and the use of nightly paid accommodation had reduced by 33% since 2022, alongside significant action to move residents out of temporary accommodation.

Cllr Bartlett informed the meeting of enforcement activity undertaken, including 4,468 HMO compliance inspections, 4,262 selective licensing inspections, 286 enforcement notices, and 113 civil penalty notices. The Council's licensing scheme had resulted in fines of up to £20,000 for non-compliant landlords. It was stated that the Council had improved conditions for private renters, working alongside national reforms introduced through the Renters Rights Act, which had been passed in the previous month.

The Act was described as a generational shift in the balance of power from landlords to tenants, including the abolition of Section 21 evictions and measures to prevent rental bidding practices. It was noted that the legislation also provided local authorities with additional enforcement powers.

Concerns were raised regarding opposition proposals to fund additional enforcement through rent repayment orders. It was highlighted that such orders were difficult to obtain and enforce, particularly given the backlog of approximately 100,000 cases at the First-tier Tribunal. Questions were raised about the practicality of relying on these measures and why the Council should undertake work that should be the responsibility of landlords. It was emphasised that landlords must take full responsibility for managing and maintaining their properties, and that renting out property required a clear commitment to maintaining standards and safeguarding tenants' welfare.

There was a debate in accordance with CSO 15.1.

Cllr Isilar-Gosling expressed concern that the amendment significantly removed the clear and actionable commitments contained in the original motion, including mandatory inspections, enforcement against illegal HMOs, strengthened fit and proper person tests, and transparent performance reporting. It was stated that these measures had been replaced with general commentary rather than measurable actions.

It was argued that the amendment removed the requirement for proactive inspections prior to licensing, relied on comparisons with other boroughs rather than aspiring to best practice, and reframed concerns about unlicensed HMOs as administrative issues rather than safeguarding matters.

She also raised concern that the amendment deleted requirements to report key performance indicators to the Housing Improvement Board, reducing transparency and accountability. It was concluded that the amendment weakened the operational substance of the original motion and failed to provide the level of action required to protect residents.

Cllr O'Donovan moved to support the amendment. Cllr O'Donovan reaffirmed his support for the rental sector in Haringey and endorsed the amendment, stating that it clarified the original motion and provided detailed information on residents' housing conditions, the legal framework, achievements to date, and plans for the future. He highlighted recent

successes, including the development of 271 new Council homes with high energy efficiency, and emphasised the Council's ongoing work with residents, renters, and landlords to ensure properties were safe, well-managed, and affordable.

The introduction of the Government's Rental Rights Act and licensing of Houses in Multiple Occupation (HMOs) was noted as a significant step in improving private rental standards, tackling issues such as mould and damp. Members referenced the impact of poor housing on residents' well-being, education, and safety, and stressed the positive effects that high-quality housing could have on individuals, families, and communities.

In accordance with CSO 15.13, (c) Councillor Barnes responded to the debate and amendment. She expressed support for building additional Council homes but noted that the 3,000 planned units would not significantly reduce Haringey's housing waiting list of 14,000, which continued to grow. It was stated that HMOs and private landlords were necessary but needed to be properly licensed, and concerns were raised regarding the effectiveness of the current "fit and proper person" test for landlords.

Cllr Barnes highlighted cases where landlords with enforcement histories continued to hold multiple HMO licences and where properties remained unlawfully used despite court action. It was noted that current monitoring and enforcement systems had weaknesses, including investigations into whether residents had been placed in unlicensed properties.

Comparisons were made with other London boroughs, contending that Haringey was not following best practice in inspecting properties prior to licensing. Concerns were also raised about the lack of public reporting on key performance metrics, and the deletion of interim management orders from the amendment was criticised, as these were seen as an effective legal tool to address rogue landlords.

Cllr Barnes concluded that the amendment removed concrete actions, reduced accountability, and failed to address the issues identified in the original motion, and urged support for the original motion instead.

Following a vote on the amendment to the Motion, the amendment was AGREED.

Following a vote on the Motion as amended, this was AGREED.

