

Written questions for Full Council 24th July 2017:

1. Cllr Clive Carter to Cabinet Member for Housing, Regeneration and Planning:

Recently a lift on the Hillcrest Estate was broken for a week, please list the lifts in HfH blocks which have broken down in each of the last 2 financial years and how many days they were broken for?

On the spreadsheet below please find for each lift the

1. Number of breakdowns it has had and
2. Total number of days each lift was unavailable for [this is a calculation of all the time segments the lift was out of action to give a yearly total]

Lift Location	Number of Breakdowns					Time to repair (days)			
	15/16	16/17	17/18 Q1	Grand Total		15/16	16/17	17/18 Q1	Grand Total
Acacia House	13	4	0	17		2.43	0.08	0.00	2.52
Alfred Findlay House	1	1	0	2		0.03	0.04	0.00	0.07
Avenue Road	4	1	0	5		0.15	0.02	0.00	0.17
Basil Spence House	5	2	0	7		0.15	0.07	0.00	0.21
Bedale House	3	4	0	7		0.06	0.12	0.00	0.17
Birkbeck Road	1	0	0	1		0.01	0.00	0.00	0.01
Blenheim Rise	16	21	4	41		0.36	0.54	0.08	0.98
Bounds Green Court	3	0	2	5		0.07	0.00	0.12	0.19
Bournes House	6	4	5	15		0.12	0.13	0.12	0.38
Bracknell Close	12	0	1	13		0.21	0.00	0.02	0.24
Braemar Avenue	3	6	0	9		0.03	0.17	0.00	0.21
Brookside House	1	7	0	8		0.03	0.22	0.00	0.25
Campbell Court	12	3	2	17		0.34	0.08	0.05	0.47
Carlton Lodge	2	4	0	6		0.05	0.13	0.00	0.19
Cedar House	4	2	0	6		0.08	0.06	0.00	0.14
Charles House	13	14	5	32		0.32	0.44	0.16	0.92
Chettle Court	3	9	1	13		0.05	0.16	0.04	0.24
Clements House	3	0	1	4		0.07	0.00	0.00	0.07
Coombes House	0	2	1	3		0.00	0.07	0.04	0.11
Cordell House	0	7	1	8		0.00	38.03	0.03	38.06
Cranley Dene Court	2	2	1	5		0.07	0.16	0.03	0.26
Croydon	11	9	0	20		0.31	0.25	0.00	0.56
Daphne House	6	2	0	8		0.14	0.06	0.00	0.20
Debden	14	13	0	27		0.35	0.55	0.00	0.90
Dowding House	6	3	2	11		0.20	0.05	0.05	0.29
Eckington House	9	2	1	12		0.18	0.06	0.04	0.28
Edgecot Grove	19	9	3	31		0.35	0.27	0.06	0.68
Elizabeth Blackwell House	15	4	2	21		0.35	0.09	0.07	0.51
Ermine House	16	11	2	29		0.36	0.31	0.07	0.74
Finsbury House	9	0	1	10		0.13	0.00	0.03	0.16
Garton House	12	1	0	13		0.24	0.03	0.00	0.28
George Lansbury House	18	4	1	23		0.36	0.12	0.03	0.50
Hawkinge	18	3	0	21		0.44	0.10	0.00	0.54
Haynes Close	10	8	0	18		0.24	0.18	0.00	0.42
Hilldene Court	3	2	0	5		0.09	0.05	0.00	0.14
Hornchurch	12	7	1	20		0.22	0.17	0.02	0.41
John Clifford House	0	2	1	3		0.00	0.05	0.03	0.08

