

**MINUTES OF THE MEETING OF THE HOUSING AND REGENERATION SCRUTINY
PANEL HELD ON MONDAY, 6TH FEBRUARY, 2017, 6.35 - 10.10 pm**

PRESENT:

Councillors: Emine Ibrahim (Chair), John Bevan, Martin Newton and Zena Brabazon

ALSO PRESENT:

Councillor: Joe Goldberg, Cabinet Member for Economic Development, Social Inclusion and Sustainability

13. FILMING AT MEETINGS

The Chair referred Members present to agenda Item 1 as shown on the agenda in respect of filming at this meeting, and Members noted the information contained therein.

14. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Cllr Gail Engert, Cllr Tim Gallagher and Cllr Stuart McNamara.

15. URGENT BUSINESS

None.

16. DECLARATIONS OF INTEREST

None.

17. DEPUTATIONS/PETITIONS/PRESENTATIONS/QUESTIONS

None.

18. MINUTES

As outlined in section 8.6 of the minutes from 14 December 2016, it was noted that the Managing Director of Homes for Haringey needed to provide an update to the Panel, on issues raised relating to Move 51° North.

AGREED: That the minutes of the meeting held on 14 December 2016 be approved as a correct record.

19. CABINET MEMBER Q&A

The Chair welcomed Councillor Goldberg, Cabinet Member for Economic Development, Social Inclusion and Sustainability, to the meeting.

In view of the Panel's terms of reference, Councillor Goldberg provided an update on his responsibilities relating to Wood Green Regeneration; Sustainability; and Carbon Reduction.

The following points were discussed:

- The work that was taking place to establish a District Energy Network (DEN) for the North Tottenham area to support regeneration, and to commence a procurement process to procure contractor/s to design, construct, operate and maintain the DEN infrastructure, as well as perform billing and metering of customers. It was agreed it was important to keep ward councillors informed of developments in this area.
- Issues in relation to the proposed Haringey Development Vehicle, including consideration of Council-owned sites in Wood Green (Civic Centre, Library, Station Road) identified as part of phase one.
- The Investment Framework for Wood Green (commissioned in October 2014) that aimed to return Wood Green to one of London's top metropolitan town centres. It was noted that alongside the Investment Framework an Area Action Plan would be prepared in parallel. The Panel was informed this would update the planning policy framework and give statutory weight to the spatial development option progressed for the Wood Green area. It was noted this would follow the same process as the Tottenham Area Action Plan.
- The Panel expressed a view that it was essential to address the issue of the travellers site, in order to achieve the maximum value from the current Civic Centre site. Officers advised that the Council was obliged to re-house any residents in the event that the travellers site were closed, and that the cost of this needed to be taken into consideration against the value that would be added to the Civic Centre site by doing so. It was confirmed that a crossdepartmental group was currently working on the issues around the travellers site at present, including a needs assessment; the outcome of a current legal challenge to the proposed change in the Government definition of travellers was awaited and the impact of this would then be considered.

The Panel was advised that as part of commitments to bring new activities, cultural events and entertainment to Wood Green, the Council had launched a dedicated project to bring vacant land, a car park and buildings in Station Road back to life with funding secured from the GLA to deliver: Creative workspaces; Food and drink events, Art exhibition spaces; and Better evening activities.

The Panel was informed that the first part of this project to be developed was the Green Rooms Art Hotel at 13-27 Station Road which opened in June 2016. In addition, the Council had been working to develop underused offices at 40 Cumberland Road into additional work spaces and studios for local businesses which would open during 2017.

In response to questions, Cllr Goldberg agreed to provide members of the Panel with further information concerning the types of rent and the support that was available to

the Green Rooms Art Hotel, and local businesses using accommodation at 40 Cumberland Road.

During the discussion it was noted there were no BIDs in Haringey. However, the Panel was informed that there was an expectation that Haringey would support and promote the development of BIDs in partnership with local businesses. It was noted that Haringey had commissioned a feasibility study for Wood Green in 2016 – the outcomes had been positive with over 100 businesses responding to surveys and with 67% of businesses interviewed saying a BID would be a good idea. The Panel was informed that in February 2017 Haringey would appoint a specialist consultant to support the development of a BID in Wood Green.