Better rented homes for Haringey

Proposer: Cllr Williams
Secunder: Cllr Bartlett

Council notes that:

1. Mandatory HMO licensing is boroughwide and has been in place since it became operational in 2006.

2. Haringey has an Additional HMO Licensing Scheme under section 56 of the Housing Act which applies to all buildings that are HMOs as defined by sections 254 of the Act other than HMOs that are subject to mandatory licensing under section 55(2) (a) of the Act subject to any statutory exemption or exception with licenses granted for up to five years.
3. In addition to these two schemes, we also successfully applied to government for the additional Selective Licensing Scheme, which applies to all privately rented homes let to a single person, 2 people, or a single household (e.g. a family) in thirteen wards across the borough (Bounds Green, Bruce Castle, Harringay, Hermitage and Gardens, Noel Park, Northumberland Park, Seven Sisters, South Tottenham, St Ann's, Tottenham Central, Tottenham Hale, West Green, White Hart Lane, Woodside).
4. Almost every local Council in London with a large-scale scheme does not inspect HMOs for safety before granting licences to landlords, including Southwark, Brent, Waltham Forest. This is because it is advantageous to undertake a written assessment of the landlord at the outset as to their suitability as a landlord, which can then be legally enforced upon during the tenure of the property. Checks before an HMO is approved would radically reduce capacity to deliver housing placement and address the crisis in housing demand. Just like Brent, Haringey does in fact inspect properties at the outset where concerns are flagged in the initial written assessment.
5. The Renters' Rights Act 2025, introduced by the current Labour Government, enshrines vital rights and protections for tenants and represents a generational rebalance of power in the relationship between landlord and tenant. While landlords have a critical role to play in improving the housing crisis, the fundamental rights and welfare of tenants should and will remain sacrosanct. While an effect is noted, this yet-to-be activated law has not had a significant impact on housing supply.
6. The Renters' Rights Act 2025 gives Councils new powers and responsibilities to enforce higher standards through Awaab's Law and Decent Homes Standards. Awaab's law is expected to be activated in late 2026, while the Decent Homes Standards will not be operational for several years.
7. Awaab's Law represents a huge victory for housing campaigners in response to escalating damp and mould issues, placing new requirements on landlords to tackle damp and mould, when the legislation is activated.
8. The Council currently makes use of the Private Rental Sector, including HMOs, to provide Temporary Accommodation to Haringey Residents, and to direct Haringey Residents to private assured shorthold tenancy agreements through the Council's Private Sector Renting team, including by making Private Rented Sector Offers.
9. The Council considers that a landlord has fulfilled his duty under sec 87 Housing Act 2004 when an application is considered. The Act states 'An application for a licence must be made to the local housing authority'. The Council does not consider HMO's as licensed as soon as a licence application is submitted. Under sec 87 Housing Act 2004 a landlord has fulfilled their duty in terms of HMO licensing by virtue of submitting a full licence application to the Council. Once submitted the local authority must consider a licence application under various criteria before determining if a licence should be refused or granted.

10. An application once submitted goes through a series of legal checks. If further information, documentation, or site inspections are required before a draft licence can be granted then this is undertaken.
11. If the Council is aware of unlicensed premises, then the formal process to investigate these properties is commenced.
12. During COVID restrictions, the number of CPN's issued by Haringey was impacted by unavoidable recruitment issues and illness, as was the case with many other London boroughs. However, to date, Haringey has delivered –
 - 4468 HMO compliance inspections undertaken.
 - 4262 Selective compliance inspections undertaken
 - 286 Enforcement Notices Issued
 - 5 Prosecutions with legal
 - 113 Civil Penalty Notices issued.
13. The Council recently reviewed its Civil penalty Notice policy and as a result the threshold for fines has increased. CPN money is ring-fenced for use by the directorate for further enforcement work.
14. Interim Management Orders are notoriously time and resource intensive and costly, requiring the Council to take possession, collect rents, deal with arrears, and make repairs to the property. They are therefore not a viable option for local authorities – who simply do not have the resources to manage every private-rented property in their area.
15. The housing crisis has created a binding challenge for local authorities: reduce severe housing demand, while building Council homes and helping to improve the quality of private-rented sector homes, all under extreme financial pressure following 14 years of austerity.
16. Under this Council, we are the second highest builders of Council homes in London: 800 new Council homes; 1,000 by Christmas 2025; and on track to build 3,000 by 2031.
17. Under this Council we are also taking major action to help residents out of temporary accommodation:
 - Home-buying initiative for temporary accommodation (with hundreds bought already).
 - Incentives for private landlords to rent to families currently in temporary accommodation.
 - Ended the outsourcing of housing repairs – investing in faster void turnarounds.
18. Under this Council, we have reduced rough sleeping by 33% since 2022, despite a 20% increase nationally. This has been delivered through collaboration and partnership working, embedding a strong foundation of trauma-informed, evidence-led practice, co-produced with people with lived experience.

