NOTICE OF MEETING

CABINET

Tuesday, 8th November, 2022, 6.30 pm - George Meehan House, 294 High Road, Wood Green, N22 8JZ (watch the live meeting here, watch the recording here)

Councillors: Peray Ahmet (Chair), Mike Hakata, Zena Brabazon, Dana Carlin, Seema Chandwani, Lucia das Neves, Julie Davies, Ruth Gordon, Adam Jogee and Sarah Williams.

Quorum: 4

1. FILMING AT MEETINGS

Please note that this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on.

By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual or may lead to the breach of a legal obligation by the Council.

2. APOLOGIES

To receive any apologies for absence.

3. URGENT BUSINESS

The Chair will consider the admission of any late items of Urgent Business. (Late items of Urgent Business will be considered under the agenda item where they appear. New items of Urgent Business will be dealt with under Item 19 below. New items of exempt business will be dealt with at Item 25 below).

4. DECLARATIONS OF INTEREST

A Member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

(i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
(ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A Member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct.

5. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS

On occasions part of the Cabinet meeting will be held in private and will not be open to the public if an item is being considered that is likely to lead to the disclosure of exempt or confidential information. In accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 (the "Regulations"), members of the public can make representations about why that part of the meeting should be open to the public.

This agenda contains exempt items as set out at Item 20: Exclusion of the Press and Public. No representations with regard to these have been received.

<u>This is the formal five clear day notice under the Regulations to confirm that this Cabinet meeting will be partly held in private for the reasons set out in this Agenda.</u>

6. MINUTES (PAGES 1 - 8)

To confirm and sign the minutes of the meeting held on 18 October 2022 as a correct record.

7. DEPUTATIONS/PETITIONS/QUESTIONS

To consider any requests received in accordance with Standing Orders.

8. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE

For Cabinet to note (if any).

9. CABINET RESPONSE TO SCRUTINY PANEL REVIEW ON ADULT SOCIAL CARE COMMISSIONING & CO-PRODUCTION (PAGES 9 - 70)

The Scrutiny Review on Adult Social Care Commissioning & Co-production to be introduced by the Chair of the Adults and Health Scrutiny Panel.

Cabinet to respond to the recommendations of the scrutiny review.

Report of the Director of Adults, Health, and Communities. To be presented by the Cabinet Member for Health, Social Care, and Wellbeing.

10. ADMISSION TO SCHOOLS - PROPOSED ADMISSION ARRANGEMENTS FOR 2024/25 (PAGES 71 - 244)

Report of the Director of Children's Services. To be introduced by the Cabinet Member for Children, Schools, and Families.

To agree the proposed arrangements for admission to community nursery classes, primary, junior and secondary schools and to St Aidan’s Voluntary Controlled School and for sixth form admission for the year 2024/25, including proposals to reduce the published admission number (PAN) for several primary schools can go out for consultation.

11. REVIEW OF THE RESIDENT CARERS' PERMIT (PAGES 245 - 266)

Report of the Director of Environment and Neighbourhoods. To be introduced by the Cabinet Member for Tackling Inequality and Resident Services.

The redesign of the Resident Carers' Permit to ensure that it meets the complex needs of those being cared for at home.

12. WOOD GREEN BUSINESS IMPROVEMENT DISTRICT RE-BALLOT (PAGES 267 - 390)

Report of the Director of Placemaking and Housing. To be introduced by the Cabinet Member for Economic Development, Jobs, and Community Cohesion.

To endorse the Future Wood Green Business Improvement District Re-Ballot Proposals; to instruct the Returning Officer to hold a BID Ballot; and to agree to delegate authority to the Director of Placemaking & Housing to vote on behalf of the Council.

13. HIGH ROAD WEST PHASE A - COMPULSORY PURCHASE ORDER (PAGES 391 - 616)

Report of the Director of Placemaking and Housing. To be introduced by the Cabinet Member for Council Housebuilding, Placemaking, and Development.

This report will seek Cabinet approvals to progress Phase A of the High Road West scheme, including seeking to use the Council's compulsory purchase powers to acquire all property interests in Phase A to secure vacant possession, and the appropriation of certain pieces of land belonging to the Council within the Phase A boundary for planning purposes.

14. CRANWOOD, 100 WOODSIDE AVENUE, N10 - AWARD OF CONSTRUCTION CONTRACT (PAGES 617 - 632)

Report of the Director of Placemaking and Housing. To be introduced by the Cabinet Member for Council Housebuilding, Placemaking, and Development.

This report seeks approval to appoint the recommended winning contractor to complete a new build development comprising thirty two council rented homes and nine private for sale flats and houses at Cranwood, 100 Woodside Avenue, N10 and to appropriate the land for planning purposes to facilitate the development process.

15. PROPOSED COMPULSORY PURCHASE OF FOUR EMPTY HOMES (PAGES 633 - 668)

Report of the Director of Environment and Neighbourhoods. To be introduced by the Cabinet Member for Housing Services, Private Renters, and Planning.

The report will recommend the use of Compulsory Purchase Orders to purchase four privately owned empty homes in the Borough, in line with the Council's revised Empty Homes Policy.

16. AWARD OF CONTRACT FOR REMEDIATION WORKS AT THE PADDOCK (PAGES 669 - 686)

Report of the Director of Environment and Neighbourhoods. To be introduced by the Cabinet Member for Communities and Civic Life.

This report seeks approval to award a contract for the remediation of the land at The Paddock in Tottenham Hale to treat the invasive plant species that are present on the site.

17. MINUTES OF OTHER BODIES (PAGES 687 - 696)

To note the minutes of the following:

Cabinet Member Signing
10 October 2022 (11.15am)
10 October 2022 (1.30pm)

Corporate Parenting minutes 13th of July.

18. SIGNIFICANT AND DELEGATED ACTIONS (PAGES 697 - 702)

To note the delegated decisions taken by Directors.

19. NEW ITEMS OF URGENT BUSINESS

20. EXCLUSION OF THE PRESS AND PUBLIC

Note from the Democratic Services and Scrutiny Manager

Items 21-25 allow for consideration of exempt information in relation to items 3, 13, 14, 15, and 16.

TO RESOLVE

That the press and public be excluded from the remainder of the meeting as items 21-25 contain exempt information as defined under paragraphs 1, 2, 3 and 5, Part 1, Schedule 12A of the Local Government Act 1972:

Information relating to any individual.

Information which is likely to reveal the identity of an individual.

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

21. EXEMPT - HIGH ROAD WEST PHASE A - COMPULSORY PURCHASE ORDER (PAGES 703 - 1444)

As per item 13.

22. EXEMPT - CRANWOOD, 100 WOODSIDE AVENUE, N10 - AWARD OF CONSTRUCTION CONTRACT (PAGES 1445 - 1480)

As per item 14.

23. EXEMPT - PROPOSED COMPULSORY PURCHASE OF FOUR EMPTY HOMES (PAGES 1481 - 1486)

As per item 15.

24. EXEMPT - AWARD OF CONTRACT FOR REMEDIATION WORKS AT THE PADDOCK (PAGES 1487 - 1488)

As per item 16.

25. NEW ITEMS OF EXEMPT URGENT BUSINESS

Ayshe Simsek, Democratic Services and Scrutiny Manager / Fiona Rae, Acting Committees Manager
Tel – 020 8489 2929 / 020 8489 3541
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Fiona Alderman
Head of Legal & Governance (Monitoring Officer)
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Monday, 31 October 2022

Agenda Item 6

MINUTES OF MEETING Cabinet HELD ON Tuesday, 18th October, 2022, 6.30 - 6.55 pm

PRESENT:

Councillors: Peray Ahmet (Chair), Mike Hakata, Zena Brabazon, Dana Carlin, Seema Chandwani, Lucia das Neves, Julie Davies, Ruth Gordon, Adam Jogee and Sarah Williams

ALSO ATTENDING ONLINE: Cllr Cawley- Harrison, Cllr Gunes

54. FILMING AT MEETINGS

The Chair referred to the notice of filming at meetings and attendees noted this information.

55. APOLOGIES

There were no apologies for absence.

56. URGENT BUSINESS

There were no items of urgent business.

57. DECLARATIONS OF INTEREST

There were no declarations of interest.

58. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS

There were no representations received on the exempt items.

59. MINUTES

RESOLVED

To confirm and sign the minutes of the meetings held on 13 September 2022 as a correct record.

60. DEPUTATIONS/PETITIONS/QUESTIONS

There were no deputations, petitions, or questions.

61. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE

The Chair advised that the scrutiny report on Child Poverty would be considered as part of item 9.

62. CABINET RESPONSE TO SCRUTINY PANEL REVIEW ON CHILD POVERTY

Cllr Gunes, Chair of the Children and Young People's Scrutiny Panel, introduced the Scrutiny Review on Child Poverty, and thanked fellow Panel members and Co-opted members and all of those who participated in the review. It was noted that child poverty was increasing, both nationally and within Haringey. It was explained that the scrutiny panel had considered how child poverty could be addressed strategically within the Borough Plan which was currently being updated. It was stated that there were 11 recommendations from the review and noted that Cabinet had accepted 10 recommendations and partially accepted one recommendation. In relation to the partially accepted recommendation, Cllr Gunes stated that the scrutiny panel had felt strongly that Free Schools Meals (FSMs) should be made universal but thanked Cabinet for accepting the recommendations.

Cllr Brabazon, Cabinet Member for Children, Schools, and Families, welcomed the report and noted that this was an increasingly important issue in the challenging economic situation. It was stated that the recommendations of the scrutiny panel were helpful and that Cabinet was recommended to accept all of the recommendations. The Cabinet Member was grateful that the Chair of the Children and Young People's Scrutiny Panel recognised the caveat on the recommendation about universal Free School Meals. It was highlighted that the Council would want to provide universal Free SMs but that, like most authorities, it was not financially possible. It was highlighted that the Council did have an extended Free School Meals programme in place which provided Free School Meals for an additional 500-600 children, including throughout school holidays. It was added that the Council supported the principle of universal Free School Meals and, alongside others, had lobbied national government on the issue.

RESOLVED

1. To note the review and recommendations of the Overview and Scrutiny Committee (OSC) attached at Appendix A.

2. To agree to the proposed response to each of the proposed recommendations, as set out in Appendix B.

3. To note the letter to the secretary of State for Education attached at Appendix C.

Reasons for decision

On the 17th March 2022 the Overview and Scrutiny Committee approved the report and its recommendations and agreed that it be submitted to Cabinet for response.

Alternative options considered

The Cabinet is committed to considering and responding to Scrutiny reviews. No alternative options were considered.

63. HARINGEY SCHOOL TRAVEL ASSISTANCE POLICY

The Cabinet Member for Children, Schools, and Families introduced the report which, following public consultation, sought Cabinet approval to implement the Haringey School Travel Assistance Policy for home to school transport for children and young people with SEND.

The Cabinet Member outlined that the suite of final draft policies set the framework and underpinned the Home to School travel for children and young people including those 16- 25 with special educational needs and disabilities (SEND). These had been developed over a significant period, following a review process which was initiated in 2019 but then delayed and suspended due to the pandemic. As soon as was possible, post-pandemic, an initial policy review was held with a group of key stakeholders, including special school representatives, a member of the Haringey Parent/Carer Forum and SEND officers.

The Cabinet Member reminded Cabinet that the review had led to a set of draft policies and policy changes that were brought to Cabinet on March 8, 2022, where it was agreed to proceed to a full public consultation. This ran from 9th May 2022- 31st July 2022. The proposed changes were now set out in para 4.3 of the report.

It was noted that the consultation was very extensive using as many avenues as possible to engage and communicate with partners, families and stakeholders.

In response to questions from Cllr Cawley-Harrison, the following information was provided:

- The policies put forward to Cabinet were lawful and in keeping with statutory duties. A point of clarification would be sought from legal services on the Dudley Legal case 2012 referred to which had successfully challenged eligibility criteria relating to the parental preferential choice for school and access to travel assistance. The Head of Legal and Governance further confirmed that a written response would be provided and if there was any issue this would be flagged but this report had been subject to legal advice.

- The impact of inflation was an evolving issue and would be part of the wider consideration of costs across Children's services. This would be alongside the service considering competing demands and budgetary pressures. A more specific response would be provided, in writing, on the consideration of personal budgets as part of this policy.

- Regarding the sharing of consultation responses with parents, it was necessary to publish these in October instead of September to coincide with the publication of the report. Parents had made the service aware of the previous message on publishing consultation responses in September and an immediate

notification was provided on in the SEND local offer that this would occur in October.

- There was a commitment in the SEND newsletter and SEND local offer to take forward a Q&A session on the changes to the policies . The session would also be responding to the fact that there had not been as many consultation responses then would have been liked, despite extensive promotion. The SEND service recognised that the polices were also detailed and wanted to provide an easy to read document to parents and carers. Assurance was provided that invites to this session would be sent to Special schools, schools, and all households accessing the travel assistance service.

- The Q&A session would further be promoted on the local offer newsletter which would take place as soon as possible, likely in November.

The Cabinet Member praised the turnaround in the service, over the last year, and the changes that had been implemented by the Director , Assistant Director and Head of service reflected by the fact that there had not been any complaints this September about the service.

RESOLVED

1. To note the response to the consultation and findings of the equality impact assessment as set out in Appendix One: School Travel Assistance Policies Consultation process and full responses.

2. To note the Equality Impact Assessment School Travel Assistance Policies set out at Appendix Five.

3. To approve the final draft policies: School Travel Assistance Policy (CYP Children and Young People up to 16 years of age in compulsory education and Haringey School Travel Assistance Policy Post 16 for implementation as set out at Appendix Two and Three respectively.

4. To delegate authority to the Director for Children's services to make any required non material and minor amendments required to the Policy, in consultation with the Cabinet Member responsible for Children.

Reasons for decision

Haringey Council has a statutory duty for the provision of home to school transport for children and young people up to 16 years and post 16 years and adults learners in accordance with the Education Act 1996, not just children and young people with SEND (although the vast majority of learners do have SEND).

Local policies must have due regard to The Home to School Travel and Transport Statutory Guidance for Local Authorities July 2014 and Post 16 Transport and Travel Support to Education and Training Statutory Guidance 2019. Under the Act and the Guidance, the Council must consult widely with interested parties on any proposed

changes to their home to school travel arrangements policy statements for children, young people and adult learners.

Proposed changes within the polices were as follows:

a) creating a specific policy for young people aged 16-25, including information about external travel support.
b) renaming the current policies to be clearer on their purpose and remit to 'School Travel Assistance Policy (Children & Young People up to 16 years of Age)' and 'Post-16 School Travel Assistance Policy'.
c) Consideration of sustainability, focusing on the environment, emissions reduction, and promotion of independent travel options.
d) Introduction of behavioural standards for children and young people using transport commissioned by the Local Authority.
e) detailed explanation of the transport decision making process.
f) standardisation of disputes and appeals process in accordance with statutory guidance.
g) clarification regarding 'personal travel budgets' and how they are calculated.
h) comprehensive application procedure and guidance.
i) clarity around breakfast/ after school clubs and times when Haringey Council will provide transport.
j) cut off deadlines for applications with exceptional circumstances included
k) COVID-19 information in relation to home-school transport.

These policy changes were subject to a full public consultation from 9th May 2022- 31st July 2022. A summary of consultation responses can be found at: Appendix One: School Travel Assistance Policies Consultation process and full responses.

The consultation was promoted extensively via the SEND Local Offer and through a number of mechanisms including the Council's website, hard copies in libraries, social media, including Twitter, Instagram, and Facebook. Engagement events were also provided within Special Schools with parents and carers. An 'in person' engagement event was held with the Markfield Project alongside four online consultation sessions.