Full Council Questions

24.07.17

Lift Location	Number of Breakdowns					Time to repair (days)			
	15/16	16/17	17/18 Q1	Grand Total		15/16	16/17	17/18 Q1	Grand Total
John Keats House	12	5	1	18		0.16	0.15	0.03	0.35
John Masefield House	7	2	0	9		0.32	0.04	0.00	0.36
Joyce Butler House	4	10	2	16		0.10	0.32	0.08	0.50
Kenley	9	14	6	29		0.22	0.40	0.10	0.72
Kenneth Robbins House	34	13	2	49		0.69	0.42	0.06	1.17
Latimer Road	1	1	0	2		0.00	0.04	0.00	0.04
Lowry House	7	3	1	11		0.20	0.09	0.04	0.33
Lympne	13	8	1	22		0.21	0.27	0.02	0.51
Manston	12	3	3	18		0.25	0.10	0.08	0.43
Markfield House	5	6	0	11		0.12	0.22	0.00	0.33
Martlesham	8	14	2	24		0.11	0.37	0.08	0.56
Mildura Court	5	2	0	7		0.14	0.04	0.00	0.18
Millicent Fawcett Court	18	16	1	35		0.39	0.49	0.03	0.91
Moselle House	12	20	7	39		0.19	0.57	0.20	0.96
Mountbatten House	2	5	0	7		0.05	0.13	0.00	0.18
Newbury House	5	5	1	11		0.15	0.13	0.02	0.31
Northolt	24	7	9	40		0.43	0.23	0.27	0.94
Northumberland Grove	6	12	1	19		0.12	0.35	0.01	0.47
Oatfield House	14	9	2	25		0.30	0.30	0.06	0.66
Parkland Road	6	8	1	15		0.12	0.24	0.03	0.39
Reed Road	2	6	6	14		0.04	0.22	0.16	0.42
Remington Road	4	4	1	9		0.05	0.09	0.03	0.17
Rochford	12	2	0	14		0.37	0.04	0.00	0.42
Rothbury Walk	1	9	0	10		0.01	0.23	0.00	0.24
Russell Road	2	2	0	4		0.05	0.07	0.00	0.12
Sophia House	2	1	0	3		0.04	0.04	0.00	0.08
Spanswick Lodge	1	3	0	4		0.04	0.10	0.00	0.13
Stapleford	9	2	3	14		0.25	0.07	0.05	0.37
Stellar House	61	15	6	82		3.29	0.42	0.12	3.83
Stonebridge Road	3	0	0	3		0.07	0.00	0.00	0.07
Tangmere	24	7	2	33		0.45	0.98	0.06	1.49
The Lindales	2	5	0	7		0.03	0.13	0.00	0.16
The Priory	19	8	5	32		0.51	1.01	0.15	1.67
The Sandlings	20	5	3	28		0.50	0.15	0.09	0.75
The Weymarks	29	6	0	35		0.47	0.20	0.00	0.68
Thomas Hardy House	13	8	3	24		0.33	0.23	0.09	0.65
Tiverton Road	8	7	3	18		0.49	0.23	0.08	0.80
Trulock Court	7	3	2	12		0.19	0.11	0.05	0.35
Twyford House	12	7	1	20		0.20	0.15	0.00	0.35
Wat Tyler House	15	7	1	23		0.39	0.19	0.04	0.61
Wavell House	1	0	0	1		0.01	0.00	0.00	0.01
Waverley Road	0	2	0	2		0.00	0.07	0.00	0.07
William Atkinson House	0	2	1	3		0.00	0.05	0.00	0.05
William Rainbird House	2	2	0	4		0.02	0.03	0.00	0.05
Woodmead	2	3	0	5		0.07	0.00	0.00	0.07
Unknown location - Jobs booked with wrong UPRN	4	2	1	7		0.04	0.03	0.04	0.11
Grand Total	744	454	116	1314		20.80	52.58	3.16	76.53

The information is split into financial year:

1. 2015/16
2. 2016/17
3. First quarter of 2017/18

2. Cllr Martin Newton to Cabinet Member for Adult Social Care and Culture: *When is a decision due to be made regarding the future of Muswell Hill Library and will you abide by the result of the consultation?*

The Council undertook a Consultation between May and August 2016. The findings of that consultation were reported to Cabinet in November 2016 where the Cabinet asked for an Options Review to be undertaken for both the existing library and the proposed new location at 54/56 Muswell Hill (site of the old Green Man Pub).

The Options Review has now concluded and the Council is planning to publish the findings by the end of July. The findings will be accompanied with proposed next steps.

3. Cllr Pippa Connor to the Leader: *How many public buildings in the local area, such as hospitals, schools and council offices have the kind of flammable cladding used in Grenfell Tower?*

The process for testing cladding suspected to be of the kind used in Grenfell Tower (ACM cladding) is ongoing, and generally only applies to buildings considered 'high-rise'. The information below reflects what is known at this time, but the situation and national guidance is fluid and subject to change. The Council and partners will continue to work to ensure we fully understand the fire risks and that appropriate measures are in place.

- There are no council offices where ACM is believed to have been used.
- All NHS buildings have been asked to test the cladding on their buildings. We have been advised by North Middlesex University Hospital that "cladding on the main building which includes the main outpatient, day surgery, link corridors and office facilities failed the fire resistance test." The Trust advise that they are working to ensure that appropriate actions are in place to address the issue, and have conducted fire risk assessments and are working closely with the London Fire Brigade.
- In the case of school buildings, DFE have required testing for blocks over four stories, or residential blocks. Brook House school does not have any cladding, but occupies the lower two stories of Beechcroft House, which has ACM cladding on the levels above the school. Officers are working closely with Beechcroft Homes Limited to ensure that the ACM cladding is removed.
- There are also four additional housing blocks (Rivers Apartments and Ambrose House on Cannon Road, Albemarle Court and Coppermill Heights in Hale Village) where some ACM cladding has been identified and will be removed by Newlon Housing Trust.
- No Homes for Haringey blocks have this cladding system, and the 12 blocks that have cladding all comply with relevant building regulations and use non-flammable insulation in their cladding.

Full Council Questions

24.07.17

- 4. Cllr Dave Beacham to Cabinet Member for Environment:** *How many breaches of Haringey's buildings regulations have there been in each of the last 2 financial years and in each case what was the breach and what enforcement action was taken?*

Building Control surveyors carry out daily inspections of building work. They encounter breaches of the Regulations in the majority of these inspections and issue verbal directions to get the defects rectified.