Council believes that:

1. This Council has made huge progress since 2022, under enormous financial pressure, to relieve housing demand and reduce homelessness and the use of temporary accommodation.
2. With the delivery of the Renters' Rights Act, the Labour Government has shifted the balance of power to tenants. This will go on to reduce the endemic of poor quality private-rented housing across the UK, although it will take time to realise.
3. Decent housing is a fundamental human right, and everyone should have a home which is safe and well-maintained.
4. The Council has a crucial role to play, both as a landlord responsible for its own housing stock, and as the enforcement body for the private rented sector in ensuring the highest safety standards of housing across the borough.
5. The Council also has a duty to ensure that any property that Haringey either directly places residents in, or signposts tenants towards, whether it is Temporary Accommodation, Private Sector Lease Accommodation (PSLs) or Private Rental Sector Accommodation is compliant with the relevant legislation and Code of Guidance to make it safe, fit for purpose, and properly licensed, before the Council makes that placement or recommendation. Enforcement powers are only effective if landlords and tenants believe they will be used.
6. If an owner is found to be not fit and proper, and continues to own and rent a licensable property, then they must nominate an alternative agent or person. This person or agents must be fit and proper to manage the property in their place. This is determined by legislation and is out of the Council's control.

Council therefore resolves to:

1. Work with the government to understand how the Council can support with the rollout of the Renters' Rights Act to ensure bad private landlords are held accountable within Haringey.
2. Continue to hold the highest standards for the "fit and proper person" test, including our checks to ensure landlords successfully prosecuted by Haringey Council are flagged when applying the test, ensuring that convicted rogue landlords cannot operate in our borough.
3. Continue reviewing all properties that hold an HMO license or Selective License within Haringey to ensure they have the requisite planning permission, and where they do not, to immediately proceed to planning enforcement, as is common practice.
4. Continue ensuring the Council does not place residents in, make private rented sector offers to, or signpost residents towards, properties which lack the required planning permission, have not had licenses granted, or have not had and passed safety inspections or compliance checks.
5. As per the Council's new Homelessness Strategy, we will ensure that every resident contacting the Council for housing assistance, and every resident in private rented accommodation, is given clear information about:
 - a. their new rights;
 - b. the new, higher standards for landlords;
 - c. how to spot an unlicensed property; and
 - d. how to report any problems to the Council.

6. As well as this, through 2026 and 2027 we will conduct planned and sustained renters' rights campaigns, including through communications targeted at groups of renters, especially those who are traditionally hard to reach.
7. Train officers across the Council to provide information, advice, and signposting to private renters about their new rights under the Renters Rights Act
8. As per the revision of our CPN policy and recent recruitment, continue to ramp up the use of fines, which remain ring-fenced for further enforcement work.
9. Continue following the legal guidance under the Housing Act 2004 and the Council's enforcement policy with regards to the issuing of enforcement notices and the most appropriate and best course of action as part of that decision making process.
10. Continue to report progress on the above and all measures related to enforcement and HMO measures through the Council's CDP Performance and working closely with the Housing, Planning and Development Scrutiny Panel.

Motion F - Ending Rough sleeping in Haringey

Cllr Williams proposed Motion F, ending rough sleeping in Haringey, delivering a fairer borough for all. She reported that under the current administration, rough sleeping in Haringey had been reduced by 33% since 2022. She attributed this to the work of the rough sleeping team, partnerships with statutory services, community organisations, and the administration. It was noted that the aim remained to end rough sleeping entirely.