Despite the extensive promotion, there was a low uptake for the in person and online consultation sessions, organised, with 98 formal responses to the consultation form. The SEND service is planning to have an event for young people, parents, and partners to highlight the key changes in the policy and respond to any questions. It is acknowledged that the responses were not as high as the Council would have liked, therefore officers will take the opportunity at this event to discuss suggestions of how the Council can engage with the local community and partners more effectively.

Consultation responses were mainly received from parents and carers of children and young people using home to school transport (approximately 15% of the total cohort). A summary of the key responses are outlined below. Refer to: Appendix Four: Consultation feedback and responses which provides a response where relevant, highlighting changes to be made in the policies.

a) Overall, respondents indicated that whilst it was understood how decisions were made, the considerations informing these processes are, by their nature lengthy

and can present a barrier in having a full and comprehensive understanding of the home-school transport system. Most of the changes to the final draft polices provide clarification.

b) Many of the responses were in relation to individual circumstances and as such were out of the scope of the wider consultation. However, responses did suggest that the length of the documents could create a barrier to understanding the decision making processes. As a result, 'easy-read' guides to both policies will be developed to ensure that parents and carers can find information easily and that the documents are succinct and easily translated into other languages.

c) Consultation responses indicated that parents and carers understood and were sympathetic towards the need for both 'cut-off dates' for applications and behaviour standards and expectations when using transport.
d) Parents and carers also recognised and supported the shift within the policy to more environmentally friendly transport arrangements.

e) Respondents also highlighted operational service issues, particularly in relation to communication with the SEND Transport team. The service is aware of these issues and as a result has increased the capacity to support improved and timely communication through the recruitment of a Transport Liaison Officer.

The consultation was also informed by an equality impact assessment which resulted in some clarifications made within the policies. Refer to: Appendix Five: Equality Impact Assessment School Travel Assistance Policies.

The two policies have resulted from this improvement work and are designed to clarify the duties of the council, the responsibilities of schools and families and to create a fair, open, and transparent set of criteria and expectations regarding the provision of home-school transport. Changes to the polices post consultation are highlighted in yellow.

Once the policies are approved, a follow up session will be offered to parents and carers to go through the key changes in the policies with easy read guides published.

Alternative options considered

Not applicable.

64. MINUTES OF OTHER BODIES

RESOLVED

To note the minutes of other bodies.

65. SIGNIFICANT AND DELEGATED ACTIONS

RESOLVED

To note the significant and delegated actions.

66. NEW ITEMS OF URGENT BUSINESS

There were no items of urgent business.

67. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the meeting for the consideration of agenda items 15 to 16 as they contained exempt information as defined in Section 100a of the Local Government Act 1972; Paragraph 3 – information relating to the financial or business affairs of any particular person (including the authority holding that information; Paragraph 5 – information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

68. EXEMPT - MINUTES

RESOLVED

To confirm and sign the exempt minutes of the meeting held on 13 September 2022 as a correct record.

69. NEW ITEMS OF EXEMPT URGENT BUSINESS

There were no new items of exempt urgent business.

CHAIR: Councillor Peray Ahmet

Signed by Chair ……..

Date ……

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Agenda Item 9

Report for: Cabinet – 8 November 2022

Title: Response to Scrutiny Review on Adult Social Care Commissioning and Co-production

Report authorised by: Gill Taylor, Assistant Director for Communities and Housing Support

Lead Officer: Rochelle Jamieson, Head of Adults Transformation
Rochelle.Jamieson@haringey.gov.uk

Ward(s) affected: All

Report for Key/ Non Key Decision: Non-Key Decision

1. Describe the issue under consideration

1.1. This report is the response to the Adults and Health Scrutiny Panel review of Adult Social Care Commissioning and Co-production. The report was agreed for submission to Cabinet at the meeting of Overview and Scrutiny dated 17 March 2022.

2. Cabinet Member Introduction

2.1. I am committed to co-production so that Haringey residents can participate fully in how the council works and together we can help shape the future of our borough.

2.2. Genuine co-production is the ambition of both myself and this administration as outlined in our Manifesto, and this underpins the approach to be taken in developing the Haringey Deal. I acknowledge that this is a journey and that it will take time to get it right, both from a council perspective, but also in changing the way we work with residents and the way residents work with us but this is something we will continue to work on.

2.3. I am pleased this report shows some of the work underway, and highlights areas we need to develop more as this is an area of continuous learning and iteration. Fundamentally, we need to move away from a formulaic approach to one in which we work responsively and fluidly with residents to achieve our aims together. This means not replacing one set of rules with another but creating an environment in which this is simply the way we work and we can work out what will be best for any given project together.

2.4. Co-production is best practice for so many good reasons, but one that is important to me, and Haringey residents, is using it to help us address inequalities, and thereby move to a place where we have equity within our borough. I will continue to challenge and champion both co-production and equity through all my work and look forward to working together.

3. Recommendations

Cabinet is receommended:

3.1 To note the scrutiny report and recommendations of the Adults and Health Scrutiny Panel (AHSP) at Appendix 1. This is also outlined in Section 7 of the report, and the progress made on each to date.

3.2 To agree the response to the recommendations as set out in Section 7 of the report.

4. Reasons for decision

4.1 The Overview and Scrutiny Committee has the Constitutional power to make reports and recommendations to the Cabinet in connection with the discharge of its functions.

4.2 This report outlines the Council's response to the AHSP recommendations and includes discussion about work taking place across the borough with our residents, statutory health partners and VCS organisations.

5. Alternative options considered

5.1 Full consideration of the recommendations has been undertaken so no alternative options have been considered.

6. Background information

6.1 The Adults, Health and Communities Department are committed to co-production and co-design with our residents and communities. We recognise co-production makes an important positive contribution to the support and services available to vulnerable adults and their families, and are committed to learning from the co-production activity we have undertaken to develop our approach in future. We recognise that this is a journey that will require continuous learning and cultural change.

6.2 Our co-production ambitions are captured in the emerging work to deliver The Haringey Deal. The Deal stems from the 'people power' manifesto commitment made in Spring 2022 and will be underpinned by a set of principles for how we work with residents on key issues. Importantly, the Deal sets out the Council's commitment to co-production and other civic engagement activities with our residents which will ensure their experiences shape the council's key decisions.

6.3 Work is underway to develop a Co-Production toolkit and a Participation Framework for the council, and this will help us deliver the commitments made in The Haringey Deal.

6.4 The report and recommendations of the Adults and Health Scrutiny Panel have been carefully reviewed to contribute to further learning and development in this area. A response to each recommendation is outlined in Section 7 of this report.

7. Recommendations from the Scrutiny Report

Recommendation & Action	Agreed Partially/ Agreed / Not Agreed	Who	Comments / current progress, August 2022
RECOMMENDATION 1 - A Charter should be developed and published in collaboration with service users and other stakeholders to set out the principles that underpin the Council's approach to co-production. This should include a commitment to the participation of the community of service users and their families/carers and a culture of communication and collaboration in the development of services.	In progress / Agreed	Jean Taylor / Jessica Russell	This is work already underway building on our broad experience with co-production and the learning from this. The Co-production toolkit and a wider Participation Framework will help guide and build best practice, in line with the commitment in the Manifesto and the ambition of the Haringey Deal.
RECOMMENDATION 2 A co-production Framework should be developed to assist departments throughout the Council to deliver co-production in a consistent and systematic way, including at the very beginning of a project and to continue monitoring service delivery after completion of the project.	Agreed	Jean Taylor / Jessica Russell	The Co-production Framework, which includes a toolkit, will sit within the broader frame of a Participation Framework. This approach is intended to ensure awareness of the full range of participatory approaches and tools without being prescriptive so that participation takes place in a way that is meaningful for those engaging with it.
RECOMMENDATION 3 The Borough Partnership Board should be responsible for the oversight of co-production in projects in Haringey.	Partially agreed	Jean Taylor	The Borough Partnership is made up of a number of organisations including health, VCS, and community groups, as well as council representatives. The Council has a leadership role in developing the Participation Framework and is recognised as having significant experience and expertise in this area. The

			development of the framework is in progress and we anticipate the draft being shared in the spring. This is an area of continuous learning and evolution. There is a role for the various partnership networks the council is part of, including the Haringey Borough Partnership and the Integrated Care System, in shared oversight of the system arrangements.
RECOMMENDATION 4 Co-production should begin from the inception of a project. An assessment should be undertaken to identify the residents/service users that would be most affected by this project and a clear undertaking made by the Council to contact all those residents to invite them to be involved. This objective should be specified in the co-production Framework.	Agreed	Beverley Tarka	This is always undertaken at the start of any project and is best practice. Regular reviews should also be undertaken as the interested parties may change as the work progresses or may be impacted by people's capacity at the time of contact. We are constantly reviewing the ways in which we can reach out to residents, using a variety of methods, to ensure that those who want to participate have the opportunity to do so. We also ask organisations we commission to help share information about what is happening or act as a conduit if this is more appropriate.
RECOMMENDATION 5 Terms of reference should be applied to co-production projects that would specify who was involved in co-production and their role. They would also determine the frequency of meetings, requirement for minutes and recording/tracking of actions. Terms of reference should be made public and be easily accessible. This objective should be specified in the co-production Framework.	Agreed	Jessica Russell	All projects set the scene and plan together, but this shouldn't be a prescriptive process with specific documentation required. Contingent on group agreement, co-production projects would be encouraged to create their own version of a terms of reference both for transparency and project progression.

RECOMMENDATION 6 The Council should provide a response to the Scrutiny Panel on how it intends to improve communication between the Council and the Joint Partnership Board including commitments on officer attendance at meetings, information updates to the reference groups where required and the recording, tracking and reporting back on actions agreed.	Agreed	Gill Taylor	Following discussions, an initial workshop was held with the Joint Partnership Board (JPB) to work together on understanding the current strengths, areas to bolster, and how it operates with the council. This was the first of a series of conversations that will take place. It is important that any changes and developments are co-produced and ratified by the JPB.
RECOMMENDATION 7 The Council should give consideration to prioritising the understanding of co-production principles and practical steps for implementation as part of workforce development across the Council.	Agreed	Beverley Tarka	Adults, Health and Communities have multiple instances of good practice to share and support ongoing learning. Co-production and participation is a priority for the Directorate and has been for some time so we are starting from a position of strength but there is always more to do and learn. Localities will further help to develop knowledge and skill in this area.
RECOMMENDATION 8 The Council should aim to keep co-production steering groups involved in the monitoring of the service after the completion of a project. The Council should also consider widening the membership of group to involve local residents when moving into the delivery phase if appropriate for the specific project. This objective should be specified in the co-production Framework.	Agreed	Beverley Tarka	We have a clear vision for increased participation, which will be further expanded in the Haringey Deal and our work with partners (particularly the Haringey Borough Partnership and Integrated Care Board). Communication is fundamental to this, including updating people on what has happened when they have participated, and how they can continue to be involved if they want to.

RECOMMENDATION 9 The Council should consider what options it has available to proactively contact the main community groups and people on its lists of registered carers on a regular basis to update them on developments with local services and to invite them to become involved with co-production.	Agreed	Vicky Murphy	In addition to work already underway in this area, this was a clear Manifesto commitment. Communication is key to good participation and although we have some established mechanisms we recognise it takes ongoing work and commitment to ensure people know what they need to, at the right time. In addition to the work the Council does, we are committed to our ongoing work with the organisations we commission and support who engage and link with residents and other groups.
RECOMMENDATION 10 The Joint Partnership Board should provide an annual report to the Adults & Health Scrutiny Panel summarising the work of the reference groups on co-production. This should be included in the Panel's work programme each year with an agenda item scheduled on one of the Panel's formal meetings.	Agreed	Gill Taylor	This would be welcomed, subject to agreement of the Joint Partnership Board.
RECOMMENDATION 11 In-house information sessions about services should be run for service users, families, carers and other residents on their specific areas of interest. The aim would be to build their knowledge about how the commissioning and delivery of services works, generate debate and improve the co-production process. This could be run on a 3-monthly or 6-monthly basis and could include	Agreed / in progress	Beverley Tarka	We are committed to sharing purposeful information to residents at the right time, on the right topics. We want to develop information and engagement sessions relevant to work we are doing and/or where it is requested by residents. An example of this is the technology café's which are open to anyone who finds the topic of interest. We will continue to build opportunities for participation and co-production using a variety of channels to suit residents needs and preferences.

external speakers with specialist knowledge.			
RECOMMENDATION 12 Further guidance and training should be provided for Council staff to improve their navigation of local services.	Agreed	Beverley Tarka Paul Barnett / Caron Starkey	One of the key elements of locality working is to give practitioners the opportunity to better understand the local areas they work in. This would equip them with greater knowledge about the local services available, to share with residents. *Linked to response to recommendation 13* Frontline Council staff will be consulted as we progress to help ensure we are meeting the needs of all our residents, including the most vulnerable. Specific guidance and training activities will follow for staff once the new site is ready.
RECOMMENDATION 13 The Council website should be reviewed and updated with a view to making services more accessible.	Agreed	Paul Barnett / Caron Starkey	As part of our work on digital transformation, we are carrying out a wholesale review of the Council's website design and content. We have completed initial user research with residents on this, as well as a content audit and have just procured a partner agency to deliver this a brand new, modern website for Haringey which meets the needs of end users and ensures accessibility for all (covering people with disabilities / impairments, and people using different devices). This transformation will engage and test with end users (residents, staff and partners) along the way.
RECOMMENDATION 14 Regular locality-based Home Support and Reablement Stakeholder Forums should be established as soon as reasonably practicable.	Agreed	Beverley Tarka	This is work in progress building on the relationships developed through the COVID response. We have focussed on developing supportive relationships with our providers both individually and in groupings that make sense for the

			sector. This means providers who are not local but who are working with Haringey Residents are included in the areas they are related to. We have reinstated (post COVID), the forums for providers which are council wide. As locality-based working develops, consideration will be given to how home care providers will work together with the locality and other professionals to resolve issues early ensuring service users are receiving the right support. Consideration will also be given to the best mechanisms for involving stakeholders in the continued development of the new model of service delivery.
RECOMMENDATION 15 Opportunities for care workers to upskill should be made available through short-term and long-term courses: • Opportunities to provide Continuing Professional Development (CPD) should be explored through the North Middlesex University Hospital and Whittington NHS Trust. • The Transformation Fund could be a possible source of funding to support this initiative. • Local recruitment strategies should also set strategic aims to address this issue.	Agreed	Beverley Tarka	We are committed to the ongoing development of our workforce, and staff working in commissioned services. Training on co-production will be a part of the Participation Framework we are developing. For commissioned providers, we use service specifications to outline our co-production and training requirements, which includes offering free training and participation in multi-agency forums where people can learn about our approach and expectations. We will also work with organisations such as Haringey Works and Proud to Care, to ensure staff are adequately trained to enter the social care workforce. The North Central London programme team have a workforce development programme who coordinate workforce development across the sub-region, approaches include:

			• Student placement pathways • Staff recruitment - continue to resource Proud to Care North London • Princes Trust project to recruit a target of 75 young people into health and social care roles
RECOMMENDATION 16 A pilot project should be established to set up and run an in-house team of care workers employed under local authority terms and conditions and measured by a set of criteria against equivalent out-sourced contracts.	Partially agreed	Vicky Murphy	The council has an in-house team of care workers employed under local authority terms and conditions. This team provides Reablement support to our residents. We have also recently insourced the Shared Lives service, which was previously commissioned. We continuously look to develop models of care delivery that are public sector organised and delivered.
RECOMMENDATION 17 Service users and their families should be provided with written information in advance of their first care assessment in order to ensure that more people have a full understanding of the process and what to expect.	Agreed	Beverley Tarka	Agreed and this already a requirement. We are committed to continuously improving our communication with residents and their families and welcome the start of development work, initiated by the Joint Partnership Board, to build on this.
RECOMMENDATION 18 The Panel welcomed the Council's commitment to social value and suggested that the Council should consider how social value could be included in the co-production Charter and Framework in order to enable a joined up approach.	Agreed	Beverley Tarka	Community wealth building and building social value are priorities for the Council. We work with residents in some areas of commissioning work; to review services, develop service specifications and evaluate tenders. We are looking at ways we can expand this going forward as part of our Participation Framework and the Haringey Deal.