The Panel was advised that as part of the appointment, the BID consultant would deliver a number of projects to demonstrate to businesses how a BID may be able to improve the trading environment.

AGREED: That the update from the Cabinet Member for Economic Development, Social Inclusion and Sustainability be noted.

20. SELECTIVE LICENSING UPDATE

Eubert Malcolm, Head of Community Safety and Enforcement, and Steve Russell, Head of Private Sector Housing, provided an update on additional, mandatory and selective licensing.

The Panel was informed that:

- Mandatory licensing (outlined in Part 2 of the 2004 Housing Act) was initially intended to apply only to larger, higher risk, HMOs of 3 or more storeys occupied by 5 or more people, forming two or more households. It was noted that Haringey had licensed 429 HMOs.
- The Housing Act 2004 had also introduced discretionary licensing:
 - o Additional Licensing – to cover HMOs outside of Mandatory Licensing
 - o Selective Licensing – to cover all other private sector dwellings (with some exemptions).
- Haringey had introduced two additional licensing schemes:
 - o Harringay Ward, although it was noted this was no longer active
 - o The Tottenham Scheme. covering all, or in part: Northumberland Park, Bruce Grove, Tottenham Hale and Tottenham Green and Seven Sisters.
- 1174 properties had been licensed in total, with 750 relating to additional schemes.

Mr Malcolm explained that a consultation paper had been issued in November 2016, concerning an extension to mandatory licensing. The Panel was informed that, following responses, the Government had decided:

- Mandatory licensing should cover all relevant HMOs, regardless of the number of storeys.
- Mandatory licensing should be extended to include all flats in multiple occupation above and below business premises.
- A new minimum HMO room size would be proposed for properties that had been licensed under a mandatory HMO or additional licensing scheme.
- To introduce new mandatory licence conditions relating to the disposal of household waste and an automatic 50% licence fee discount for certain purpose built student accommodation blocks.

Despite 81% of respondents being in favour, the Panel was informed that the Government had disagreed that poorly converted blocks of flats should form part of mandatory licensing.

In terms of selective licensing, the Panel was advised that changes to legislation, in April 2015, had meant that local authorities were required to obtain confirmation from the Secretary of State for any selective licensing schemes covering more than 20% of the geographic area or affecting more than 20% of private rented properties.

Mr Malcolm explained that the evidence base for any selective licensing scheme would need to demonstrate:

- An area was experiencing a significant and persistent problem caused by anti-social behaviour.
- Low demand housing
- That some or all of the private sector landlords were failing to take appropriate action to combat the problem

In addition, and as set out in “*Selective licensing in the private rented sector – A guide for local authorities*” (DCLS March 2015), it was noted that since April 2015 conditions had been extended to include one or more of the following: Areas that have a high proportion of PSH; Poor property conditions; High levels of migration (including within a country); High levels of deprivation; High levels of crime.

It was noted that the evidence base for any scheme needed to be robust and in place before consultation. The following points were considered:

- The importance of local authorities identifying the objective(s) that a scheme would help to achieve and how.
- The importance of considering other courses of action available.
- The importance of any scheme being consistent with overall Housing Strategy.

- The need to ensure any scheme was part of a co-ordinated approach when dealing with homelessness, empty properties, ASB etc.
- The need to consider any potential negative economic impact.
- The need to show how partners were working in the designated area to combat ASB, deprivation etc.

Mr Malcolm concluded his presentation by providing an update on the Housing and Planning Act 2016 Consultation on Banning Orders. The following issues were discussed: Civil penalties; The extension of rent payment orders following additional convictions; The national rogue landlord database; Banning orders and management orders.

Moving forwards, it was noted the council would: Keep an eye on the extension of mandatory licensing; Revisit the impact of the Housing and Planning Act 2016; Continue to work on the additional licensing scheme in Tottenham; Determine a way forward in relation to selective licensing.

The Chair advised that this was Mr Russell's last meeting as he was leaving the Council's service. On behalf of the Panel the Chair placed on record her thanks to Mr Russell for all of his efforts in managing the Private Sector Housing Team.

AGREED:

- (a) That the verbal update on additional, mandatory and selective licensing be noted.
- (b) That an update on selective licensing be considered by the Housing and Regeneration Scrutiny Panel in October 2017.