Cllr Williams highlighted support from the London Mayor and the government, including funding and legislative backing. Locally, a trauma-informed, evidence-led rough sleeping strategy had been implemented, co-produced with people with lived experience. Key measures included securing £4 million in government funding to build or purchase new homes, providing 24/7 wrap-around support services, implementing a rapid access accommodation model, and repurposing Osborne Grove to provide 37 units of accommodation. A female-only crash pad had also been opened, with 20% of beds allocated to individuals with no recourse to public funds.

Members noted that many rough sleepers had previously been in private rented accommodation or asylum support, underlining the impact of housing insecurity and immigration policy. Haringey had been named the second largest Council house builder in the UK, with 800 homes already built, approaching 1,000, and 2,000 completions or starts on site, supporting residents in temporary accommodation and reducing housing demand.

Cllr Ali seconded the motion. He emphasised that behind the reported figures were real individuals who had benefited from the Council's work under the administration. Several case examples were highlighted including those involving partnership working.

Cllr Ali outlined that ending homelessness required sustained Council house building and questioned opposition parties' commitment to Council housebuilding. He spoke about

progress that could only be achieved through continued house building, with Members encouraged to support the continuation of the current housing programme to sustain progress in reducing homelessness in Haringey.

Cllr Cawley- Harrison, Leader of the Liberal Democrat Group, moved a point of order in regard to Cllr Ali's speech concerning claims by Cllr Ali of the opposition stopping the House Building programme. Following advice, the Mayor confirmed that this was not a point of order or point of correction as the Council Standing Order that had been broken could not be referred to by the member as required by CSO 15.14 . Following a request for clarification on this point, the Monitoring Officer advised the meeting that if there was an allegation that another member had lied in the chamber that a written complaint could be directed to her after the meeting.

Cllr Ali indicated speaking again and the Mayor advised that this segment of the item was completed.

The Mayor continued to advise the meeting that he had received an amendment to motion F. The Mayor invited Cllr Emery to move the amendment.

Cllr Emery spoke about people forced to sleep outside during subzero temperatures and the hardship they endured. He was pleased that a motion to address homelessness was being brought forward to Council and commended the service team for phasing out the use of hotels, acknowledging the high cost of such accommodation.

Cllr Emery then highlighted areas needing improvement, particularly the number of empty Council homes and the slow pace of house building, which contributed to high rents and homelessness. He stated that Haringey had built only eight new private-sector homes in the last six months and criticised reductions in affordable housing targets. Finally, he emphasised the importance of government support, stressing that people experiencing homelessness wanted immediate shelter rather than policy discussions. He urged the Council to do everything possible to help vulnerable residents and to work toward ending homelessness by 2030.

Cllr da Costa seconded the amendment. He explained that the goal was to strengthen the motion so it actually met residents' needs, rather than just describing what the Council already did. While the original proposal highlighted the moral urgency of rough sleeping and pressures causing homelessness, he had added three points that he felt were essential for credibility and continued to refer to these in the meeting.

In accordance with CSO 15.13 Cllr Williams responded referring to the amendments and additional letters indicated which she felt unnecessary. She emphasised that the Council already had a strong voice on homelessness, close relationships with government officials, and an award-winning team that focused on prevention, more than other London boroughs.

She stressed that people experiencing rough sleeping wanted support and that wrap around services were essential. Cllr Williams highlighted the Council's efforts during severe weather, noting that the Severe Weather Emergency Protocol (SWEP) was often

exceeded, allowing the Council to reach the most difficult-to-reach rough sleepers and provide the support needed to address the causes of their homelessness.

Cllr Williams acknowledged shared goals of ending rough sleeping and reducing families in temporary accommodation, noting a 44% reduction in one hotel over the past month. She also outlined plans to build new lodges in the borough, stressing the importance of ensuring families especially children received stability and did not face long commutes, while recognising the political challenges of introducing housing projects in local wards.

Following a vote on the amendment, this was NOT AGREED

Following a vote on the Original Motion, this was AGREED.