8. Contribution to strategic outcomes

8.1 This will contribute to achieving the priorities of the Borough Plan, in particular the Residents Engagement Pledge and the People priorities.

9. Statutory Officer Comments (Director of Finance (procurement), Head of Legal and Governance (Monitoring Officer), Equalities)

9.1. Finance

Finance has been consulted in the drafting of the responses to the Scrutiny review recommendations. The contents of the report, on its own, appears not to have additional financial implication. However, any accepted, will be assessed prior to implementation to ascertain if there is an additional financial implication and to what extent.

9.2. Procurement

Procurement has been consulted in the preparation of this report and notes the contents herein.

9.3. Legal

Under Section 9F Local Government Act 2000 ("The Act"), Overview and Scrutiny Committee (OSC) have the powers to review or scrutinise decisions made or other action taken in connection with the discharge of any executive and non-executive functions and to make reports or recommendations to the executive or to the authority with respect to the discharge of those functions. OSC also have the powers to make reports or recommendations to the executive or to the authority on matters, which affect the authority's area or the inhabitants of its area.

In order to discharge this scrutiny function, OSC has appointed Scrutiny Review Panels, which includes the Adult and Health Scrutiny Panel. Pursuant to the above provision, the Adults and Health Scutiny Panel has conducted a review of Adult Social Care Commissioning and Co-production and made a number of recommendations to Cabinet that has been approved by OSC. Under Section 9FE of the Act, there is a duty on Cabinet to respond to the scrutiny report and recommendations, indicating what (if any) action Cabinet proposes to take, within 2 months of receiving the report and recommendations.

9.4. Equality

9.4.1. Under recommendations 1-3, the development of the Co-production Charter and Participation Framework will improve positive equality impacts and ensure groups with protected characteristics are actively included.

9.4.2. The workshop with the Joint Partnership Board (JPB) and sub-groups raised diversity of voices as a priority for the JPB.

10. Appendices

Appendix 1 – Scrutiny Review on Adult Social Care Commissioning & Co-production.

11. Local Government (Access to Information) Act 1985

None.

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Scrutiny Review – Adult Social Care Commissioning & Co-production

A Review by the Adults & Health Scrutiny Panel – 2020/21	
Panel Membership	Cllr Pippa Connor (Chair)
	Cllr Patrick Berryman
	Cllr Nick da Costa
	Cllr Eldridge Culverwell
	Cllr Mike Hakata
	Cllr Felicia Opoku
	Helena Kania (Co-opted Member)

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1. Chair's Foreword

I am really pleased that the Panel have come up with a framework of recommendations to embed co-production, not only within Adult Social Care but also across all council departments.

The review actually began with the aim of understanding the commissioning process. We believed that in the unpicking of this outwardly complex area, we could support our providers and residents in navigating this system. However, it became clear after many meetings that commissioning was too expansive for one scrutiny review.

One area that caught our attention was the new emphasis on co-production.

Co-production has a number of definitions. As this review gathered pace there was a rolling repetition of what residents wanted co-production to mean: residents, our service users and carers, wanted to have an equal voice during the decision-making meetings; they wanted a defined role with terms of reference for the specific project with minutes taken and actions agreed; a desire not only to be there at the start of the project, but to monitor its delivery and advocate for any changes within the commissioned service. They wanted their opinions to count.

In the Council we talk a lot about the 'resident voice' and how we should consult or engage with our service users when we look to change a service. During this review the term empowerment was a recurring theme, as residents understood that their lived experience gave them a powerful voice within this commissioning process. They could be an integral part of the team, helping guide and develop new service delivery that genuinely works for those who will using it.

This review concentrated on co-production as the process by which the resident voice could be set within a supporting framework to ensure it was at the heart of the decision-making and delivery-monitoring process.

The recommendations around the charter, governance and framework ensures everyone is clear where responsibility lies, and the role of our residents within this process.

The involvement of residents, service users and carers is laid out, and I hope the clarity around this is kept, as this will be key in allowing all departments to embrace co-production.

Further recommendations to better support our care workforce, innovative ideas around an in-house project, and assisting residents at the stressful time of their first care assessment are proposed.

Finally, the phrase that is often used but difficult to define is social value. Social value is a key component within the commissioning of projects. A commitment to define what this means for project delivery and local residents is vital to ensure our projects really do support our local communities.

I would like to acknowledge the tremendous support we had both from Officers and members of the public who spoke candidly about the current co-production initiatives, without whom we couldn't have developed these detailed recommendations.

To our Adults and Health Scrutiny Panel Members who, although some Cllrs left and others joined during the two years, all remained committed throughout the process as they believed that empowering our residents would really support and enhance our commissioning process.

To Dominic O'Brien our Scrutiny officer who enabled and wrote this review a huge thank you.

Councillor Pippa Connor, Chair of Adults & Health Scrutiny Panel

2. Recommendations

Charter & Framework Structure for co-production	
1	**CHARTER ON CO-PRODUCTION PRINCIPLES – A Charter should be developed and published in collaboration with service users and other stakeholders to set out the principles that underpin the Council's approach to co-production. This should include a commitment to the participation of the community of service users and their families/carers and a culture of communication and collaboration in the development of services.**
2	**CO-PRODUCTION FRAMEWORK - A co-production Framework should be developed to assist departments throughout the Council to deliver co-production in a consistent and systematic way, including at the very beginning of a project and to continue monitoring service delivery after completion of the project.**
3	**OVERSIGHT OF CO-PRODUCTION – The Borough Partnership Board should be responsible for the oversight of co-production in projects in Haringey.**
Involvement of service users and carers in co-production	
4	**BEGINNING OF A PROJECT - Co-production should begin from the inception of a project. An assessment should be undertaken to identify the residents/service users that would be most affected by this project and a clear undertaking made by the Council to contact all those residents to invite them to be involved. This objective should be specified in the co-production Framework.**
5	**TERMS OF REFERENCE - Terms of reference should be applied to co-production projects that would specify who was involved in co-production and their role. They would also determine the frequency of meetings, requirement for minutes and recording/tracking of actions. Terms of reference should be made public and be easily accessible. This objective should be specified in the co-production Framework.**
6	**LINK BETWEEN COUNCIL AND JPB - The Council should provide a response to the Scrutiny Panel on how it intends to improve communication between the Council and the Joint Partnership Board including commitments on officer attendance at meetings, information updates to the reference groups where required and the recording, tracking and reporting back on actions agreed.**
7	**WORKFORCE DEVELOPMENT - The Council should give consideration to prioritising the understanding of co-production principles and practical steps for implementation as part of workforce development across the Council.**

8	**WIDER REFERENCE GROUPS - The Council should aim to keep co-production steering groups involved in the monitoring of the service after the completion of a project. The Council should also consider widening the membership of group to involve local residents when moving into the delivery phase if appropriate for the specific project. This objective should be specified in the co-production Framework.**
9	**PROACTIVE COMMUNICATION WITH CARERS - The Council should consider what options it has available to proactively contact the main community groups and people on its lists of registered carers on a regular basis to update them on developments with local services and to invite them to become involved with co-production.**
10	**JPB ANNUAL REPORT - The Joint Partnership Board should provide an annual report to the Adults & Health Scrutiny Panel summarising the work of the reference groups on co-production. This should be included in the Panel's work programme each year with an agenda item scheduled on one of the Panel's formal meetings.**
11	**IN-HOUSE INFORMATION SESSIONS FOR RESIDENTS - In-house information sessions about services should be run for service users, families, carers and other residents on their specific areas of interest. The aim would be to build their knowledge about how the commissioning and delivery of services works, generate debate and improve the co-production process. This could be run on a 3-monthly or 6-monthly basis and could include external speakers with specialist knowledge.**
Navigating local services	
12	**SUPPORT LOCAL WORKFORCE TO NAVIGATE LOCAL SYSTEMS – Further guidance and training should be provided for Council staff to improve their navigation of local services.**
13	**IMPROVE COUNCIL WEBSITE NAVIGATION - The Council website should be reviewed and updated with a view to making services more accessible.**
Care Services	
14	**SUPPORT FOR LOCALITY-BASED FORUMS - Regular locality-based Home Support and Reablement Stakeholder Forums be established as soon as reasonably practicable.**
15	**CAREER PROGRESSION FOR CARE WORKERS - Opportunities for care workers to upskill should be made available through short-term and long-term courses:**

	• **Opportunities to provide Continuing Professional Development (CPD) should be explored through the North Middlesex University Hospital and Whittington NHS Trust.** • **The Transformation Fund could be a possible source of funding to support this initiative.** • **Local recruitment strategies should also set strategic aims to address this issue.**
16	**PILOT PROJECT FOR IN-HOUSE CARE TEAM - A pilot project should be established to set up and run an in-house team of care workers employed under local authority terms and conditions and measured by a set of criteria against equivalent out-sourced contracts.**
17	**PROVIDE WRITTEN INFORMATION BEFORE CARE ASSESSMENTS - Service users and their families should be provided with written information in advance of their first care assessment in order to ensure that more people have a full understanding of the process and what to expect.**
Social Value	
18	**SOCIAL VALUE – The Panel welcomed the Council's commitment to social value and suggested that the Council should consider how social value could be included in the co-production charter and framework in order to enable a joined-up approach.**

3. Context to the Review

3.1 A key outcome of the Council's Borough Plan 2019-23 is that all adults are able to live healthy and fulfilling lives with dignity, staying active and connected in their communities. How Health and Adult Services are commissioned and how they can contribute to delivering towards this outcome is an issue of particular significance and so the Panel determined that it would conduct a review into how this process was currently working.

3.2 At its opening evidence session, the Panel heard from various officers about a broad range of issues relating to commissioning with discussions about Insourcing Policy, Procurement Strategy and Community Wealth Building approach, involvement of the community and voluntary sector and joint commissioning with the NHS.

3.3 The Panel then spoke to various local groups representing services users and carers where the Panel heard about their direct involvement in the commissioning of services through a process of 'co-production' with the Council. The Panel also went on to take evidence about new model of home support and reablement, the establishment of a new organisation to represent and support disabled people in Haringey and about the concept of 'social value' in commissioning. After initially starting with a broad terms of reference, these were the issues that the Panel subsequently set out to explore in further detail.

3.4 The Panel has made recommendations about the topics set out in paragraph 3.3 but acknowledges that some of the questions posed by the original terms of reference have not been fully explored by this Review. This has enabled a more specific focus on topics that emerged during the early evidence sessions. Other areas not covered by this Review could potentially by explored by the Panel in the future.

3.5 It should also be noted that evidence collection began in November 2019 and continued until March 2020 when the Review was interrupted by the Covid-19 pandemic. The Review was suspended as officers from the Adult Social Care team were unavailable due to their duties in responding to the pandemic. The Review did not resume until March 2021.

4. Terms of reference

4.1 The original terms of reference for the scrutiny review was to examine the current arrangements for commissioning of services within the remit of Adults & Health including:

- The overall strategic approach to commissioning, including how health and social care commissioning is being joined up locally.

- The approach to communicating information about available services to residents who are likely to benefit from them.
- The ’social value’ model of commissioning, including how social value elements are embedded within contracts and balanced against financial priorities and how their outcomes are measured.
- The role of the Bridge Renewal Trust in the commissioning process in Haringey.
- The budget assigned to commissioning of adult and health services, how best value for money is achieved, how outcomes are measured and what approach is taken in determining which local community groups receive contracts.

5. Background to Commissioning in Haringey

5.1 The Panel's evidence gathering for the Scrutiny Review began in November 2019 with presentations from several senior colleagues from across the Council and the Haringey Clinical Commissioning Group (CCG) to provide an overview of the commissioning of health and social care services. There were presentations made to the Panel about the Council's Insourcing Policy, Procurement Strategy, Community Wealth Building approach, the Commissioning Cycle, involvement of Community & Voluntary Sector and joint commissioning with the NHS. This chapter of the report summarises the background information that was provided to the Panel.

5.2 The Council describes commissioning as *"the process by which public service organisations work with residents and other stakeholders to identify needs and outcomes and to plan, procure, deliver and evaluate the services they deliver for their residents."*

5.3 The Council's Borough Plan for 2019-2023 sets out the Council's five priority areas (Housing, People, Place, Economy and Your Council together with a set of 20 outcomes. This provides a framework to guide the delivery of services by the Council including through its partnership work with the CCG, the Police, the voluntary and Community sector and others.

5.4 Officers highlighted six areas in the Borough Plan where the Council had committed to objectives that are associated with commissioning:

Theme	**Commitment**	**Implementation**
Fairness and Inequalities	We will reduce the gap in outcomes for different residents.	Fairness Commission
Prevention	We will work alongside residents at all stages from the earliest years of a child's life through to old age to prevent needs arising wherever possible and to intervene earlier so that needs do not become too entrenched.	Connected Communities, Local Area Coordinators, North Tottenham Locally
Safeguarding	We will step in to safeguard children, young people and adults who are at risk of harm, neglect or exploitation.	(Ongoing Statutory)
Economic Wellbeing	We will get as many people into work and financially independent as we can, whatever their backgrounds.	Community Wealth Building, Economic Development Strategy, Insourcing Policy, Procurement Strategy
Community Involvement	We will work alongside local communities in confronting challenges early and in building	Community Engagement plan

	cohesive, supportive and connected communities which nurture, protect and support all residents.	
Partnership	We will continue to develop our partnerships so that we can achieve what we have set out to do together, developing integrated services which improve residents' experiences and have the greatest impact.	Borough Partnership

5.5 These six areas are all taken from the People Priority (Priority 2) of the Borough Plan which covers the outcomes on Children & Young People and on Adults & Health.

Insourcing Policy

5.6 The Council's Insourcing Policy, approved by the Cabinet in October 2019, introduced an approach which specifies that the Council intends to deliver more services directly and that insourcing is the default preference. The rationale for this approach, as stated in the Insourcing Policy as *"a belief in public services, in public ownership and control, and that in taking responsibility for direct service delivery we can improve outcomes for our residents".*

5.7 The benefits of this are described in the Policy as including:

- Greater scope for collaborative working with the local community in the design and delivery of public services.
- The development of the skills and knowledge of the Council's workforce and the organisational capacity and infrastructure.
- Increasing the number of locally employed people with the terms and conditions provided by the Council.
- Increased scrutiny and accountability of public service delivery.

Procurement Strategy

5.8 A new five-year Procurement Strategy for 2020 to 2025, approved by the Cabinet in October 2019, set out the key priorities for the Council's strategic approach to procurement:

- Value for Money
- Community Wealth Building
- Promotion of Social Value
- Commercialisation
- Contract and Performance Management
- Measuring our success

5.9 The Procurement Strategy notes that Haringey Council spends approximately £350-400m per year through procurement. It reiterates the principles of the Insourcing Policy that the Council's preference is *"to deliver services in-house where it is financially prudent and does not diminish quality"*. In circumstances where it has been determined that it is necessary to use a third party, the Council's preference is *"to have the services delivered by local organisations where possible provided the costs remain within the affordability envelope"*[1].