21. SUPPORTED HOUSING REVIEW

Dan Hawthorn, Assistant Director for Regeneration, provided an overview of the activities and findings of the Supported Housing Review and the steps that would be required to take the project to its completion.

Gill Taylor, Project Manager (Supported Housing Review), provided further information via a presentation. The Panel was informed that supported housing was funded by two council departments, Housing and Social Care, and it was noted it was a preventative provision designed to reduce homelessness and social exclusion and address social care needs.

Ms Taylor explained:

- The Supported Housing Review had commenced in January 2016 as a joint project between Adults and Housing.
- The Review had been a project under Priority 5 of the Corporate Plan with clear links to Priorities 1 and 2.

- The purpose of the review was to consider supply and demand, and the efficacy of support models and built environments for a range of client groups and service types.
- Work in this area would complement and contribute to the Housing Strategy, Homelessness Delivery Plan and planned changes to aids and adaptations and day opportunities.
- Phase 2 of the project concluded with the finalisation of an in-depth needs and gaps analysis report.
- Phase 3 had seen a range of options generated with evidence gathering activities based around the identified gaps in provision.
- Phase 4 would see the project to its conclusion by approval of its final recommendations, some of which required Cabinet approval (in March 2017).

During the discussion it was recognised, following the general election in 2015, that major changes in national housing, planning and welfare policy had been introduced. It was explained that this context had been recognised and a framework developed that sought to find relevant solutions amidst a changing housing and welfare landscape that had a significant impact on key strategic priorities.

In terms of findings, Ms Taylor explained that the Supported Housing Review had undertaken an in depth needs and gaps analysis, including a range of quantitative research activities, including but not limited to: population analysis, voids and utilisation performance, financial modelling, cross-borough benchmarking and performance monitoring analysis. It was noted that the aim of this was to create a baseline of numerical data about vulnerable individuals and services to compare the availability, quality and success of services for different groups.

The Panel was informed that the review had prioritised engaging with a wide range of stakeholders. It was noted that the experiences, needs and insights of vulnerable residents and specialist staff had been central to the review's findings. Elected members had also been engaged in the review via regular meetings, including the Panel's Scrutiny in a Day session on older people and a dedicated Members working Group.

In response to questions, Ms Taylor highlighted that a number of universal issues and priorities had emerged from the review, including:

- Supported housing was highlighted as a cost effective resource that reduced and managed demand on a range of other acute and reactive housing and social care provision.
- Despite the preventative intention of housing related support, it was clear that most people who accessed supported housing did so after a period of crisis rather than to prevent one.

- Many of the supported housing delivery models that were in place had not changed for a long period of time and were no longer in line with best practice or the current or projected needs of vulnerable Haringey residents. This had resulted in an imbalance between the amount and type of housing support available and what was actually needed.
- Aspirations for vulnerable people in supported housing was felt to be low, with limited options for increasing independence and inclusion and high rates of eviction, abandonment and repeat stays in supported housing for some client groups.
- A lack of integration between housing support and social care services and strategies had led to inefficient use of resources both human and financial, with clear opportunities to find savings through improved practice.

As well as the universal findings, the Panel was informed that four client groups had emerged as priorities. It was noted that data intelligence and insights from service users and stakeholders had identified a need to modernise, rebalance and strengthen the Council's housing support offer to the following groups as a priority: Older People; Young People; Learning Disabilities; and Mental Health. Ms Taylor informed the Panel of the needs and gaps for each group, as outlined in section 4.18 of the report.

In response to questions, and in view of the issues outlined above, Ms Taylor explained that it was proposed that a Housing Support Transformation Framework would be developed. It was noted that this would act as a driver for change in housing support commissioned by all areas of the Council. The Panel was informed that the framework would provide a set of underpinning principles and delivery recommendations to address issues and opportunities identified by the Supported Housing Review.

The Panel was informed that the proposed principles, set out in section 4.19 of the report, would be based on the following: Cross-cutting prevention; Community Inclusion; Integrating Support and Care; and Commissioning for the Future.

It was noted that the final recommendations of the Supported Housing Review would be considered by Cabinet in March 2017. The Panel was informed that once agreed, the principles above would guide the design and delivery of a refreshed housing support offer, initially for the four priority groups but moving forward these would also underpin commissioning for other relevant client groups.

