

**Housing & Regeneration Scrutiny Panel  
Outcomes from Scrutiny Cafe 2016**

No.	Suggestion	Y/N/P	Comments from Cafe
<b>Priority 1 - Affordable Housing</b>			
85	How can the council address the imbalance between the provision of affordable and social housing provision and other housing developments? What can be done to maximise affordable housing provision?	Yes	<ul style="list-style-type: none"> <li>• The Scrutiny Panel has assessed the Council role in homebuilding and recommendations have been approved by Cabinet. Update due in 16/17.</li> <li>• The panel is completing work on viability assessments - compliance with local affordable housing targets. Report Summer 2016</li> <li>• The impact of the Mayor's housing policy housing delivery –the new Mayor will retain affordable housing as a 50% strategic long term goal.</li> </ul>
86	How can the Council ensure that there is sufficient access to social housing now and for future generations? In particular relation to affordability, access and quality.		<ul style="list-style-type: none"> <li>• There is a declining proportion of housing stock in the borough; therefore the focus will naturally fall on allocations policy.</li> <li>• The requirement for the delivery of Starter Homes will assume priority in planning terms, which may restrict the provision of other affordable housing products.</li> <li>• The Housing Strategy will be agreed in December 2016 – which will have a number of sub strategies including a housing supply plan and homelessness strategy.</li> <li>• The Council is establishing a development vehicle to bring additional capacity or expertise to support a step change in local housing supply. Procurement will see partner announced in January 2017.</li> </ul> <p><b><u>There is scope for more in depth scrutiny involvement:</u></b>  <b>(i) That scrutiny could focus on the development vehicle, in particular the governance arrangements that will support this new body (e.g. membership, relationship between board and Council and associated priorities of the Council). This work could also assess arrangements for local and public the accountability and future scrutiny of this body (Autumn 2017)</b></p>

No.	Suggestion	Y/N/P	Comments from Cafe
			<p><b><u>There is scope for short update reports in respect of:</u></b>  <b>(ii) It would be beneficial if the future housing supply strategy could be presented to HRSP on route to finalisation.</b>  <b>(iii) An update on the previous scrutiny report on Council role in supply of housing is due at HRSP within 2016/17.</b></p>
<b>Priority 2 – Private Rented Sector</b>			
91	What can be done to improve accessibility and affordability of housing within the Private Rented Sector? In particular, scrutiny could look at how local families are hit by penalties and costs associated with short term lets (e.g. inventories, deposits).	Yes	<ul style="list-style-type: none"> <li>• Do we have enough local data on the experiences of tenants in the PRS?</li> <li>• How is the Councils letting agency 51 degrees faring? Is there anything that can be done to further support this initiative? It was possibly too early to look at this.</li> <li>• How will the new licensing regime help improve quality in the PRS in Haringey?</li> <li>• There are new regulations which will restrict the ability of the council to apply a borough wide licensing scheme.</li> <li>• The Council is developing a new enforcement response team with more joined up local actions from officers which will encompass housing standards.</li> <li>• There is a real issue with illegal conversions with homes being converted in to single contained rooms with limited facilities.</li> </ul> <p><b><u>There is scope for short update reports in respect of:</u></b>  <b>(i) Through a further update on the work of the council to introduce selective licensing and HMOs.</b></p>
93	What is being done to address the problem of illegal or non-registered multi occupancy residences (HMOs)? There are many problems associated with such residences, including rubbish build up etc.		
97	Scrutiny should look at the private rented sector in Haringey, in particular relation to overcrowding in multiple occupied tenancies and the substandard level of housing conditions. What action is being taken to stop conversion of family homes in to multiple occupied properties?		

No.	Suggestion	Y/N/P	Comments from Cafe
106	How is the Council supporting the implementation of selective licensing?*		
<b>Priority 3 – Temporary Accommodation</b>			
109	To review the emerging homelessness strategy?		<ul style="list-style-type: none"> <li>• The cafe discussed a number of issues relating to temporary accommodation, particularly in relation to: <ul style="list-style-type: none"> <li>○ The demographics of those in TA; and</li> <li>○ The broader socio-economic outcomes of those assigned this form of accommodation.</li> </ul> </li> <li>• This is an ongoing and rising cost for the Council - what actions have been taken to redress this?</li> <li>• When is the new TA strategy due and when could scrutiny contribute?</li> </ul> <p><b>There is scope for more in depth scrutiny involvement to assess: (1) The nature and level of support provided to people presenting as homeless and in crisis (Stage 1).</b></p> <p><b>There is scope for more in depth scrutiny involvement to assess: (2) The nature and level of support provided to people that are required to be housed out of borough, in particular comparative models of how this is approached in other boroughs.</b></p> <p><b>Head of Housing Demand is attending first meeting of the panel on 27<sup>th</sup> June – to provide an overview in respect of above. This could provide an opportunity to scope any particular involvement in this issue.</b></p>