5.10 Officers informed the Panel that a key point of the Procurement Strategy is to support local and smaller organisations, including by:

- Working more closely with the Community & Voluntary Sector and publicising opportunities.
- Breaking down larger contracts so that smaller organisations with less capacity have greater opportunities to bid for them.
- Fair treatment in supply chains and adapting processes to make them easier for smaller organisations.

5.11 There was a commitment to dedicate 10%-25% of the scoring methodology to social value when tendering contracts.

Community Wealth Building approach

5.12 Community Wealth Building is an approach to local economic development, described in a report to Cabinet in October 2019 as one that *"aims to create prosperity for all by focusing on who is benefiting from wealth creation; building an economy which is rooted in the local place; and working with anchor organisations to agree collective action."* [2]

5.13 Haringey Council's specific definition of Community Wealth Building, adopted by the Cabinet in October 2019, was set out in the following four points:

- Using all the Council's available levers, to make sure that every public pound delivers maximum public good and wherever possible builds the prosperity of local people and businesses as it travels through the local economy.
- Employing these levers to support and enrich Haringey's residents and communities – economically, through employment, and socially - with an emphasis on those who are struggling.
- Residents having more of a stake in public services and the Haringey economy.

[1] Paragraph 1.3, Report on Procurement Strategy 2020-2025, Item 36, Meeting of the Cabinet, 8th Oct 2019
https://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=9153&Ver=4
[2] Paragraph 1.1, Report on Community Wealth Building Approach, Item 37, Meeting of the Cabinet, 8th Oct 2019
https://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=9153&Ver=4

- Working with partners – other public bodies, businesses and voluntary organisations – to embed a community wealth building approach across the Borough.[3]

5.14 In terms of procurement, this means awarding more public contracts to local businesses, social enterprises, co-operatives and voluntary/community organisations in order to keep more money recirculating in the local economy as well as a greater emphasis on Social Value.

The Commissioning Cycle

5.15 Camlee Voisin-Baptiste, Senior Commissioning Officer for Housing Related Support, explained the commissioning process to the Panel as applied through the commissioning framework of the Council. She said that the four key stages of commissioning were:

- **Analyse** - Assessing Need. This includes market research and market engagement events with providers and consultations with service users are carried out along with benchmarking exercises with neighbouring boroughs and analysis of any gaps in existing services.
- **Plan** – Planning Services. This involved the development of a commissioning plan which may include procuring new services, adjusting existing services or ending services that were no longer required.
- **Do** – Procuring Services. Detailed tender specifications are provided and questions are asked to help evaluate whether potential providers are capable of delivering the required services. An Implementation plan is put in place after contracts are approved by Cabinet.
- **Review** – Monitoring Quality. This includes reviewing the effectiveness of the contract through regular contract monitoring meetings and feedback from service users

Involvement of Community & Voluntary Sector

5.16 The Council's Borough Plan 2019-23 includes the objective of *"a strong and diverse voluntary and community sector, supporting local residents to thrive"*[4]. The Council's approach to its collaborative relationship with the local community and voluntary sector is set out in the Voluntary and Community Sector (VCS) Pledge within the Borough Plan.

[3] Paragraph 6.3.1, Report on Community Wealth Building Approach, Item 37, Meeting of the Cabinet, 8th Oct 2019 https://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=9153&Ver=4

[4] Haringey Council Borough Plan 2019-23, Priority 2, Outcome 8 b)

5.17 The VCS Pledge includes commitments from both the Council and the VCS in four categories[5]:

- **Listening** – this includes a commitment from the Council to participate in standing forums and listen to the VCS about a wide range of issues.
- **Resources** – this includes a joint commitment to work collaboratively to attract additional resources into the borough, such as by providing data and endorsements of bids which fit strategic priorities.
- **Independence & Diversity** – this includes joint commitment to empower marginalised groups, such as by supporting them into employment, ensuring that their voices are heard and providing early help and services to residents.
- **Other Support** – this includes commitments from the Council to support capacity building within the VCS and to use public sector purchasing power where possible to support the local VCS.

5.18 The Panel also received evidence from Geoffrey Ocen, the CEO of the Council's Strategic VCS Partner, Bridge Renewal Trust (BRT). The role of the Strategic VCS Partner is to provide the VCS with capacity building and fundraising support, networking and partnership development opportunities, provide guidance on recruiting and managing volunteers and providing communication between the Council and the CVS. In 2018-19, 310 organisations were registered with the BRT and £3.39m of funding applications for organisations were secured.

5.19 The BRT had been commissioned as the Council Strategic Partner with three strategic outcomes:

1) A vibrant, inclusive, viable and self-sufficient voluntary and community sector in Haringey. This had involved exploring new partnerships and opportunities for collaborations with over 70 local organisations.
2) A strong partnership between the Council and the sector, and between members within the sector, to deliver shared priorities. This had involved holding strategic and thematic forums and partnership working on projects.
3) The reputations of the VCS and the Council are enhanced by sharing the good partnership working practice. This had included a Haringey VCS Expo event held in November 2019 with over 700 attendees.

5.20 The Panel heard that the CCG independently commissions the BRT to carry out community engagement activities.

<u>Joint Commissioning</u>

5.21 Rachel Lissauer, Director of Commissioning and Integration at Haringey CCG, explained that the CCG's commissioning differed from the Council in that it had a

[5] Haringey Council Borough Plan 2019-23, p.57

small number of high value contracts with the Acute Trusts that accounted for over 50% of its £420m annual commissioning budget. The active commissioning for acute trusts involving asking probing strategic questions rather than setting detailed specifications for services. Commissioning with the voluntary and community sector more typically involves more detailed specifications in the contracts.

5.22 The merger of the 5 CCGs in North Central London into 1 CCG would help to provide a more coordinated, strategic approach to the major contracts with Acute Trusts and other providers that span different boroughs or to work together in more specialised areas such as perinatal mental health where there were a relatively small number of patients with higher cost treatments. This also allowed a more partnership-based approach in areas such as community wealth building with joint budgets between the CCG and the Councils in areas such as mental health, learning disabilities and through the Better Care Fund. The Borough Partnership and the Health and Wellbeing Board helped to identify shared priorities with democratic accountability.

5.23 Tim Miller, Joint Assistant Director for Vulnerable Adults & Children at the Council and CCG said that joint commissioning was already well developed in areas such as mental health, learning disabilities and intermediate care/reablement. There was also some joint funding of care packages, though the Council still funded the majority of these. Joint commissioning approaches were particularly useful in circumstances where there were outcomes that the NHS and Council required that could not easily be achieved separately, including by developing care pathways.

5.24 The common principles of joint commissioning were described as:

- Designing services with residents, voluntary/community sector partners and a range of professionals including clinical staff;
- Delivering outcomes for both the Council and the CCG that either organisation couldn't achieve by itself;
- Efficiency and benefits of scale from working and investing together;
- Brings together clinical and non-clinical services and pathways to address whole-person / whole-community issues.

5.25 The Council and the CCG commissioned together mostly through aligned budgets where the commissioners from the Council and the CCG worked together and there were some Council contracts, some NHS contracts and some joint contracts. In some areas there were pooled budgets where the money was brought together into one pot and one organisation then managed it together on behalf of the others. Personal health/care budgets involved a degree of power sharing and devolving decision making to individual residents.

6. Chad Gordon Autism Campus

6.1 The Panel received evidence and asked questions about the process for developing new services for adults with learning disabilities/autism at the Chad Gordon Autism Campus in Waltheof Gardens which officially opened in August 2021. This provided the Panel with a detailed example of how the Commissioning Cycle process (as outlined in paragraph 5.15) and co-production with service users worked in practice

6.2 Two new services were hosted at the campus, described by the Council as:

- The Haringey Opportunities Project – a dedicated positive behavioural support day service offering specialist support for people with severe and complex learning disabilities and autism. The building has capacity for 30 users per day with access to a brand-new training kitchen.
- The #ActuallyHaringey Autism Hub – a space co-produced with autistic residents and community groups, offering support and advice to the local autistic community, including skills-based training. There is access to a garden where local residents can showcase their skills in music, cookery, gardening and art.[6]

6.3 Georgie Jones-Conaghan, Joint Commissioner for Adult Learning Disability and Autism explained to the Panel that this project involved two disused buildings, one of which was previously used as the Haven Day Centre for older adults and the other as the Roundways Day Centre for people with learning disabilities, autism and behaviours that challenge. These services had previously been decommissioned but the buildings were now being brought back into use as part of a recommissioned scheme with different services. This would involve a Day Opportunities centre providing specialist support for people with severe and complex learning disabilities and autism. An Autism Hub would also be opened, providing support, advice and skills-based training.

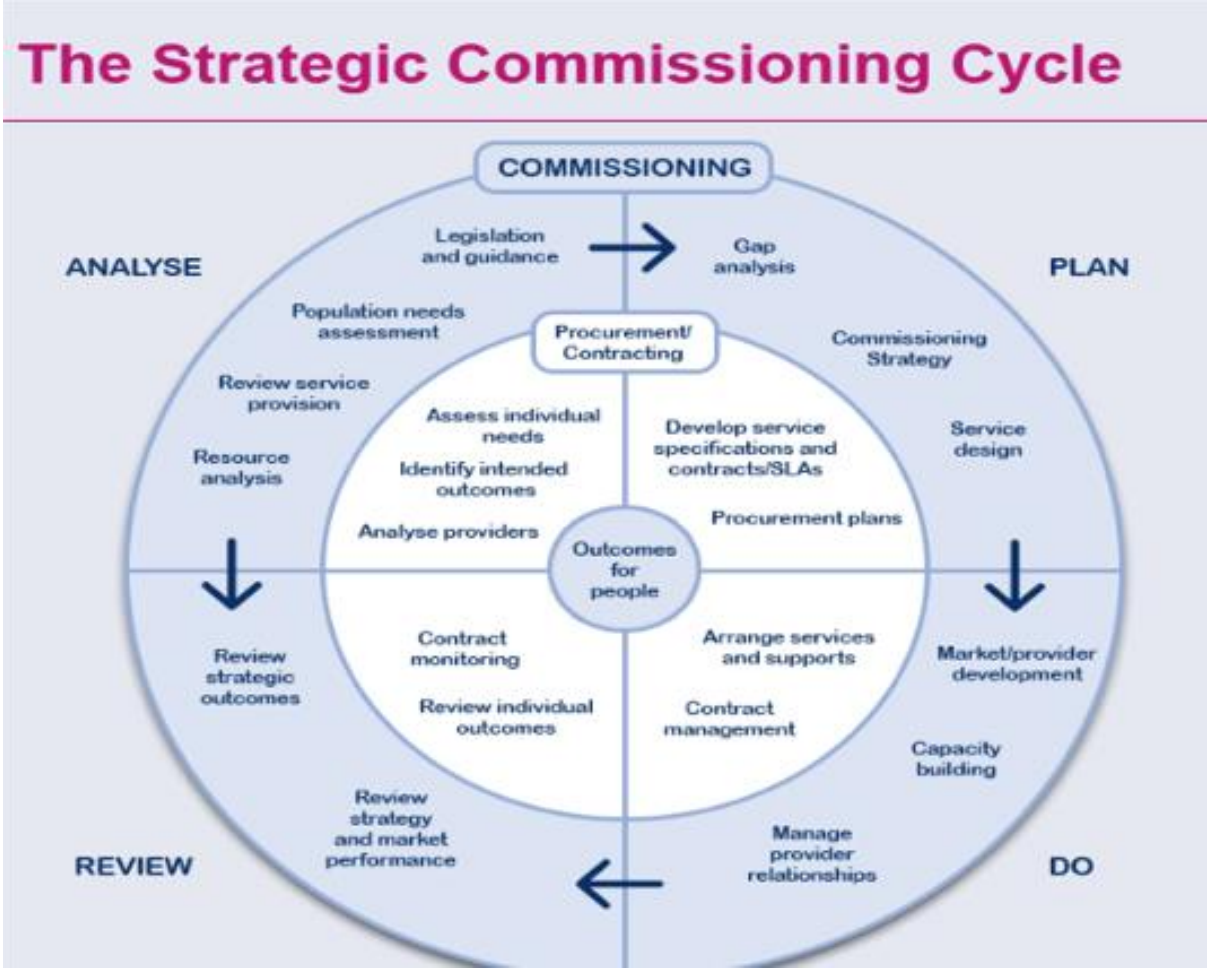
6.4 The important elements to consider when commissioning services at Waltheof Gardens included:

- The needs and views of service users, potential users and family carers.
- Who the strategic partners are and what they think – this included the CCG as some clients with high support needs may be joint funded.
- The statutory and political landscape – this included the requirements of the Care Act 2014 such as the need to have a local care market and the Autism Act 2009 which sets statutory obligations for autism care pathways for example.

[6] *Haringey officially open Chad Gordon Autism Campus in Tottenham*, Aug 13th 2021, Haringey Council news page https://www.haringey.gov.uk/news/haringey-officially-opens-chad-gordon-autism-campus-tottenham

- The history of the service and the relationship with their stakeholders – there were active local carer groups and there had been campaigns against the previous closure of services at Waltheof Gardens.
- The resources available – while the requirement was for high quality services, value for money was also important as savings were required during 2020/21.

6.5 The strategic commissioning cycle used by commissioners was illustrated to the Panel.



6.6 At the 'Review' stage, commissioners look at what services currently provide, whether it is fit for purpose and whether it meets the needs of service users and carers. In the context of Waltheof Gardens, an important consideration was that some service users were having to travel out of borough for day opportunity services. Existing day opportunity services in the borough were looked at with benchmarking carried out to help identify value for money in spending on care packages. Asked whether this was the stage at which building formerly used by the Haven was considered, Georgie Jones-Conaghan said that, as a commissioner the need and the services were the priority rather than the buildings which could be identified later in the process.

6.7 The Autism Hub that was being provided was for clients who did not necessarily have a learning disability and required low-level targeted support, including peer support, on issues such as mental health or housing which would help them to avoid reaching a crisis point. In identifying through the Review stage what services were available for autistic adults without a learning disability, the answer was very little and so the commissioning of the Autism Hub helped to address this unmet need.

6.8 The Analyse stage is where commissioners determine what it is that is needed. This involved user-led research with the Severe and Complex Autism and Learning Disability (SCALD) reference group and visiting examples of excellence in and out of the borough including Daylight Spectrum in Islington and Centre 404 in Hornsey. Commissioners also looked at the impact within the CCG of the health needs for this cohort, including cases of complex joint or fully health funded families who previously struggled to find day opportunities.

6.9 Other research included:

- Desktop reviews of users' needs (e.g. younger people transitioning to adult services)
- Looking at the needs of younger people coming through transitions;
- Benchmarking of the cost of similar services;
- Financial modelling of different service models.

6.10 The 'Planning' stage is where commissioners then develop the strategy:

- For the Learning Disabilities and Autism Day Opportunities centre the key points of the strategy were to be in-borough, with high quality specialised positive behavioural support (PBS) in an autism friendly environment. It must also provide a regular and trusted break for carers. This would be for adult users (18+) and there had been around 17-20 service users identified as of January 2020. It was thought that the maximum capacity would be around 30 service users.
- For the Autism Hub, the key points of the strategy were to be in-borough, focusing on wellbeing for people who self-identify as autistic and their support circles. It would also aim to deliver an autism friendly borough, support for low level mental health needs, and support to gain and maintain employment. This was aimed at people of employment age so potentially could be accessed by anyone 16+.

6.11 Both services were being co-designed and would have co-production built into their service models so that they adapt around what services users and their families want and need, with support from commissioners rather than having service models imposed upon them.