To ensure supported housing tenants were informed, involved and assured of the Council's commitment to meeting their needs, Ms Taylor concluded her presentation by informing the Panel that a Supported Housing Tenants Charter would be produced alongside the final recommendations.

Following the presentation, the Panel gave feedback that much of the change recommended for supported housing was obvious and overdue, with much of the discussion focussing on improving working practices in supporting older people. The Panel was also keen that sheltered housing tenants should be actively involved in shaping any changes to their service.

AGREED:

- (a) That the activities and findings of the Supported Housing Review be noted.
- (b) That the Panel's comments, highlighted in the minutes above, be included in the Housing Support Transformation report to Cabinet in March 2017.

22. TOTTENHAM AND WOOD GREEN REGENERATION PROGRAMMES

Helen Fisher, Programme Director, Tottenham Regeneration, introduced the report as set out, providing an update on: The Tottenham and Wood Green Regeneration Programmes; Lessons learned from the (more advanced) Tottenham programme that could be applied to the Wood Green programme; Area Action Plan development and consultation; Supplementary strategies; Consultation (statutory and non-statutory); Communications; Stakeholder engagement; Socio-economic regeneration (the People Priority); High Streets; and Programme management.

Ms Fisher advised that a Regeneration, Planning and Development restructure proposal had been consulted on with officers between December to January 2017. It was noted that the proposal was to bring all regeneration activity together under one Director. The Panel was informed that the proposal would result in resources such as communications and programme management being shared to enable a greater exchange of best practice

In response to questions, the Panel was informed that:

- The sale of Apex House to Grainger Plc was completed in late 2016 and construction work was due to start on site by Spring 2017.
- In November 2015 Cabinet had agreed to make a compulsory purchase order (CPO) to assist in assembling land needed to implement the Wards Corner development as part of the regeneration vision for Seven Sisters and Tottenham. The Panel was informed that the council had received formal notification from the National Planning and Casework Unit in December 2016 advising that the Secretary of State for Communities and Local Government had decided to hold a public local inquiry into the CPO. It was noted that the next stage for the council was to submit its Statement of Case to the Secretary of State and to each remaining objector.

In terms of communications, the information set out in section 6 of the report was noted. The Panel agreed it was important to reach all residents by ensuring effective use of accessible communications formats. It was noted that the following lessons had been learned:

- The importance of having a dedicated resource for communications which enabled regular, timely and targeted communications.
- Clarification of core communication messages supported by a communications strategy and plan.

- The importance of regular, transparent updates making use of a robust website and face to face communications; and
- Enhancing the use of social media and embracing this as an evolving and vital communication channel.

During discussion a number of issues were considered, including:

- Ongoing maintenance issues concerning West Green Road's Pocket Park and the Morrison Yard site on the High Road, Tottenham.
- An update on the N17 Design Studio partnership between Haringey Council, John McAslan and Partners, and the College of Haringey, Enfield and North East London, as outlined in section 9.6 of the report.
- Various issues concerning the funding and investment package for Tottenham, as outlined in section 2 of the report.
- The fact that the Council had held an annual Tottenham conference in July, and had published an annual update to the Tottenham Delivery Plan.
- Issues concerning the Leader of the Council's decision (November 2016) to grant a 99 year lease to Tottenham Hotspur Football Club for their outside broadcast facilities.
- The role of the Tottenham Landowners and Major Businesses Group.
- The work of the of the Wood Green Business Forum, formed in July 2015, including the development of a "Love Wood Green, Shop Wood Green" brand for Wood Green events.

AGREED: That the update on the Tottenham and Wood Green Regeneration Programmes be noted.

23. SUPPORT TO DISTRICT HIGH STREETS

Vicky Clark, Head of Economic Development and Growth, and Suzanne Johnson, Head of Area Regeneration (Tottenham Green, Bruce Gove and Seven Sisters), provided an update on work that had been carried out by the regeneration and economic development teams to support local (District) High Streets. It was noted that work to support high streets comprised of two key components:

- On-going business engagement work to encourage and support high street traders groups
- Physical/enhancement works.