<b>Priority 4 - Regeneration of Tottenham and Wood Green</b>			
94	How can the Council ensure that regeneration takes place evenly across the borough and ensure that areas are not left behind (e.g. Woodside Ward especially Gospatrick Rd, White Hart Lane end).		<ul style="list-style-type: none"> <li>• The Tottenham Regeneration Programme is a corporate priority and is therefore included annually scrutiny an annualised monitoring session undertaken through scrutiny.</li> <li>• Are there areas not affected by development and potential regeneration?</li> <li>• How does the Local Plan ensure that all communities benefit from regeneration taking place across the borough?</li> </ul> <p><b>There is possible scope for more in-depth scrutiny involvement to assess how the Wood Green Regeneration Programme can learn from the Tottenham Regeneration Programme? In particular, such work could focus on communication process and how local residents are engaged and involved.</b></p>
<b>Priority 5 (a)– Planning - provisions for local infrastructure and local amenities / Confidence in local planning system</b>			
89	What can be done to improve access to green spaces in the borough, particularly in areas of intensive new development (i.e. Tottenham)?		<ul style="list-style-type: none"> <li>• The panel have just concluded work on the CIL – community element which is due to be developed later this year.</li> <li>• How often is the Regulation 123 list, which sets out priorities for community infrastructure, updated? Can scrutiny have a role in that updating process?</li> </ul>
100	Where development takes place, there needs to be a holistic assessment of what impact that this will have on need for local infrastructure, parking and other amenities and make sure this is reflected in development plans.		<ul style="list-style-type: none"> <li>• Where development takes place, how are S106 agreements agreed?</li> <li>• How is the balance between employment space and housing development accounted for strategically across the borough?</li> <li>• Given the current land values for housing, it is unlikely that developers will come forward for development solely focused on employment. In this context, the focus will be to encourage and support mixed</li> </ul>

101	How can we ensure that enterprise is encouraged and supported throughout the borough, in particular that there is appropriate space for employment opportunities?		<p>developments through local planning framework. The service currently engages with developers to help bring forward mixed use schemes.</p> <ul style="list-style-type: none"> <li>The council has many competing priorities for development gain (e.g. housing, environment, employment, green-space) and the LPA seeks to maximise this within individual negotiations.</li> </ul> <p><b>Scrutiny may be beneficially involved in the following areas: Further areas for investigation may include:</b></p> <ul style="list-style-type: none"> <li><b>How are corporate priorities reflected in individual planning decisions?</b></li> <li><b>How can the council support greater mixed use development?</b></li> <li><b>Further scoping with head of development management.</b></li> </ul>
107	How does the council balance the need for employment and housing within local development plans?		
<b>Priority 5 (b) – Planning - Confidence in local planning system</b>			
98	How can trust and confidence in the local planning process by local residents be improved?		<ul style="list-style-type: none"> <li>The Statement of Community involvement was updated this year, which included the findings of a previous scrutiny review.</li> <li>Planning Service has recently restructured – is there sufficient capacity in the system to meet current and future demand?</li> <li>The panel has noted issues with recruitment and retention in the Planning Service in the past year (as across all Borough) – does the impact of agency or temporary staff impact on service delivery?</li> <li>What support is available to community in commenting on planning applications?</li> <li>How is the new digital platform my Haringey performing?</li> <li>How do other Local Authorities undertake engagement?</li> <li>Do we provide sufficient information on the issues which members of the public may comment on planning applications i.e. those of material concern?</li> </ul> <p><b>Given the monitoring nature of the above, it is suggested that this</b></p>
103	The committee should look at the way in which planning officers interpret and fulfil their role, in particular the extent to which they identify with the interests of planning applicants vs the extent to which they feel they are representing and protecting the interests of local residents and the community at large.		
95	Scrutiny should assess whether there are a sufficient number of		

	<p>Planning Case Officers with appropriate support (such training, development opportunities) to help redress the perceived imbalance between developers and the concerns of the local residents. Similarly, such a review should encompass the impartiality of the planning process whereby local residents have confidence that the council take sufficient account of the needs and wants into consideration in determining planning applications.</p>		<p><b>could be factored into the work programme through Cabinet Q &amp; A.</b></p>
<p><b>Priority 6 - Planning Enforcement</b></p>			
99	<p>How can we protect Conservation Areas from gradual incremental development (such as expansion of small and medium sized houses by extensions, conversions and basements)?</p>		<ul style="list-style-type: none"> <li>• Is this a problem in Haringey's Conservation Areas?</li> <li>• What protections are there for Conservation Areas?</li> <li>• Does the extension of Permitted development rights apply to Conservation Areas?</li> </ul> <p><b>It was felt that there was potential for scrutiny involvement in respect of how the anticipated new enforcement model will operate?</b></p>
<p><b>Priority 7 – Tenancy Strategy (Housing Associations)</b></p>			
88	<p>What support is provided by Homes for Haringey for vulnerable tenants, particularly in relation carers and tenancy succession? Scrutiny could look at the role of the Decisions Panel in adjudicating</p>		<ul style="list-style-type: none"> <li>• What support is provided for vulnerable tenants?</li> <li>• How are carers recognised in tenancy succession right?</li> <li>• How does the Decisions panel operate – can this be improved?</li> <li>• What impact will the H &amp; P Act have on local tenancy conditions (e.g. introduction of 5 years tenancies)?</li> </ul>