There are too many to quantify but regular defects include incorrect damp proofing details, insufficient foundation depths, lack of insulation and ventilation.

Follow up inspections are carried out to ensure these defects are remedied.

In addition, Building Control has been to court to enforce the Building Regulation four times, these related to:

1. a dangerous structure notice enforcement,
2. for works involving the conversion of a warehouse to 3 residential units,
3. for a conversion of a property to a HMO, in association with Environmental Health, and
4. failure to notify for a demolition of a building.

- 5. Cllr Viv Ross to the Leader:** *Has the council reviewed its emergency response plans for major disasters and terrorist attacks in light of recent incidents?*

The Council has reviewed its readiness to deal with major incidents in the light of the Grenfell fire and recent terrorist incidents. Our immediate actions have been focused on ensuring we have sufficient numbers of staff able to undertake key emergency response roles, and to put in place the required training programme.

The Council will actively seek lessons from these incidents in more detail as the review processes take place. There is a well-established process led by the London Resilience Group which ensures lessons are identified and shared with relevant partners across London. Council officers who have supported the responses to recent incidents have also been asked to share their learning points. This will feed into our ongoing process for updating and maintaining our emergency plans and procedures.

- 6. Cllr Gail Engert to Cabinet Member for Communities:** *The Mayor of London has warned that half of London's police station front counters could close, please list all the police counters in the borough?*

The following publically accessible front offices operate in police buildings in Haringey:

1. Tottenham Police Station: 24hrs
2. Hornsey Police Station: 10am-6pm Tuesday-Saturday
3. Fishmongers Arms: 11am-7pm Sunday-Thursday

- 7. Cllr Liz Morris to Cabinet Member for Housing, Regeneration and Planning:** *How many affordable homes have been built in Haringey in each of the last 3 financial*

Full Council Questions

24.07.17

years?

Financial Year	No. Affordable homes (net)
2014/15	365
2015/16	53
2016/17	211

The most significant reason for the low level of delivery in 2015/16 was the pressure from the Mayor to deliver the 2011-15 Affordable Housing Programme targets by 31 March 2015. This meant many homes that had been due to complete in 2015/16 were brought forward and completed in 2014/15 instead.

This is new properties only, it does not include acquisitions, conversions or new hostels.

8. **Cllr Bob Hare to Cabinet Member for Environment:** *How many landlords in the borough have not installed smoke/carbon monoxide alarms since 1 October 2015 and what action was taken by the council in each case? (such as PCN, enforcement notice, requirement for remedial action etc, as per The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 and amended Housing Act 2004)*

It is estimated through recent data analysis that Haringey may have up to 36,000 private rented properties within the borough. Unfortunately, the Council have not been in a position both in the past or presently to inspect all privately rented homes in the borough for compliance with legal standards. We therefore cannot ascertain how many had working smoke alarms and how many do not, following the introduction of the regulations in 2015. The Smoke and Carbon Monoxide Alarm Regulations 2015 ask for the minimum provision for fire safety for a privately rented homes.

Part 1 of Housing Act 2004 along with the Local Authority Fire Safety Guide for Housing is the legislation & guidance officers use to impose and enforce fire safety within a dwelling. This legislation requires fire safety to a higher standard than the Smoke Alarm Regulations. Officers in Haringey's Housing Improvement Team have been using this legislation to enforce fire safety since it was introduced in 2004. The Housing Act 2004 Part 1 is applicable to Licensable HMO accommodation, non-licensable HMO accommodation and single family private rented dwellings.

Premises subject to HMO Licensing are required to provide full fire safety measures as part of the licensing compliance. To date 1230 HMO premises have been licensed with the Council, certifying that these properties have far greater fire safety measure within them than just a battery operated smoke alarm. HMO inspections for non-licensable HMO premises and single family private rented dwellings are inspected reactively following complaints from tenants for a variety of issues. As part of these inspections, officers are checking for the presence of smoke alarms and confirming that they are fully functioning. Any premises found to be without working smoke alarms would be addressed with the managing agents or the owners, however the same statute as above applies for non-licensable and single family dwellings. In order to address a lack of fire safety and any other housing related failing, officers would use part 1 of Housing Act 2004 to address and enforce these issues.

Full Council Questions

24.07.17

The Council is currently working on a proposal to introduce selective licensing to parts of the borough which will tackle this issue on a proactive basis for non HMO properties. Selective Licensing will make it a mandatory requirement for owners of non HMO private rented dwelling within these designated areas to secure a licence with the Council and to meet all legal requirements, including fire safety, thus putting the same onus as on HMO landlords. To date we have had no cause to serve any warnings or take enforcement action against a landlord or managing agents for failing to act on non-working or missing smoke alarms under the Smoke and Carbon Monoxide Alarm Regulations 2015. No issuing of FPNs have therefore been required.