6.12 The Planning stage also involved developing the procurement model. The form of the service dictated the delivery model/procurement route (e.g. the skills required, whether the service would be outsourced).

6.13 It was determined that the Autism Hub required a service that could employ and nurture autistic people in the support worker roles. There would be an in-house resource manager, an autism coordinator, an autism support worker and other posts such as an administrator and a handyperson that people with mild learning disabilities would likely be recruited to. Additional external support, such as DWP Access to Work, would still be available for people who were employed if required.

6.14 The Learning Disabilities and Autism Day Opportunities service required highly specialised Positive Behaviour Support (PBS) skills. The Council did not currently have those skills and in-house capability would be built up over time but there was also a PBS framework that had five providers (four of which were voluntary sector) for the provision of skilled local workers. These would be overseen by the in-house resource manager so the overall model would be a hybrid one.

6.15 The capital works to the buildings had been challenging as they had initially not been fit for purpose, with poor acoustics and a layout that was not ideal. Architects had been brought in to configure the spaces and make improvements.

6.16 The 'Do' stage was then about mobilising the service, monitoring and steering it. This involved recruiting the in-house staff, procuring the specialised PBS provider and reviewing potential users and their families so that they were happy and ready to attend the service. Another aspect was developing communications for all stakeholders, including bi-weekly meetings to manage issues and steer the service. Embedding user-led governance and the arrangements for regular monitoring and commissioning support arrangements were also a priority.

6.17 Co-production would include feedback from regular carer and key worker meetings about issues that they wanted to see progress on and then bringing that to commissioners. This involves the whole team of people around the individual service users who best understand their needs.

6.18 After mobilisation of the service, the commissioning process then moves back to the Review stage again to evaluate the outcomes that the services achieve and aim to develop and hone the services based on strong user and family feedback and engagement.

6.19 Queried about the commissioning of transport, the reliability of which was a major concern for service users and their families, Georgie Jones-Conaghan said that the PBS providers would provide the transport and tend to work in a person-centric way,

favouring public transport or taxis over minibuses. Asked about the potentially implications of gradually bringing more staff in-house Georgie Jones-Conaghan said that priority was to bring in a service that was known to be good quality and that there was a two-year break clause in the contract should a change in the procurement arrangements be required.

March 2021 update

6.20 In March 2021, Georgie Jones-Conaghan presented further details to the Panel on the new Chad Gordon Autism Campus at Waltheof Gardens. The Campus was described as one of the Council's ways of responding to the growing need and gap in services for autistic residents. The Chad Gordon Autism Campus is part of the Council's wider Learning Disability Day Opportunities Transformation Programme. The Council vision was to enable all adults with learning disabilities in Haringey to have meaningful day opportunities and person-centred support in their local community. This includes creating spaces in buildings as well as stronger links with the community.

6.21 Significant investment had been put into two new services:

#ActuallyHaringey

6.22 #ActuallyHaringey (#AH) was the 'autism hub' service that provides early help for autistic adults who may not have access to other appropriate support. This aimed to provide support in areas where services were currently lacking, for example for autistic people who do not have a learning disability and find that there is little provision for them after finishing SEN college. This is particularly important as autistic people typically experience lower levels of employment, higher levels of mental illness and suicide and a lack of acceptance in society.

6.23 #AH had started operating but only virtually due to the pandemic. A launch event was expected in the summer. In terms of other activities, the service would be delivering training to help make Haringey a more autism friendly borough, referrals were beginning to come in (from adult mental health pathways, from those leaving SEN education and through self-referral), peer support groups were being set up and a bid had been made for a dedicated autism employment coach.

Haringey Opportunities Project (HOP)

6.24 The Haringey Opportunities Project (HOP) would provide day opportunity services for people with learning disabilities, autism and complex needs. These service users have some of the most complex needs in society who have historically been placed in institutions depriving them of liberty. The NHS England, 'Transforming Care'

agenda expects local authorities to meet these complex needs closer to home and the HOP was part of Haringey Council's commissioning strategy to meet this objective.

6.25 Work was underway to publicise the new services and contact was taking place with families of potential service users. The service provider, Centre 404, were mobilising to start providing services and were in the process of recruiting for the various supported employment roles for people with LD/autism within the services. These roles would include admin/reception, handyperson, gardeners, etc. and apprenticeship support would be provided through a link with the College of Haringey, Enfield and North East London (CONEL).

Co-production and Co-design

6.26 Georgie Jones-Conaghan underlined the key differences between the main options relating to co-production:

Consultation – Although engaging with stakeholders through a consultation process has been widely used in the past, it can erode trust as it can be seen as a fait accompli with the Council effectively asking residents to validate their plans. The Council was therefore moving away from this option in this context.

Co-design – This involves engaging with stakeholders at a much earlier stage, asking them to help to design the services and become involved in the commissioning process. This means that officers need to be open to challenge and to differing ideas. This is the process that has been adopted in the development of #AH and the HOP.

Co-production – This is when the stakeholders, and particularly the users of the service are involved in all aspects of the service, including the delivery and leading of the service. This is the most empowering model for stakeholders but involves some loss of control for the commissioning authority. There can also be some challenges in enabling some groups to participate in this in a meaningful way, for example those with severe learning disabilities. Having already co-designed the #AH and HOP services, the next stage would be to co-produce them.

6.27 The design of the HOP had included working closely with carers groups and families who had been involved in procuring Centre 404 as the new service provider and designing the buildings with architects. They had also been involved in a review of local day opportunities to help inform the plans for the service.

6.28 The #AH service had been developed based on the needs and wishes of autistic residents and with the involvement of autistic people and groups to determine the support and services that would be needed. A number of staff with autism had been recruited in order to help embed "neuro-diversity" and a lived understanding of autism within the service.

6.29 In relation to #AH, there was already a cohort of residents who are keen to own the autism hub and to take part in running it, particularly because people want to further the value of lived experience and neurodiversity within services to make them more autism friendly. A co-production framework had been developed and measures that had already been put in place to help facilitate co-production included:

- The new hub would have the infrastructure for both paid and unpaid autistic peer support staff.
- The service specification included the vision that was created by autistic people, and the performance management and key performance indicators are measured by the engagement with autistic people.
- Funding was being sought to develop volunteering programmes.

6.30 A draft performance monitoring template for #AH was provided to the Panel. The four key areas for monitoring were:

- **Employment, training, and education** - All autistic adults to have access to appropriate educational tools and resources. Training to be available with adaptions when needed. Equal opportunities for accessible paid and unpaid employment.
- **Health and wellbeing** - Universal access to health care professionals who have a knowledge of autism and making reasonable adjustments for appointments. Destigmatise Autism as an 'illness'. Support adults who consider they may have autism to seek a diagnosis. Empowering those with autism to have access to all sorts of wellbeing tools and techniques.
- **Community accessibility and autism acceptance** - To make Haringey a more Autism friendly borough. To support adults to engage with the autistic community. To provide tools, training and awareness to families, friends, community groups, businesses, and employers. To ensure each adult with autism has a core support network. Promote autism awareness and safety for all emergency services/ front line services and to ensure people with autism feel safe within their community.
- **Skills for a better life** - ensuring adults with autism have access to all universal services, decent safe housing and a foundation knowledge of self-care, money management, healthy relationships, intimacy and sexual health and awareness, drug and alcohol use, addictions (various), sexual exploitation, social media usage/internet safety, food and exercise, all basic life skills (cooking, laundry, sleep hygiene.)

6.31 The Panel understands that a six-monthly report would be compiled by the service and a meeting then held with the commissioner to look through service

performance, celebrate success and discuss opportunities for improvement. Examples provided of the type of issue that would be looked at included:

- Rolling total number of #AH service users annually;
- Summary of impact autistic people are having to codesign the service (service delivery, governance and service improvement);
- Celebrating service, team or user successes;
- Service challenges – strategic or anything requiring escalation;
- Income generated from Chad Gordon.

6.32 It was noted that the Council was relatively new to co-production and so there would inevitably be some tensions between the views of the stakeholders and the Council's vision, strategic aims and political aims.

6.33 In relation to the HOP, the users were likely to have a low capacity to engage with the everyday decision making but it was still hoped that a co-produced service could be achieved. The one-to-one nature of the service meant that person-centred support could be developed as each service user would have their own support and activity plan. The service could therefore be led by the desires, actions, behaviour and needs of the service users.

6.34 Asked whether there would be a 'management group' Charlotte Pomery said that there was already a group of parents/carers and service users that the Council had been working with during the development of the services, but the intention was that this group would continue to be active and steer the process going forward. Georgie Jones-Conaghan added that a steering group was being set up for #AH with nominations being made for the Chair.

6.35 Asked about potential criticisms from residents, Georgie Jones-Conaghan said that some residents would have had a relationship with the Council for many years and if they did not feel that this had been a positive relationship there could be some mistrust. Some residents may also not want to be involved in the decision-making process and may instead just look to the Council to provide a good service. It would therefore be important to recognise that there may be different levels at which people will want to become involved and to be aware of the history and the context with which people are becoming involved.

6.36 A key point was raised by a Member about how best to empower stakeholders while also allowing them to shoulder responsibility. It was recognised that the Council would effectively be losing some control and that there would be challenges in getting that balance right and managing risk. Georgie Jones-Conaghan and Charlotte Pomery addressed these points with the following comments:

- That the appropriate response to this is to have clear co-production frameworks which set out roles and responsibilities and explain what service users will be leading on and what areas the Council will have more control.
- While there may be areas of tension, a good co-production model should help to facilitate mediation and enable compromise and trust. Dialogue, structure and a good feedback loop would be essential.
- With engagement and support for the model across the Council, including from Members, this will help to shift the culture of the Council to take risks and to escalate any issues that emerge.

6.37 A Member of the Panel asked how coproduction would be embedded in the culture, design and review of the new services at the Chad Gordon Autism Campus and how the balance would be struck between empowerment of its users, and control of the local authority. Georgie Jones-Conaghan explained that the service specification states how coproduction is part of the architecture and design of the new service and that the performance monitoring framework linked to the outcomes of the service show how coproduction forms part of the service review.

6.38 She added that there was still work to do in developing the governance of the service to ensure that those with lived experience of autism are part of its leadership. Having the right culture would be key and harder to influence as this needed to be something which was felt from the ground up rather than imposed. They were trying to create the right conditions for coproduction through proactively recruiting autistic staff and/or those with lived experience of autism to be part of the team. She noted that the team were all passionate about user involvement and engagement, having worked in person centred services before. This was one of the key behaviours being looked for at the recruitment stage, particularly by the Chair of the Haringey Autism reference group, who was part of the panel.

6.39 Georgie Jones-Conaghan continued that moving into the new building base at the Chad Gordon Autism Campus would enable a greater sense of community as people could drop in and come together more readily in a safe space. There was a mandate for users to have a lot of control over this service but where there may be instances of a conflict then the service would work with users to mediate and find a way through. The governance would be very important to ensure appropriate dispute resolution if or when conflicts arose and to ensure that the service hears from the overall user base, and not just a few voices that may be strong but unrepresentative, which can develop over time.

7. Disability Action Haringey

7.1 Another key area considered by the Panel in relation to the involvement of residents and service users in the delivery of services, was the recent establishment of Disability Action Haringey (DAH), a Deaf and Disabled Persons' Organisation (DDPO). The aim of DAH was to support disabled people in Haringey to maintain their independence and freedom and to become the voice of the disabled community in Haringey through its members.

7.2 The Panel spoke to Council officers about the development of DAH and the support that the Council had provided to this process. Charlotte Pomery, Assistant Director for Commissioning, explained that this had begun with the identification of a need for a disabled-led organisation in the Borough that could take on a number of roles. She said that some of the work that the Council needed to do was around the social model of disability and ensuring that everything that the Council is doing is more enabling of disabled people.

7.3 Rebecca Cribb, Commissioning Officer, emphasised that the Council had started from scratch to establish DAH and as part of this journey had been working with Graham Day, the Chair of DAH, to identify a group of passionate interested disabled residents to join this new organisation.

7.4 As part of the same journey, the Council also began to develop a specification for Peer-Based Direct Payment Support Services. The commissioning of DAH and the commissioning of the direct payment support services were separate, but the two processes were being pursued in parallel.

7.5 Written information provided to the Panel set out the background of DAH. Successful models of Deaf and Disabled People's Organisations (DDPOs) elsewhere had shown that they can:

- Help local authorities to meet broader policy requirements (such as improving peer support or supporting disabled people into employment).
- Add value - by delivering effective services based on the authentic voices of the people who use the services.

7.6 The aims of establishing a DDPO in Haringey were to:

- Become the voice of disabled people
- Achieve better outcomes for disabled people in Haringey
- Strengthen the social model of disability
- Reduce pressure on adult social care services

7.7 In November 2019, a working group of local disabled people was convened, co-chaired by Graham Day and Salli Booth. Meetings were held monthly and were

supported by Council officers. The working group carried out tasks necessary for the establishment of the DDPO including:

- Developing the constitution
- Charity registration
- Recruitment of a CEO
- Finding a suitable workspace
- Partnership development and networking

7.8 In October 2020, Disability Action Haringey (DAH) was registered as a Charitable Incorporated Organisation (CIO). A Board of Trustees was then established and the recruitment process for a CEO began in November 2020. In March 2021, a recruitment process began to increase the number of DAH Trustees, supported by the Council and the Bridge Renewal Trust.

7.9 A Grant Funding Agreement was in place for 2021/22 to 2022/23 to support DAH with a view to a sustainable model being established during that period. The funding was to be used to:

- Recruit and employ a CEO
- Development infrastructure such as IT, Payroll and Accounting, Legal and HR Support
- Necessary insurance such as employer liability and product/professional liability
- Secure the use of suitably accessible premises

7.10 Key Performance Indicators would measure progress on objectives including:

- Act as the voice of disabled people and advocate for service users (growing participation, membership numbers, social media presence, etc)
- Reduce and remove barriers to universal services
- Developing community-based services
- Evidence of organisational stability (including diversification of income)

7.11 Graham Day, the Chair of DAH, gave evidence to the Panel, noting that DAH was aiming to become the voice of disabled people within Haringey and that the organisation had a strong vision, valuing human rights and the contribution that disabled people can make to society. It would therefore be important to develop a strong and diverse membership base to be effective. Advocacy on welfare benefits is something that DAH would be looking to deliver once sustainable funding had been secured.

7.12 The recent pandemic had significantly affected their work as 40% of the working group of local disabled people had been lost due to Covid and ill-health. The requirement to hold meetings online had also had an impact on co-production.

7.13 Graham Day acknowledged that the Trustee Board needed to be expanded and an advert was currently out for this with a number of strong candidates having come forward already.

7.14 Asked about communication with residents, he said that DAH did not yet have a website and so this was an important priority in terms of making information available. (This has subsequently been set up at: https://www.d-a-h.org/). Social workers across the Borough had been made aware of DAH so awareness would hopefully be spreading through this route.

Direct Payment Support Services

7.15 The rationale for the commissioning of Direct Payment Support Services was that Direct Payment levels were lower in Haringey than in comparable boroughs. Haringey's Direct Payment levels are 23.6% compared to the London average of 25.5%.

7.16 Direct Payments are payments made by the Council to enable a person with assessed care needs to organise their own care and support rather than have this arranged and manged by the Council. This allows people to have choice and control over the services that they receive. However, a key barrier to the take up of Direct Payments in Haringey is the lack of timely and good quality peer support and support in recruiting, retaining and developing personal care assistants. Peer support services delivered through user-led organisation are recognised as best practice because service users find it easier to seek advice from someone who is independent of their local council.

