

Housing and Regeneration Scrutiny Panel - Work Planning 2018-20

Top 3 priorities from Scrutiny Survey:

1. Homelessness and Temporary Accommodation
2. Local Housing Strategy
3. Housing Supply and Investment

Issues Suggested in Scrutiny Survey or at Scrutiny Café

No.	Suggestion	Comments and Feedback from Survey and Cafe	Response
1.	Affordable housing	<ul style="list-style-type: none">• There is a serious shortage of social/affordable housing in the Borough.• Regeneration projects should be geared towards local housing need and not the sale of unaffordable new flats.• When a regeneration project goes ahead it often reduces the net number of social housing units.	<p>Issues around the percentage of affordable housing required in new developments and the definition of affordable housing has been raised through Cabinet Member Q&A and will continue to be monitored.</p> <p>Affordable housing will be considered an overarching issue throughout the panel's work programme activities.</p>
2.	Redevelopment	<ul style="list-style-type: none">• The application for new residential buildings of up to 38 storeys in the Tottenham Hale area is concerning.	A scrutiny review is currently ongoing on the subject of the redevelopment of the Wards

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		<ul style="list-style-type: none"> Excessive developments have an adverse impact on access to services, including school places. All redevelopment schemes that have caused widespread opposition in the past few years should be scrutinised (e.g. High Road West, Wards Corner, Wood Green). The Council should align itself better with the wishes of the local community instead of persisting with a corporate developer-led model. Prevent demolition of so many decent buildings in the east of the borough. Imaginative planning and interesting properties, which will stand the test of time, need to be built rather than high rise blocks which are a blot on the landscape. 	<p>Corner site. A report is expected to be published later this year.</p> <p>Scrutiny reviews are scheduled for 2019/20 on High Road West and on the Wood Green Area Action Plan (AAP).</p> <p>Full range of redevelopment projects to be brought to panel as a one-off agenda item.</p>
3.	Homelessness	<ul style="list-style-type: none"> People often experience a hostile reception when applying to the Council for help because of homelessness because of an assumption that people are cheating from the start. Homelessness applications could often take an unacceptably long time with the Council regularly asking for extensions. The quality of emergency accommodation in HMOs can be very poor. Homelessness has become normalised in some areas such as Finsbury Park. 	<p>One-off agenda item to be scheduled for a future panel meeting.</p>
4.	Consultation & Engagement	<ul style="list-style-type: none"> There were doubts about the consultation process in Haringey which was often felt to be a routine tick-box exercise rather than a genuine opportunity to change policy. 	

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		<ul style="list-style-type: none"> Residents need to have easier ways of finding out about upcoming planning decisions and the progress of existing applications. The online planning document search tool is difficult to navigate and often results in large numbers of documents for the same application. Easier to understand information could be distributed via the network of residents' associations. Noticeably more residents attend planning committee meetings for applications in the west of the borough compared to the east. Improved infrastructure for engagement is needed in the east. 	<p>General issues around consultations to be referred to Overview & Scrutiny Committee.</p> <p>Issues specific to housing/planning to be scheduled as a one-off agenda item for a future panel meeting.</p>
5.	Environmental impact	<ul style="list-style-type: none"> Developers often don't stick to their initial commitments on energy efficiency or make sufficient carbon offset payments. Monitoring and enforcement needs to be improved. Some other councils such as Islington have good legal advice on viability assessments to help ensure better outcomes from developers. The requirement for energy efficiency and on-site renewables in new developments should be increased. 	One-off agenda item to be scheduled for a future panel meeting.
6.	Wards Corner	<ul style="list-style-type: none"> The relationship between Haringey Council and Grainger/Quarterbridge in relation to the Wards Corner site, together with what alternative policy options could be available to the Council. The cost of losing important community buildings should be considered as well as the financial costs. 	A scrutiny review is currently ongoing on the subject of the redevelopment of the Wards Corner site. A report is expected to be published later this year.

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7.	Equalities	<ul style="list-style-type: none"> The problem of persistent noise nuisance can have an adverse effect on people's mental health and so therefore improvements to soundproofing should be considered as a reasonable adjustment. There should be an explicit policy to include requirements for special needs in housing plans. The Council should ensure sufficient supply of social housing equipped to meet disability and other special needs. Equality Impact Assessment should be taken more seriously with consideration given to whether people with protected characteristics are able to afford the housing proposed in new developments. Housing allocation policies should not discriminate against women and BAME communities. 	To be referred to Fairness Commission.
8.	Repairs/maintenance	<ul style="list-style-type: none"> Maintenance services on council estates in the Borough could often be poor, including the quality of repairs to leaks for example. Damp and condensation could be a severe problem in some properties and not enough was being done about this. 	<p>Homes for Haringey to be invited for one-off agenda item at a future panel meeting.</p> <p>Maintenance issues specific to the Love Lane estate have been raised with HfH, with some improvements reported.</p>
9.	Landlords	<ul style="list-style-type: none"> There is a lack of regulation in the private rented sector including quality requirements, non-use of deposit schemes and ineffective policing of illegal conversions to HMO. A landlord licensing scheme should be introduced. 	A licensing scheme has now been introduced in Haringey.

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			Progress report on the scheme to be brought to future panel meeting.
10.	Charges for leaseholders	<ul style="list-style-type: none"> Arrangements for charging leaseholders for major works can be poor. This can include long delays before charging followed by short amounts of time for payments to be made. This can create periods of uncertainty and cause difficulties for financial planning. 	To be raised through Cabinet Member Questions.
11.	Family sized homes	<ul style="list-style-type: none"> There needs to be a more strategic vision to ensure that there is sufficient family sized housing available with necessarily local services provided nearby. 	Letter to be sent to relevant Cabinet Member.
12.	Community centres	<ul style="list-style-type: none"> Community centres in the borough are struggling with insecurity about their tenure due to short-term leases and large rents. 	To be raised through Cabinet Member Questions.
13.	Highgate neighbourhood plan	<ul style="list-style-type: none"> Recent pre-application responses and planning approvals have failed to take the Highgate Neighbourhood Plan into consideration. 	Letter to be sent to relevant Cabinet Member.
14.	Rehousing outside of the Borough	<ul style="list-style-type: none"> When people are rehoused outside of the Borough then they carry their rights to Housing Benefit with them but they need to make a new application for Council Tax Benefit which can be problematic/time consuming to arrange. 	To be raised through Cabinet Member Questions.

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15.	New Tottenham Hotspur stadium	<ul style="list-style-type: none"> The effect of the new stadium on local businesses, community groups and High Road North residents should be scrutinised. 	<p>To be raised through Cabinet Member Questions.</p> <p>May be considered as part of scrutiny review on High Road West.</p>
16.	Grassroots regeneration and support for small business	<ul style="list-style-type: none"> Small businesses need to be supported. Rents in Wood Green High Road are sky high for example and this is stifling new enterprise. The relationship between the Regeneration department, planning enforcement and new businesses should be scrutinised. 	To be considered by Overview & Scrutiny Committee.