In terms of business engagement and support, the Panel was informed that the High Streets and small business sector were important for meeting Haringey's corporate

growth priorities and for contributing to the well-being of the borough in the form of employment and community cohesion. Ms Clark explained that, as there was not a borough-wide Chamber of Commerce, it was imperative that the Council undertook engagement and outreach work to sustain and encourage growth.

Ms Clark advised that the council worked directly with the existing High Street business fora of the Wood Green Business Forum, Green Lane Traders Association and Tottenham Traders Partnership. It was noted that many of the traders groups formed when faced with a specific issue such as crime or car parking and would fade away when the matter had been resolved. For example, in 2016, the Council provided co-ordinated support to the traders of Wightman Road who had been affected by road works.

In response to further questions, Ms Clark advised that traders in Hornsey High Road were looking to form a business group whereas those in Muswell Hill and Myddleton Road were established and focused on organising their own local events without much involvement from the Council.

During the discussion a number of issues were considered, including:

- The impending diminution of the Rate Support Grant
- The Council's Business Rates Relief Policy.
- The support provided by the Council in relation to Small Business Saturday – a national campaign that takes place on the first Saturday in December.
- The regular meetings held between the Council's Chief Executive and the Haringey Business Alliance – an umbrella group representing the business fora and traders groups across the borough.

It was acknowledged that winning the trust and cooperation of High Streets and small businesses through business engagement and outreach work was a slow and laborious process. However, it was noted that recent engagement / interceding activities had resulted in increased footfall in the High Streets, thereby improving the financial and employment sustainability of the businesses and further investments from the businesses in the local area.

Ms Clark concluded by informing the Panel that business groups were also provided with proactive support from the Council to undertake specific streetscape improvement works.

The Panel considered the tables on pages 41-43 of the agenda. This information summarised schemes that were being implemented and those enhancements that had been completed over the last decade. It was also noted that Myddleton Road had been voted the London winner in the Great British High Street of the Year Awards (2016).

AGREED: That the work being undertaken to support local (District) High Streets across the borough be noted.

24. LONG MEETING

Before consideration of the Work Programme Update, the Panel considered whether to adjourn the meeting at 10.00pm or continue to enable further consideration of the case in hand.

The Panel **AGREED** to suspend standing orders (Part 4, Section B, Committee Procedure Rules 18) to continue the meeting beyond 10.00pm.

25. WORK PROGRAMME UPDATE

Christian Scade, Principal Scrutiny Officer, provided an update on the proposed work programme for the remainder of the 2016/17 municipal year.

During discussion, the Panel was informed that the terms of reference for scrutiny (stage 2) of the Haringey Development Vehicle would be confirmed by the Overview and Scrutiny Committee before the end of March. With this in mind, the Panel agreed evidence gathering should be completed before Easter and that the terms of reference, for this task and finish project, should include the following:

- To establish and provide recommendations on the feasibility of the proposed joint venture model of council tenants being re-housed on rent matching that of an equivalent council property and on the same terms, either on the estate or elsewhere in the borough, according to their choice;
- To establish and provide evidence and recommendations on whether the HDV can deliver a tenancy and evictions policy which protects vulnerable tenants in the same way as council tenancies do;
- To establish and provide recommendations on whether overcrowded tenants can be offered a replacement property of a size that meets their needs;
- To further establish and provide recommendations on whether the financial arrangements of the proposed HDV adequately protect the Council's interest;
- To consider the impact of the HDV on the Council's Commercial Portfolio, including the impact on current businesses and those who work in them;
- To consider the impact of the HDV on Metropolitan Open Land;
- To consider the equalities impact of the HDV;
- To further establish the risks of the venture and make recommendations on whether these risks can be adequately mitigated.

AGREED: That, subject to the additions and comments above concerning scrutiny of the Haringey Development Vehicle, the areas of inquiry outlined in Appendix A of the Work Programme Update be approved and recommended for endorsement by the Overview and Scrutiny Committee.

26. NEW ITEMS OF URGENT BUSINESS

None.

27. DATES OF FUTURE MEETINGS

The Chair referred Members present to item 14 as shown on the agenda in respect of future meeting dates, and Members noted the information contained therein'.

CHAIR: Councillor Emine Ibrahim

Signed by Chair

Date