7.17 The aim of the initiative was therefore to develop, with key stakeholders, a specification for direct payment peer support services and personal (care) assistant market development and support services, which focuses on the outcomes to be delivered and ensures that success and progress can be measured and monitored. A series of service specification discussions and workshops were held from August 2020 including with the involvement of the DAH working group and trustees.

7.18 The service specification for 2021/22 to 2022/23 has the objective to provide services, underpinned by peer support that will:

- Support the increase and maintain numbers of people taking direct payments.
- Better inform disabled people, helping them explore how DP's can enable increased independence and an improved quality of life and find personalised solutions to any issues which may create barriers for them as individuals.
- Ensure disabled people are provided with good information in their preferred format at the right time to support choice and decision-making.

- Develop and sustain a vibrant personal assistant market.

7.19 The monitoring arrangements for the service would involve key officers and stakeholders meeting on a quarterly basis to identify and respond to themes arising, challenges, barriers and to share success stories.

7.20 Officers acknowledged that there were significant challenges involved with these projects, including because there was no existing council-wide approach to co-production and co-design. It would not be a straightforward task to develop a truly representative group of disabled residents with a joint vision and it was also noted that the implications and impact of working with residents who are giving their time voluntarily and have their own lives and challenges, including managing health issues, should not be underestimated. The impact of the Covid-19 pandemic, which disproportionately impacted on disabled people and prevented physical meetings had also led to additional difficulties during the development process.

Relationship between the Council and DAH

7.21 A Panel Member highlighted the challenges described on one of the slides as the need for a clear and transparent separation of relationships between the Council and DAH as both the voice of disabled people and a provider of services. She said that this could be an inherent problem because being an advocate is very different role to being a provider. There can also be difficulties in being an advocate when the Council is providing the funding.

7.22 Charlotte Pomery responded that this was recognised by the Council as a tension, but that all of these initiatives have a cultural change element and are part of the wider Adult Social Care redesign. It was acknowledged that this model is not straightforward and was new territory for everyone so it was useful to discuss the details. Advocacy and a social model of disability had been recognised as very important from the beginning and was fundamentally about how the borough can enable the lives of disabled people to be as fulfilling as they can be. The cultural shift would need to be enabled by a political framework, an officer framework and by the wider environment in which everyone is working. It was also important to do this at the right pace and when the organisation is ready. Examples from similar organisations successfully operating in boroughs such as Hammersmith & Fulham have a multi-faceted of campaigning, advocacy and as a provider and had become a powerful voice for disabled people which Haringey could learn from.

7.23 Graham Day added that DAH wanted to become the voice of disabled people in the community and to advocate for them. The advocacy service would need to be supported by sustainable funding so this would be independent from the Council.

7.24 In response to a question from the Panel, Graham Day said that support would be provided by DAH to people who are looking to have new Direct Payments and there would be a new Personal Assistant (PA) register employing local residents and directing them to training if they need it. This would be managed by a full-time member of staff. In terms of overall staffing there would be the CEO plus two full-time and one part-time members of staff to support the organisation. A Panel Member highlighted that there were significant responsibilities for DAH in terms of HR and safeguarding responsibilities and in providing the credentials through the PA register.

Hammersmith & Fulham DDPO

7.25 In June 2020, the Panel spoke to the CEO of Action on Disability Hammersmith, the DDPO in Hammersmith & Fulham Borough, and the Strategic Leads of Co-production at Hammersmith & Fulham Council.

7.26 Hammersmith & Fulham Council had set up a Disabled People's Commission in 2016 with the aim of working with disabled residents to look at the barriers that they experienced. The Commission's final report, published in 2018, recommended that the Council must work in co-production with disabled residents, should resource co-production, promote co-production across the borough and put together a co-production support strategy. It also recommended that the Council should co-produce a quality assurance and social and economic value framework to define the values, behaviours and characteristics of all service providers and organisations funded or commissioned by the Council[7].

7.27 A co-production implementation group had then been set up, including disabled residents, Councillors and senior Council officers to provide the strategic leadership required to take forward those recommendations. The group's terms of reference states that it aims to *"push for a culture of co-production that means that all residents can work together with the Council, in a true and equal way"*[8].

7.28 The co-production approach had been backed at the highest level of Hammersmith & Fulham Council with support from the Chief Executive and the Leader of the Council. A strategic senior officer for co-production had been appointed under the Chief Executive's office.

[7] Hammersmith & Fulham Disabled People's Commission https://www.lbhf.gov.uk/councillors-and-democracy/resident-led-commissions/disabled-people-s-commission
[8] Hammersmith & Fulham Co-production Implementation Group terms of reference https://www.lbhf.gov.uk/councillors-and-democracy/co-production/co-production-implementation-group-hfcig-terms-reference

7.29 Work progressed through the co-production recommendations of the Disabled People's Commission have included:

- implementing the recommendations from a Direct Payment review which looked at direct payment support in the Borough
- co-producing 'what is good direct payment support' and setting up a new direct payment support service, funded by the Council from January 2020 and based at Action on Disability.
- working with residents to review how residents can access Council services
- resourcing the Disability Forum Planning Group to make sure that new planning applications create new buildings that are accessible and inclusive.
- working with residents to develop the Disabled People's Housing Strategy (DPHS).

8. Views of carers on co-production

8.1 The Panel spoke directly to carers at a meeting of the Severe and Complex Autism and Learning Disability (SCALD) reference group about their experience of co-production in relation to the Chad Gordon Autism Campus. The Panel also received evidence from a number of key individuals who had been directly involved with various different co-production projects in Haringey. There were:

- Mary Langan (Osborne Grove & Waltheof Gardens co-production groups)
- Gordon Peters (Osborne Grove co-production group)
- Isha Turay (Carers Working Group)
- Vida Black (Learning disability carers representative)
- Sharon Grant (Co-chair – Joint Partnership Board)

Severe and Complex Autism and Learning Disability (SCALD) reference group

8.2 In March 2020, the Members of the Panel spoke to a meeting of the Severe and Complex Autism and Learning Disability (SCALD) reference group. The group comprises of carers who aim to represent the interests of service users with complex needs and highlight issues relating to the quality of and access to health and social care services in Haringey. SCALD worked with commissioners and architects on the design of the Chad Gordon Autism Campus.

8.3 Comments from the SCALD group in March 2020 included concerns about the feedback provided to the group. Meetings were held with commissioners but minutes were not usually taken. Some members of the group also felt that their specific concerns were not followed up and said that feedback should be provided to them on issues discussed and action points agreed.

8.4 Concerns were also expressed that SCALD was not made aware of meetings that commissioners may be having with other groups of carers. Some members of the group felt that the process was weakened by the lack of coordination and communication between the various groups of carers.

8.5 It was also commented that SCALD was not always aware of meetings that commissioners may be having with the architects about the development of the new day centres and felt that they were therefore not always directly involved in some the decision making about design issues.

8.6 It was felt that too much was left to the discretion, skills and ability of the Commissioners, but that a protocol and guidelines ought to be in place when commissioning a new service and that these should be written and available to carers' groups and the wider public. The group felt that, as commissioning involves

gathering evidence, this evidence should be available to all so that it is clear why a decision reflects best practice.

8.7 The group suggested that transparency about budget constraints was needed at meetings with commissioners so that there could be clear discussions about what could realistically be achieved at the outset of projects such as development of the new day centres.

8.8 Overall, the group felt that old methods of consultation were still being used and that, for the Council to properly introduce a co-production approach, there should be a new set of policies and procedures with training for all participants involving the recording of evidence, minuting of meetings, following up on feedback and ensuring continuity.

8.9 In follow up questions to representatives of the group in February 2022, it was felt that the situation with recording/feedback on actions related to the Chad Gordon Autism Campus had not improved since 2020. Families/community groups had to chase the Council for information and there was no direct point of contact for the service provider. Another member said that they felt that views had been listened to. It was suggested that a more structured approach, such as a meeting every 3-4 months with minutes/actions, could be beneficial. 'RAG' ratings could be used, with positive interventions at a senior level when red ratings are triggered.

Co-production witnesses

8.10 A number of themes emerged in conversations with the key individuals who had been involved with co-production in Haringey.

Osborne Grove co-production

8.11 The redevelopment of Osborne Grove Nursing Home is a major project that involves closing the facility in order to demolish the existing building and allow for the building of a new expanded 70-bed nursing home. The Panel heard that the co-production work associated with this project had been a good and productive example of how it should work.

8.12 Those involved with the co-production highlighted that they had been invited at an early stage to be involved in discussions about the new proposals for the nursing home. There had been a long lead-in process involving a lot of the people who had been involved in opposing the closure. Discussions took place early on about what the design of the building might look like and the multi-purpose nature of the site including community use of the building.

8.13 A steering group was established which had agreed terms of reference encompassing the co-production process from beginning to end. Members of the Steering Group were included in the tender evaluation and agreed with the appointment of the construction company. While they weren't involved with all of the finance details, they had been involved in the discussions about value for money of the bids. The design development went through a number of stages, including discussions with the architects and the comments of the Steering Group were taken into consideration, including input on the needs of those with learning disabilities or autism who might become residents at the nursing home.

8.14 The steering group's comments were fed into the information provided to the Cabinet. Overall, it was felt that the steering group's input had contributed towards the overall design and that the co-production had been a genuine reciprocal process involving people representing users of services alongside professionals and managers.

Low Traffic Neighbourhoods (LTNs)

8.15 A co-production project that was not considered to have worked as well was on the proposals for Low Traffic Neighbourhoods (LTNs) which prioritise walking and cycling and prevent vehicles from using certain roads. The LTNs impacted on elderly people and people with disabilities who often need assistance in getting from one place to another.

8.16 Discussions on LTNs were late and there was a narrow understanding of disabilities as only people with physical disabilities were consulted and not those with learning disabilities for example. In addition, only those within the direct LTN area were consulted and not those who might need to travel through the area. When these points were explored in online meetings it was apparent that very limited consultation had taken place with campaigning and service user groups. None of the reference groups that were part of the Joint Partnerships Board (JPB) had known about these plans.

8.17 The online consultation meeting was not recorded and minutes were not taken so there was no record of the opinions expressed or what actions would be taken as a result of the discussions. There had been a promise of further consultation on exemptions to allow some groups to travel within the LTNs but those meetings had not yet taken place. This had been a disappointing example of co-production with staff not prepared properly to engage with vulnerable groups.

8.18 It was felt that co-production from the inception of a project was necessary and that it was important to assess who were the people directly affected that would need to be consulted. In this case, this preparatory groundwork did not seem to have been

done and officers appeared to be surprised that there was a strong reaction from community groups who were very concerned about the proposals.

Conclusions of the Panel on co-production

8.19 The Panel welcomed the progress on co-production made by the Council so far, acknowledging that Haringey Council was in the early stages of the co-production journey and that co-production was well supported by the Council Leader, the Cabinet and the officers that the Panel had spoken to. The co-production work on the Osborne Grove nursing home redevelopment project had generated particularly positive feedback.

8.20 The Panel was conscious of the significant cultural shift required throughout the whole organisation in order to genuinely make co-production a reality in the design and delivery of services. To help achieve this, the Panel concluded that there must be a clearly agreed set of principles which should be set out in a Charter developed in collaboration with service users.

8.21 The co-production Charter should include strong commitments on communication so that service user/carer groups always have a clear understanding of what action is being taken in response to views that they have expressed as part of the co-production process. Services users and carers should also be directly involved in the setting and monitoring of success measures so that the priorities of communities are at the forefront of service delivery. Reciprocity and equality around the table were also considered to be key principles for inclusion in the Charter.

8.22 The Panel welcomed the positive feedback on co-production relating to some projects but noted that this high standard was not achieved particularly when it involved teams that were less familiar with co-production working. The Panel recommended that a co-production Framework should be developed to enable co-production to be embedded in a more systematic way across the Council with a robust structure from the outset.

8.23 The Panel was also aware of the work of the Haringey Borough Partnership, a body comprising of senior leaders from the Council and local NHS Trusts and community representatives from Public Voice and the Bridge Renewal Trust. The Haringey Borough Partnership has developed a shared set of priority actions to improve health and wellbeing in the Borough and makes joint decisions based on shared priorities. The Panel felt that co-production needed to be supported at a senior level across major partners if it was going to be successfully prioritised and that the Haringey Borough Partnership was therefore the appropriate body to have oversight over co-production in Haringey.

RECOMMENDATION 1 - A Charter should be developed and published in collaboration with service users and other stakeholders to set out the principles that underpin the Council's approach to co-production. This should include a commitment to the participation of the community of service users and their families/carers and a culture of communication and collaboration in the development of services.

RECOMMENDATION 2 – A co-production Framework should be developed to assist departments throughout the Council to deliver co-production in a consistent and systematic way, including at the very beginning of a project and to continue monitoring service delivery after completion of the project.

RECOMMENDATION 3 – The Borough Partnership Board should be responsible for the oversight of co-production in projects in Haringey.

Co-production from the inception of a project

8.24 The importance of early involvement with stakeholders was a theme that came up repeatedly in conversations with those involved with co-production. In order to include the right people from the beginning of a project, witnesses suggested that there should be means of deciding from the outset who was affected and therefore who to contact and involve. This could be included as an element of the co-production framework. In the longer term, data collection could be a contributing factor in selecting stakeholders, for example through a database of residents, services users, carers and others who had previously indicated an interest in a particular issue.

RECOMMENDATION 4 – Co-production should begin from the inception of a project. An assessment should be undertaken to identify the residents/service users that would be most affected by this project and a clear undertaking made by the Council to contact all those residents to invite them to be involved. This objective should be specified in the co-production Framework.

Terms of reference

8.25 The Panel felt that properly thought out and transparent terms of reference were an important part of any co-production process. This would help to make clear what was being asked of stakeholders and set out practical requirements such as the frequency of meetings.

8.26 Evidence received by the Panel suggested that carers/service user groups were not always able to obtain feedback on actions that were agreed at meetings. The Panel agreed that terms of reference which specified officer attendance, a requirement for

minute taking and for the recording, tracking and reporting back on actions could help to address this problem.

RECOMMENDATION 5 – Terms of reference should be applied to co-production projects that would specify who was involved in co-production and their role. They would also determine the frequency of meetings, requirement for minutes and recording/tracking of actions. Terms of reference should be made public and be easily accessible. This objective should be specified in the co-production Framework.

Officer link to the Joint Partnership Board

8.27 Concerns were expressed by key individuals involved in co-production about the flow of information between the Council and stakeholders including the reference groups of the Joint Partnership Board. The Panel received evidence that officers attended some groups of the Joint Partnerships Board more than others and that it was not always easy to obtain regular updates, feedback on issues discussed or on actions that were agreed at meetings. The opinion was also expressed that if co-production was valued then it had to be properly resourced as stakeholders would not continue to engage if they did not feel that it would be worthwhile and could make a difference.

8.28 The Chair of the Panel queried whether a dedicated officer role specifically tasked with maintaining a link to the JPB, including the handling of communications and support for the oversight of co-production work, would provide the additional resource required to strengthen the link between the Council and the JPB. However, senior officers felt that this would be unnecessary as there was already senior representation at the JPB and that Public Voice was funded by the Council to provide an administrator who carried out note taking.

8.29 Nevertheless, the Panel took the view that there was still an ask around stronger officer involvement in the JPB and support for each individual reference group by a named officer who would be responsible for following up specific actions. The Council would therefore need to make clear how it intended to address the concerns expressed.

RECOMMENDATION 6 – The Council should provide a response to the Scrutiny Panel on how it intends to improve communication between the Council and the Joint Partnership Board including commitments on officer attendance at meetings, information updates to the reference groups where required and the recording, tracking and reporting back on actions agreed.