	such cases.		
108	To review the emerging tenancy strategy.		<ul style="list-style-type: none"> <li>• When is the new strategy due and when could scrutiny contribute?</li> <li>• It was felt that this should be assessed on a more holistic basis, and extend to other RHPs in the area.</li> </ul> <p><b>Possible scrutiny involvement:</b> To look at tenancy arrangements and standards across the RHP sector in Haringey. What work has been undertaken to date to improve standards and how can RHPs be supported to work together more effectively.</p>
<b>Priority 8 – High Streets</b>			
87	How is the Council helping to maintain and develop the vitality and diversity of local high streets? There is concern that high rents are pushing independent retailers out of the high street and letting in too many chains and charity shops.		<ul style="list-style-type: none"> <li>• Concerns were registered about the gradual decline of the main (Wood Green) and local shopping centres.</li> <li>• There was some discussion as to how can local transport - cycling and walking – could encourage local shopping centre use – and how does parking deter use?</li> <li>• Of particular concern was that high streets were becoming less family friendly (betting shops, less play groups);</li> <li>• Cllr Sahota has completed a review of High Street – and it would be useful to relate this to any work planned by scrutiny.</li> <li>• Localisation of business rates – will this increase the scope for local action – e.g. reward for loyal local businesses?</li> </ul> <p><b>Suggested areas for scrutiny involvement:</b> To consult Cllr Sahota as to work already completed to develop local high streets and to identify possible areas in which scrutiny could be involved.</p>
<b>Unassigned – Older Peoples Housing</b>			
104	Older peoples housing – how are older people that wish to downsize		<ul style="list-style-type: none"> <li>• What data do we have to suggest this is a local issue?</li> </ul>

	being supported? Are there sufficient local options available to older people?		<ul style="list-style-type: none"> <li>• Does this affect disproportionately affect different wards?</li> <li>• Are we working effectively with partners to support older people?</li> <li>• Age UK has closed, what impact will this have on housing support for older people living locally?</li> </ul>
105	What are the outcomes from the Supported Housing Review?		<p><b>Possible areas for scrutiny involvement:</b>  <b>The Consultation on the Supported Housing review will take place in the autumn of 2016 and it is suggested that scrutiny could contribute to that review (via the October meeting)?</b>  <b>To determine if there are any opportunities for joint scrutiny with adults and health panel?</b></p>
<b>Unassigned – HfH Leaseholders</b>			
90	Scrutiny should assess the nature and level of services provided by Homes for Haringey to local leaseholders and tenants. Such a review should focus on how the new service level agreement between the Council and Homes for Haringey will deliver improved services and improved value for money.		<ul style="list-style-type: none"> <li>• How does the decline in government grants for councils for improvement affect leaseholders?</li> <li>• How does the new contract for HfH affect leaseholders?</li> <li>• Is there a code of practice for leaseholders? Is there a representative body?</li> <li>• It was noted that there are two ways in which leaseholder charges are apportioned: fixed or variable approaches. This could be reviewed through scrutiny process.</li> <li>• There was a perception that the re-letting of leaseholder properties was a problem area which may need further investigation?</li> </ul>
92	The Council should assess leaseholder arrangements within Homes for Haringey. In particular, assessing that there are effective and efficient procurement arrangements to get the best value from improvement works.		<p><b>Suggested areas for scrutiny involvement:</b>  <b>Whilst individual leaseholder concerns may best be addressed through the member enquiry process. There may be scope for scrutiny involvement in respect of:</b>  <b>a) the model in which leaseholder charges are calculated;</b>  <b>b) gathering further evidence on leasehold properties that have been onward let.</b></p>



<b>Unassigned – Flood Assessment</b>			
102	How effective is the local Strategic Flood Assessment Plan?		<ul style="list-style-type: none"><li>• What role and responsibilities have as strategic flood authority?</li><li>• How effective are local plans?</li></ul> <p><b>This sits within the Local Plan.</b></p>
<b>Unassigned – Carbon reduction</b>			
-			<ul style="list-style-type: none"><li>• Energy assessments in private sector may impact on supply of affordable homes</li><li>• An update on councils 40:20 commitment.</li></ul>