Labour Group Motion F Ending Rough Sleeping in Haringey – Delivering a fairer borough for all

Proposer: Cllr Sarah Williams

Seconder: Cllr Ibrahim Ali

This Council notes:

- Homelessness and rough sleeping are some of the most challenging and complex social issues, spanning housing, mental health, domestic abuse, and immigration and asylum.
- The number of people rough sleeping hit a historic low in 2010. However, since then numbers have spiralled. An estimated 4,667 people slept rough on any given night in autumn 2024 – a 164% increase on the 2010 estimate. (HoC Library).
- **The current government has introduced several measures aimed at tackling rough sleeping and homelessness -**
 - o Increased national funding to tackle homelessness by £233m.
 - o Passed the Renters' Rights Act - ending no-fault evictions, the most common cause of statutory homelessness in London.
 - o Abolishing the 200-year-old Vagrancy Act – an archaic law that criminalised rough sleeping and embedded myths and ignorance about homelessness.
 - o Provided Haringey Council with almost £600,000 to help residents experiencing homelessness.
- **Under this Council in Haringey, rough sleeping has decreased 33% because of the local measures we have taken:**
 - o Launched the Rough Sleeping Strategy 2023-2027, embedding a strong foundation of trauma-informed, evidence-led practice, co-produced with people with lived experience.
 - o Secured £4m in government funding to expand housing stock and deliver 24/7 wraparound support, including access to mental health and substance misuse services.
 - o Implemented a rapid-access accommodation model, enabling direct transitions from street homelessness into safe housing.

- Osborne Grove has been repurposed to provide 37 units of accommodation, significantly boosting local capacity.
- Opened a female-only crash pad to support women experiencing hidden homelessness, offering short-term emergency accommodation with minimal entry requirements, ensuring quick access to safety.
- 20% of all beds are allocated to individuals with No Recourse to Public Funds (NRPF), addressing a critical gap in statutory support and ensuring that vulnerable individuals are not excluded from emergency housing.
- Alongside this, the newly launched Homelessness Strategy sets out an ambition to phase out the use of commercial hotels for temporary accommodation as well as enhancing our front door services for families by creating a new prevention hub.
- The 33% decrease in Haringey sits against a 20% increase nationally, positioning Haringey as one of the few areas demonstrating measurable progress.
- **Under this Council, we are building Council homes:** 800 new Council homes (the 2nd highest in London in that time); 1,000 by Christmas 2025; and on track to build 3,000 by 2031. Council homes at Council rents for families in need to stay locally.
- **Under this Council we are taking major action to help residents out of temporary accommodation:**
 - Home-buying initiative for temporary accommodation (with hundreds bought already).
 - Bringing in pension fund investment to fund more home-buying for temporary accommodation.
 - Incentives for private landlords to rent to families currently in temporary accommodation.
 - Ended the outsourcing of housing repairs – investing in faster void turnarounds.

This Council believes:

- The current government shares our mission to end rough sleeping.
- In the UK in 2025 no one should be without a home. We believe that every Haringey resident should have a safe, decent and comfortable home.
- It is imperative we prevent residents from becoming homeless and provide the best possible support for those in crisis as well as good quality temporary accommodation.
- Commercial hotels are not suitable for families in need. We aim to end our use of them, but the challenges imposed by the housing crisis mean this is not a quick process.

This Council resolves to:

- Set ambitious targets and milestones for our mission to end rough sleeping in Haringey.
- Continue to explore means that contribute to this strategic objective, including providing holistic wrap around support for the breadth of challenges faced by people experiencing homelessness.

- Celebrate the work of this Council and all officers and local and national partners involved in delivering the 33% decrease in rough sleeping since 2022.
- Write to the Secretary of State for Housing, Communities and Local Government to:
 - o Showcase the policies and strategy that have contributed to Haringey's measurable progress.
 - o Invite the Secretary of State or relevant minister to visit the borough to showcase some of these policies in action and further discuss how our local success might translate to the national picture.
- Recognise that our task is not complete until rough sleeping has been eradicated in Haringey.

CHAIR:

Signed by Chair

Date