Staff training and workforce development

8.30 Key individuals who had been involved with co-production groups told the Panel that, while there were some positive examples, where co-production had been more "hit-and-miss" was lower down the staffing hierarchy where officers had less experience of dealing with the diversity of a co-production enterprise, working with families with relevant experience and outside experts.

8.31 The experience of the consultation over Low Traffic Networks (LTNs) was cited as an example of the co-production approach not being embedded across the Council. Staff lower down the commissioning ladder and in departments with less experience of co-production therefore needed more support and training to be able to implement a good co-production model.

8.32 Senior officers suggested that staff training might not in itself be sufficient to achieve this objective and that a wider effort around culture change and workforce development would also be required to embed co-production across the Council. The Panel accepted that staff training could only be part of the answer to this.

RECOMMENDATION 7 – The Council should give consideration to prioritising the understanding of co-production principles and practical steps for implementation as part of workforce development across the Council.

Wider reference groups

8.33 The Panel also considered what happened to a co-production group after a project had been completed. After a service had become operational, the main function of the co-production group might seem to have been completed but there were further opportunities for stakeholders to continue to have an input on monitoring the service and having a say on how it was being run. There was also a risk at this stage that the information flow from the Council might not be maintained in the same way and that stakeholders may not be kept informed on latest developments.

8.34 In the evidence received by the Panel about the Osborne Grove co-production work it was noted that Steering Group would continue until at least 2024 when the project was scheduled to be completed. That will have been a 6-year process by that point and it was suggested that there was no reason why the Steering Group's involvement could not continue after that.

8.35 One possible option would be a managed transition of co-production into the operational phase. This didn't necessarily have to involve the Steering Group just continuing unchanged and it could become a wider reference group involving residents and Ward Councillors, given the planned community use of the building.

Sub-groups to discuss issues relating to specific groups of service users could still be formed where appropriate.

8.36 The Panel heard that 'Friends' groups on local parks such as Alexandra Park, do involve residents who aren't typically involved in local committees so this could be a potential model. There were also some active people involved with nearby Residents' Associations that could potentially play a role.

RECOMMENDATION 8 – The Council should aim to keep co-production steering groups involved in the monitoring of the service after the completion of a project. The Council should also consider widening the membership of group to involve local residents when moving into the delivery phase if appropriate for the specific project. This objective should be specified in the co-production Framework.

8.37 Key individuals who had been involved with co-production groups expressed the view that a lot of carers in the borough were not aware of current projects and what was happening with services in the borough. While some carers may be reasonably well informed if they were directly involved with committees or co-production groups, a lot of carers in Haringey were quite isolated and this had got worse due to the pandemic.

8.38 It was suggested to the Panel that the Council should be more proactive in trying to involve carers in discussions in planning/decision making and to update them about developments. It was noted that there were a lot of existing community groups and voluntary organisations that could easily be contacted. The Council also already had the contact details of carers that were registered with them so this was another straightforward route of contact. The Council could provide updates and ask them directly how they would like to be involved.

8.39 The Panel was also reminded that there was considerable diversity in Haringey and so consideration needed to be given to how to involve people who, for example, did not speak English.

RECOMMENDATION 9 – The Council should consider what options it has available to proactively contact the main community groups and people on its lists of registered carers on a regular basis to update them on developments with local services and to invite them to become involved with co-production.

<u>Annual report from Joint Partnership Board to Scrutiny Panel</u>

8.40 The Panel also considered the role that Scrutiny could have in supporting co-production in the future. The Panel noted that the JPB has a strong and independent role in co-production, with the various reference groups having direct involvement

with a range of projects. It was proposed that the JPB could provide a report summarising the co-production work of the reference groups on an annual basis to the Adults & Health Scrutiny Panel in a similar way that other bodies such as the Haringey Safeguarding Adults Board currently does.

RECOMMENDATION 10 – The Joint Partnership Board should provide an annual report to the Adults & Health Scrutiny Panel summarising the work of the reference groups on co-production. This should be included in the Panel's work programme each year with an agenda item scheduled on one of the Panel's formal meetings.

Information sessions about service delivery

8.41 The Panel also discussed possible barriers in commissioners and communities working together, noting that commissioners bring valuable professional expertise and that service users/carers bring valuable lived experience of how services are working in practice. Building the knowledge of service users/carers about how services are commissioned and delivered could therefore improve the co-production process. The Panel proposed that in-house information sessions about services could be run for service users, families, carers and other residents on their specific areas of interest, perhaps on a 3-monthly or 6-monthly basis and could include external speakers with specialist knowledge.

RECOMMENDATION 11 - In-house information sessions about services should be run for service users, families, carers and other residents on their specific areas of interest. The aim would be to build their knowledge about how the commissioning and delivery of services works, generate debate and improve the co-production process. This could be run on a 3-monthly or 6-monthly basis and could include external speakers with specialist knowledge.

Navigation of local services

8.42 The Panel noted that some Council officers and others in the local workforce who support service users don't always know how to navigate local systems to find the services or resources that are required. The Panel considered that when accessing pages about services on the Council's website it was often difficult to find necessary information on how to access the services such as relevant contact details.

RECOMMENDATION 12 - Further guidance and training should be provided for Council staff to improve their navigation of local services.

RECOMMENDATION 13 – The Council website should be reviewed and updated with a view to making services more accessible.

9. Home Support and Reablement

9.1 In March 2021, the Panel received a presentation from officers on a new model of home support and reablement, noting that the current model of home support as not currently where the Council wanted it to be.

9.2 The new model would be aligned with the development of locality-based working with providers organised into three locality areas in the west, centre and east of the Borough. There would be a smaller number of trusted providers working collaboratively in each of the locality areas with other providers, residents and integrated teams. The model would focus on outcomes for users, recruit local people and provide surety of income to providers through guaranteed volumes.

9.3 The aims and aspirations of the new model included:

- Promotion of independence for service users – by working in an enabling way and reducing the need for care and support.
- Outcomes for services users – either increased independence where possible or supporting the person to retain their current level of independence and quality of life.
- A small network of carers for services users to ensure consistency of care.
- Flexibility on the timings of the delivery of services based on the individual's outcomes or changing needs.
- A collaborative partnership approach with high levels of trust between all parties involved in the care and support of service users.
- Introduction of the requirement to pay the London Living Wage (LLW).

9.4 Two contracts had been successfully awarded in the first phase of procurement in February 2020 in the west and east of the Borough which had been operational since September 2020. However, the quality of the bids overall was not adequate to award further contracts and so a review was undertaken to gain feedback from the providers on the procurement process and a series of supplier engagement and bid-writing sessions was held. The second phase of procurement in October 2020 was more successful with a higher volume and quality of bids received. Ten more contracts were subsequently awarded (4 in the east, 4 in central and two the west) which were due to begin in April 2021.

9.5 Under the previous system, the commissioning arrangement was for spot-purchase of home support hours via a Dynamic Purchasing System (DPS) to a detailed specification with a minimum of 30 minutes for visits. There were around 1,100 services users receiving a total of around 1 million hours of home-based support from around 50 active providers, 19 of which accounted for around 80% of the hours in a year.

9.6 Significant pressures on the budget were anticipated. The average rate paid for home care was £14.20 per hour but the Council's commitment to paying the London Living Wage meant that the rate paid was estimated at the equivalent of £18.50 per hour. In addition, the expected increase in the proportion of older people in the population was estimated to require the delivery of around 270,000 additional hours of home-based support between 2017 and 2025.

9.7 The process of developing the model involved a 5-month review of Home Support in 2017 with support from the Design Council, an independent charity and the government's adviser on design. This involved a design-led approach, putting people at the centre of services with good communication and collaboration. In particular, the Design Council recommended the use of their 'Double Diamond' approach with the two diamonds representing a process of exploring an issue more widely or deeply (divergent thinking) and then taking focused action (convergent thinking)[9]. This helped with the methodology required to develop the model.

9.8 The review examined how the Council could:

- Improve the sustainability of the market-place and sector workforce retention
- Promote better outcomes and support people to live well in their homes
- Manage all of this within a constrained financial environment

9.9 As part of the review stakeholders including service users, carers, providers and care workers were spoken to through face-to-face interviews, telephone interviews, focus groups and surveys. While services users and carers were mostly happy with the quality of the service, the main problems identified were found to be:

- Travel-time
- Issues with workforce retention
- Issues with sector career progression
- Use of zero-hour contracts
- Issues with insufficient number of hours of care provided (concerns about social isolation)
- Lower rates of pay than other nearby boroughs such as Islington and Camden
- Spot commissioning a source of uncertainty for providers

9.10 A number of events and workshops was then held between 2017 and 2019 to test the findings from the review and to seek views on proposed new commissioning models. Views were sought through a Member working group, the older people and autism reference groups and mixed workshops with providers, service users and practitioners.

[9] https://www.designcouncil.org.uk/news-opinion/what-framework-innovation-design-councils-evolved-double-diamond

9.11 The procurement process involved competition through the Dynamic Purchasing System (DPS) with providers able to submit separate offers for each of the three localities. Providers were awarded a contract in a locality based on a ranking of overall scores on quality and price. Tenders were evaluated by commissioners, the Quality Assurance Team, Practitioners and a representative from the Older People's Reference Group.

9.12 Monitoring arrangements were through regular contract monitoring meetings which include service user feedback in addition to discussion relating to performance and the service specification.

9.13 Panel members noted that profit margins for providers were often very tight and asked how the Council ensured that corners were not being cut, for example by making employees pay for their own phone calls or travel. Charlotte Pomery said that providers were required by law to pay for travel time and that this kind of issue was a core part of contract monitoring.

9.14 Asked about training for care workers, Charlotte Pomery said that the Council values caring as a profession and wants care workers to feel valued to be able to progress. The status of the role had increased in recent years and there had been recognition of the contribution that care workers had made during the Covid-19 pandemic. The aim was to provide further opportunities for career progression and upskilling by learning on the job and by linking workers to available training. Conversations were ongoing with the CCG and with Whittington Health on developing these areas. The Chair of the Panel noted that the Panel had previously looked into training, standards and upskilling for care workers in a previous scrutiny review and would continue to monitor this issue in the future.

9.15 Charlotte Pomery emphasised that reablement services would continue under the new model working alongside care services. The culture shift involved working with users in a more enabling way and a focus on hospital discharge would aim to enable people to regain mobility as much as possible.

9.16 Panel members noted that a person-centred focus may be more time intensive to allow for a person to feed into their own care planning and that the provider would need to be on top of this. Charlotte Pomery said that some upskilling of staff would be required in order to do this and acknowledged that the additional requirements would be one of the tensions with providers but that this could be managed with the right support for staff and continuity of care. Rebecca Cribb added that intensive work with two providers had started on ways of working including on training needs for staff and that by building up to this way of working this would put both the Council and providers in a stronger position to deliver what was required and manage risk.

9.17 Asked what type of measures are used to monitor care staff, Charlotte Pomery said that there are quality assurance processes, that visits are logged with timesheets, that care plan reviews take place supported by the service user and their family members. The Council is also alerted to potential problems when family members complain about an issue and there is a wider network of people locally who are able to pick up on any issues.

9.18 On concerns that some service users see different carers every day, Rebecca Cribb said that continuity of care was part of the service specification and something that the Council monitors on a monthly basis so providers have to evidence how they are performing in that respect.

9.19 A Panel Member asked what kind of data was required from providers as part of the contract monitoring meetings that had been mentioned as part of the earlier presentation. Pauline Simpson said that data is requested on training (which is compared with a training matrix for potential gaps), on complaints (which is cross-referenced with the Council's data), on visit timescales, on recruitment and on travel time. Payroll information is required is order to verify compliance with the London Living Wage. Service user feedback can also be provided which can be followed up directly with service users if necessary.

9.20 On the next steps for co-design, the borough-wide Stakeholder Group would be reconvened to update on the roll-out of the model and to agree for approach for ongoing stakeholder involvement. This included:

- People accessing care
- Carers/Family Members
- Representatives of Reference Groups
- Disability Action Haringey
- Health and social care practitioners
- Commissioners/Quality Assurance

9.21 The Panel was informed that the Council would also explore establishing regular locality-based Home Support and Reablement Stakeholder Forums. The Panel welcomed this proposal, noting the opportunity to align to the Council's locality working model that the Panel had discussed with officers at a recent Panel meeting[10].

9.22 Based on the discussion about pay and training for care workers, and also from evidence previously gathered as part of a previous scrutiny review from 2018/19

[10] Item 7, Adults & Health Scrutiny Panel, 11th March 2021
https://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=804&MId=9379&Ver=4

which had looked at pay conditions and training in another part of the care sector[11], the Panel felt that there was very little structure in place in the Borough to enable effective career progression for care workers. The Panel therefore concluded that opportunities to upskill should be made more easily available through short-term and long-term courses. This could involve skills to support their existing role or further roles that they may want to progress to.

9.23 The Panel also considered the pay and conditions of care workers more generally in the context of the Council's Insourcing Policy that had been discussed earlier in the Review. The Panel proposed that a pilot project should be established to set up and run an in-house team of care workers employed under local authority terms and conditions. The pilot project should be measured against a set of criteria (including on work conditions, training, continuity of care, quality of care and value for money) and then compared to equivalent out-sourced contracts. This pilot could be financed through the Transformation Fund.

9.24 The Panel also wished to reiterate concerns about the care assessment process. As part of the Panel's 2019/20 Scrutiny Review on Day Opportunities spoke to several carer groups and a key theme that had emerged was that carers often reported that they had difficulty in accessing information about the assessment and care plan[12]. Panel Members also found that this was often an issue when speaking to residents as part of their local casework. As part of the ongoing work in this area that was discussed as part of this Review, the Panel believed that service users and their families and provided with written information in advance of their first care assessment in order to ensure that more people have a full understanding of the process and what to expect.

RECOMMENDATION 14 - Regular locality-based Home Support and Reablement Stakeholder Forums should be established as soon as reasonably practicable.

RECOMMENDATION 15 – Opportunities for care workers to upskill should be made available through short-term and long-term courses:

- **Opportunities to provide Continuing Professional Development (CPD) should be explored through the North Middlesex University Hospital and Whittington NHS Trust.**
- **The Transformation Fund could be a possible source of funding to support this initiative.**

[11] Scrutiny Review on Care Home Commissioning, Adults & Health Scrutiny Panel 2018/19 https://www.haringey.gov.uk/local-democracy/how-decisions-are-made/overview-and-scrutiny/scrutiny-reviews/scrutiny-reviews-2018-19

[12] p.30-31, Scrutiny Review on Day Opportunities, Adults & Health Scrutiny Panel 2018/19 https://www.haringey.gov.uk/local-democracy/how-decisions-are-made/overview-and-scrutiny/scrutiny-reviews/scrutiny-reviews-2018-19

- **Local recruitment strategies should also set strategic aims to address this issue.**

RECOMMENDATION 16 – A pilot project should be established to set up and run an in-house team of care workers employed under local authority terms and conditions and measured by a set of criteria against equivalent out-sourced contracts.

RECOMMENDATION 17 - Service users and their families should be provided with written information in advance of their first care assessment in order to ensure that more people have a full understanding of the process and what to expect.

10. Social Value

10.1 The Public Services (Social Value) Act 2012 requires the public sector to consider how they can also secure wider social, economic and environmental benefits.[13] This means that bidders for public sector contracts need to consider what they can offer in addition to the requirements of the contract itself that would benefit the local community, businesses and the environment.

