

## SCRUTINY RESPONSES -final

- (1) During the discussion, the process for approving a revised Estate Renewal Rehousing and Payments Policy was considered. It was noted that the policy would set out rehousing commitments for secure and assured tenants, and for leaseholders required to move due to regeneration. The Panel was informed that the policy would be considered by Cabinet in October 2017 and that it would take precedence over the HDV legal agreements i.e. the Right to Return was paramount over a single move.

*Schemes led by the Haringey Development Vehicle are fully covered by this policy. This question only arises because the draft revised Estate Renewal Rehousing and Payments Policy, placing priority on the right of return, was published towards the very end of the HDV business plan preparation process. The Right of Return is an absolute right for every tenant as set out in the ERRPP, and as agreed at Cabinet on 20 July 2017 wording in the Land Assembly Agreement is being reviewed to ensure there is no ambiguity on this point. You can view the revised ERRPP Cabinet report on the council's website here: <https://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=8290&Ver=4>*

- (2) Paul Burnham, from Haringey Defend Council Housing, asked a number of questions in relation to RSL tenants in the Northumberland Park regeneration area. Mr Burnham stated there was no mention of RSL tenants in the HDV legal documents and asked what the arrangements were for their rehousing. In order to provide clarity, Ms Garner agreed to provide the Panel with a written response on these issues.

*The Estate Renewal Rehousing and Payments Policy enables the Council to extend the commitments made to Council tenants to Housing Association tenants "where the Council has a strategic interest" in the scheme. This has been included in the policy specifically to capture schemes like Northumberland Park, where the Council is promoting the regeneration scheme. As above, this would not have been in the HDV business plans because the draft revised Estate Renewal Rehousing and Payments Policy was only published towards the very end of the HDV business plan preparation process. Arrangements for meeting any additional costs of rehousing residents that need to be rehoused under the policy will need to be part of the business plan for each regeneration scheme. With particular regard to any scheme at Northumberland Park, there are currently no firm plans at all and so it would be premature to assume that RSL tenants will be included until further work and engagement has been carried out.*

- (3) The Panel raised a number of issues concerning service charges and asked whether these would be affordable to returning social housing tenants or whether any increases would effectively render the promise to return as meaningless. In order to provide clarity, Ms Garner agreed to provide the Panel with a written response on these issues.

*Service charges will be levied on a non-profit basis and therefore will be directly related to the level of service provided. Enhanced management and design of the scheme will help to minimise service charges but with the enhancement in the level of service compared to that currently provided, there may be an increase. This level of service charges will be benchmarked to make sure that it is fair and affordable as well as considering other mechanisms to minimise costs, particularly for those living in affordable homes. Management of homes is an issue addressed through the Section 105 consultation and so further detail will be developed as residents provide feedback.*

- (4) An update on when and how minutes from the shadow board meetings will be published.

*The minutes from the Board meetings are currently in the process of being approved by Board members. The minutes will be published on the Council website.*

- (5) Further information in relation to the preparatory work that had been undertaken, in relation to branding, to ensure the HDV could go live in a timely fashion. Details and dates were requested in relation to the pitches and what had been paid for, when, and by who.

*As part of the HDV communications strategy (as identified on the published council risk register), some preparatory work has been undertaken to explore the purpose, values and brand of the new organisation and Lendlease have appointed a branding agency to take this work forward in the future. It is common practice when setting up a new organisation for this kind of preparatory work to be done. Pitches took place on 11 May, 18 May and 07 June 2017. Whilst the council has taken a public decision to establish the HDV, the new organisation – including any name or brand – will of course not be fully developed or launched prior to the HDV being formally established, and would be a decision for the board of the new organisation.*

- (6) Please provide further information concerning the transfer of land to Duke's Aldridge Academy, formerly Northumberland Park Community School

*When a school becomes an academy under the Academies Act 2010, local authorities are required to reach an arrangement with the school concerned to grant the academy a long leasehold interest in the land occupied by the school using a "model lease". This is in accordance with the guidance issued by the Secretary of State: "Academy conversion: land transfer advice". In instances where arrangements cannot be reached the Secretary of State can compel local authorities to transfer the land under schedule 1 of the Academy Act 2010. In the case of Northumberland Park Community School (which became part Duke's Aldridge Academy), the school became an Academy on 01 September 2017, and a long lease for a term of 125 years was granted for the school site on 01 September 2017.*

- (7) Once updated, the Panel asked to receive a copy of the revised Members' Agreement.

*This will be included in the delegated decision report to approve the agreement to establish the HDV, which will be published in the normal fashion.*