10.2 Margaret Gallagher, Performance Manager, provided information to the Panel about a model that her team had worked on to reflect social value on outcomes in prevention and early intervention. She said that social value was a difficult thing to measure and monetise and so research had been carried out on various examples of best practice, including the Derby model which was eventually felt to be the best match for Haringey. This involved methods of capturing the social value and then applying this to the outcomes and potential cost avoidances that the Local Area Coordinators (LACs) had recorded in their work with 520 individuals over an 18-month period. The outcomes were validated and auditable with the figures on values taken from research by various other bodies including the NHS, Public Health, Socialbank and the University of Manchester. Outcomes were measured in areas including employment, health & well-being and crime along with the cost avoidances of the outcomes that would otherwise have occurred such as a care home placement, a prison placement or regular attendance at a day opportunities centre.

10.3 There were two LACs in the Borough and for each outcome that they recorded, two figures were provided:

- the percentage of individuals they had seen where they had aided with that outcome, and
- the percentage of that outcome that they saw as attributable to them on average (e.g. if they worked together with another third party every time for a certain outcome then they could assume that 50% is attributable to them and third to the 3rd party).

10.4 This enabled a formula to be produced which calculated the yearly social return for each outcome per individual seen by the LACs. The average social return per individual was calculated by adding the values for each outcome and came to £14,126 per individual seen.

10.5 The total cost avoidance figure over a period of time was calculated by an "Average Time period (years) post intervention x Average Annual Social Return(£14,126) x Number of individuals seen by LAC". Based on 18 months of LAC data with 520 individuals seen this was calculated as a cost avoidance of £5.5m.

[13] Social Value Act: information and resources - GOV.UK (www.gov.uk)

10.6 The overall aim was to calculate a Social Return on Investment (SROI) figure. This was calculated by dividing the cost avoidance figure of £5.5m by the total costs of delivering the intervention in the same period. Based on the salary costs of the 2 LACs and 1 Head of Service equalling £315,500, this resulted in an SROI figure of £17.46 of cost avoidance for every £1.00 invested. However, this was likely to be overstated as the wider overheads of the LAC work had not been factored in. It was also important to factor in the social value provided by other public bodies involved in supporting that individual. LACs had been interviewed as part of the process to assess an attributable value percentage to their intervention with the individual.

10.7 Margaret Gallagher informed the Panel that it would be easier to calculate the true SROI as the programme was expanded. It was noted that local authorities using similar models had achieved a SROI ratio of around £3.00/£3.50 to £1.00.

10.8 There had been challenges in measuring the social value of factors such as social isolation or depression/anxiety. Individuals were therefore measured on a 1 to 5 scale based on their own self-assessment on outcomes such as “I feel confident”, “I feel connected” or “I feel able to achieve my goals. Improvement/decline on this scale could then be measured and then applied to the yearly social return. This accounted for approximately 57% of the cost avoidance calculated in the current model as the costs associated with relief from depression and anxiety was so high.

10.9 A Member of the Panel observed that some of the savings that resulted from these interventions would be seen by other public bodies such as the NHS or the Prison Service. Margaret Gallagher said that a larger dataset would be required to calculate the cost avoidances to individual stakeholders. It was clarified that these would not necessarily be immediately cashable savings but may instead reduce future spending by reducing demand on services. Going forward there would be a combined SROI for the Connected Communities programme which included the work of the LACs.

10.10 Charlotte Pomery confirmed that two meetings had taken place with the Community Centres Network and the Bridge Renewal Trust to discuss a possible impact discounted rent system for community organisations that rent Council-owned buildings. This was part of an ongoing rent review which would result in rent increases in some circumstances, but one possible model was for the outcomes data on social value to be taken into account and a discount applied to the rent based on what had been delivered. Asked by Cllr Connor how these outcomes would be verified, Charlotte Pomery acknowledged that a method would need to be agreed that could accurately measure outcomes but was also proportionate in terms of the paperwork required.

RECOMMENDATION 18 – The Panel welcomed the Council's commitment to social value and suggested that the Council should consider how social value could be included in the co-production Charter and Framework in order to enable a joined up approach.

Appendix A

Review contributors

Session 1 – 18th Nov 2019 – Officer briefing

Charlotte Pomery – AD for Commissioning

Farzad Fazilat – Head of Brokerage

Lucy Fisher – Policy Manager

Margaret Gallagher – Performance Manager

Tim Miller – Mental Health Enablement Lead

Camlee Voisin-Baptiste – Senior Commissioning Officer

Rachel Lisseaur - Director of Commissioning and Integration at Haringey CCG

Session 2 – 29th Jan 2020 – LD/Autism Commissioning

Georgie Jones-Conaghan - Lead Commissioner LD & Autism

Session 3 – 4th Mar 2020 - SCALD

Members of the Severe and Complex Autism and Learning Disabilities (SCALD) group

Session 4 – 9th Mar 2020 – Community & Voluntary Sector

Geoffrey Ocen – CEO, Bridge Renewal Trust

Poppy Thomas – Commissioning Officer

Florence Guppy – Programme Manager

Session 5 – 2nd Apr 2020 – DDPO

Graham Day – Co-chair - Deaf & Disabled People's Organisation (DDPO)

Salli Booth - Co-chair - Deaf & Disabled People's Organisation (DDPO)

Hilary Young – Project Manager

Session 6 – 29th June 2020 – Action on Disability Hammersmith

Tara Flood & Kevin Caulfield – Strategic Leads on Co-production - Hammersmith & Fulham Council

David Buxton – CEO – Action on Disability Hammersmith

Session 7 – 25th Mar 2021 – Home Support and Reablement

Rebecca Cribb (Commissioning Officer)

Charlotte Pomery (Assistant Director for Commissioning)

Bobbi Virgo (Procurement Strategic Partner (Care)

Pauline Simpson (Provider Manager HLDP)

Session 8 – 30th Mar 2021 – Chad Gordon Autism Campus & Disability Action Haringey

Rebecca Cribb (Commissioning Officer)

Rochelle Jamieson (Head of Adults Transformation Programme)

Georgie Jones-Conaghan (Lead Commissioner for Adult Learning Disability and Autism)

Charlotte Pomery (Assistant Director for Commissioning)

Hilary Young (Project Manager)

Graham Day – Chair - Deaf & Disabled People's Organisation (DDPO)

Additional evidence – Feb 2022-Mar 2022

Mary Langan (Osborne Grove & Waltheof Gardens co-production groups)

Gordon Peters (Osborne Grove co-production group)

Isha Turay (Carers Working Group)

Vida Black (Learning disability carers representative)

Sharon Grant (Co-chair – Joint Partnership Board)

Report for: Cabinet – 8 November 2022

Title: Admission to Schools – Proposed Admission Arrangements for 2024/25

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Ward(s) affected: All

Report for Key/ Non Key Decision: Key Decision

1. Describe the issue under consideration

1.1. This report seeks Cabinet agreement to consult on the school admission arrangements for entry into school in the academic year 2024/25 for Haringey's community and voluntary controlled (VC), nursery, infant, junior, primary, secondary and sixth form settings.

1.2. Haringey consults annually irrespective of whether there is a proposed change to its school admission arrangements. This is an annual report to Cabinet, every November each year. The results of the consultation proposed in this report are reported to Cabinet in February of each year when Cabinet is asked to determine the admission arrangements that have been consulted on. This year there are no proposed alterations to the oversubscription criteria or Pan-London co-ordinated admission schemes[1] for Haringey primary, junior and secondary community and VC schools for 2024/25.

1.3. We are, however, seeking agreement from Cabinet to commence consultation on the proposal to reduce the published admission number (PAN) for 8 primary schools by one form of entry (1fE) – 30 Reception pupils each from September 2024/25. Table 1 at para. 5.12 below displays the list of schools where a reduction in PAN is being sought.

1.4. This is a response to the current oversupply of reception places that Haringey, in common with most London boroughs, has in the system because of a flattening birth rates and some outward migration from London as a result of Covid-19 and Brexit. It is being undertaken as part of a fully collaborative process with key stakeholders (school leaders and governors) and with two specific guidelines: a) that parental preference will not be undermined, and b) that any school that reduces PAN will be able to immediately revert to their substantive PAN should local demand warrant it.

[1] The scheme which each Local Authority is required to formulate in accordance with the School Admissions (Admission Arrangements and Co-ordination of Admission Arrangements) Regulations 2012, for co-ordinating arrangements for the admission of children to maintained primary and secondary schools and academies. The co-ordinated scheme adopted from the PAN London scheme has been successful in meeting its main aim of eliminating or greatly reducing multiple offers of school places.

1.5. This proposed consultation follows on from pre-consultation engagement with key stakeholders (school leaders and governors) where a series of mostly face to face workshops were held in planning areas[2] across the borough and in smaller geographical clusters (6) during the academic year 2021/22. Presenting the latest data on projections and historical trends, officers worked alongside the Isos Partnership[3] to recommend and agree with schools the most appropriate way to reduce capacity over the next several years to respond to the falling demand.

2. Cabinet Member Introduction

2.1. All schools must have admission arrangements that clearly set out how children will be admitted, including the criteria that will be applied if there are more applications than places at the school. Admission arrangements are proposed and determined by admission authorities. The local authority is the admission authority for the borough's community and VC schools.

2.2. Every local authority must publish a co-ordinated scheme which sets out the procedures all schools and academies must follow to co-ordinate the admission process for the reception and secondary transfer admissions round to ensure that all residents are offered a school place.

2.3. As the Local Authority, Haringey also has a statutory duty to ensure all pupils have access to a high-quality school place. In common with many other London authorities, Haringey has experienced a significant fall in the demand for school places, particularly in the primary school sector. This brings budget pressures that could affect the sustainability of schools and their ability to maintain high standards.

2.4. The funding that a school receives from central government is based on the number of children registered. Therefore, when a school's number of children is lower than expected it receives less funding and this can mean that the school finds it difficult to retain and or recruit enough teachers and support staff to maintain high standards of teaching and learning.

2.5. The council has the responsibility to make sure that its school places are organised in a way that helps all schools to continue to maintain high standards. To assist schools that have been significantly impacted to managing the impact of lower pupil numbers it is proposed to formally reduce the number of reception places being offered at Reception and subsequent year groups at the schools set out in this report.

2.6. This report seeks Cabinet approval to commence a six-week period of statutory consultation. The details of what is being consulted on is set out in paragraph 3 below.

3. Recommendations

Cabinet is asked:

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[2] Haringey uses five Planning Areas (PAs) for the purpose of our place planning to allow us to plan more effectively to meet local demand. PAs provide a useful framework to compare admissions application data, pupil projections, school roll information and housing developments across the borough. A map of the Haringey's Planning Areas can be viewed below on page

[3] The Isos Partnership has extensive experience of working with local authorities and was asked to support Haringey's Education Services to develop a strategy for addressing the over-supply of primary places and the associated financial risks for primary schools. A strategic direction and combined set of principles for reductions was agreed as part of a series of online and face to face workshops held with school leaders and governors in the academic year 2021/22 www.isospartnership.com

3.1. To agree to consult on the proposed admission arrangements, including the co-ordinated schemes for admission of children to schools for the academic year 2024/25.

3.2. To agree to consult on the proposed fair access protocol[4] which, if agreed at Cabinet in February 2023, would be come into force from 1 March 2023.

3.3. To agree to consult with stakeholders on the proposal to reduce the PANs by 1fE at 8 primary schools across Haringey's primary school estate; noting that pre-consultation engagement with key stakeholders (school leaders and governors) has been a key factor in formulating these proposals.

3.4. To note that, following the consultation, a report will be prepared summarising the representations received and a decision on the final admission arrangements for 2024/25 will be taken by Cabinet in February 2023.

4. Reasons for decision

4.1. In common with many London authorities, Haringey has experienced a decrease in demand for reception school places for several years. This is due, in part, to the turbulence brought about by Covid-19 and Brexit. However, the decrease in applications is likely to reflect a wider set of factors at play that have been impacting demand for primary reception places for the past few years.

4.2. Following years of rising demand due to the growth in Haringey's population, Haringey is in a position of needing to reduce capacity because of a flattening birth rate and a higher than projected increase in out-migration. This has contributed to a higher than necessary number of reception places in some of Haringey's educational planning areas where supply is predicted to outstrip demand.

4.3. This report sets out our response to the change in demand for reception places in the borough and the consultation process we are asking to begin will gather views on an adjustment to our overall number of reception places. We will report back to Cabinet in February 2023 on this consultation and seek final agreement to any adjustment to our reception published admission number (PAN).

5. Background information

5.1. **Why do we consult?** - This report and the consultation that will flow from it will ensure that our proposed admission arrangements for 2024/25 are consulted upon and the co-ordinated scheme is set in accordance with the mandatory provisions of the School Admissions Code 2021 ('the Code').

5.2. The Code requires all admission authorities to publicly consult on their admission arrangements. If no changes are made to admission arrangements, they must be consulted on at least once every 7 years. The Code sets out that all admission authorities must consult in accordance with paragraph 1.42 of the Code where they propose a decrease to the PAN.

[4] In line with para. 3.14 of the Code, each local authority must have a Fair Access Protocol to ensure that unplaced and vulnerable children, and those who are having difficulty in securing a school place in-year, are allocated a school place as quickly as possible.

5.3. The Council is the admission authority for community and voluntary controlled (VC) schools within the borough and is therefore responsible for determining the admission arrangements for these schools.

5.4. Ensuring there is a transparent and objective school admissions process is a statutory and integral part of the Council's work. Oversubscription criteria must be reasonable, clear, objective, procedurally fair, and comply with all relevant legislation, including equalities legislation. Admission authorities must ensure that their arrangements will not disadvantage unfairly, either directly or indirectly, a child from a particular social or racial group, or a child with a disability or special educational needs, and that other policies around school uniform or school trips do not discourage parents from applying for a place for their child.

5.5. Academies, foundation schools and voluntary aided (VA) schools are their own admission authority; they must consult on and then determine their own admission arrangements by 28 February 2023. The Council has a statutory duty to monitor the arrangements determined by own admitting authority schools to ensure compliance with the Code. All schools must have admission arrangements that clearly set out how children will be admitted, including the criteria that will be applied if there are more applications than places at the school.

Fair Access Protocol (FAP)

5.6. An in-year fair access protocol has been agreed with all schools in Haringey to ensure unplaced children, especially the most vulnerable, are offered a school place without delay. This is a statutory requirement set out in the Code. In using the protocol, Haringey ensures that these children and young people are shared fairly across all Haringey schools and that this process is open and transparent.

5.7. All Haringey schools, including schools that are their own admission authority continue to support the principles and approach of the fair access protocol. Paragraph 3 at Appendix 5 sets out that "it is essential to the success of the fair access protocol that all headteachers and governing bodies agree to the aims, principles and procedures and give their fullest support." As part of this consultation, we ask key stakeholders (headteachers and governing bodies) to review the protocol in order to make an assessment of its effectiveness. In line with para. 3.30 (b) of the Code, there is a requirement on all Local Authorities to assess their effectiveness of fair access protocols including how many children were admitted to each school under it. An annual report is produced and sent to the Office of the Schools Adjudicator with this information.

5.8. **Is there any change this year and what is the potential risk?** This report outlines at para 1.5 above that there are too many reception places in London currently as birth rates flatten and outward migration from the Capital increases. Most London boroughs are currently considering how to adjust the number of reception places so that it more closely tracks demand for those places. In Haringey, reductions in primary reception rolls have necessitated the Council to consider measures to reduce the PANs at some primary schools, where this provision exceeds local demand. This would allow schools to provide places where they are needed and to ensure they are financially and organisationally on a stronger footing than at present.

5.9. The Code sets out the requirement for all admission authorities to undertake statutory consultation where they propose a decrease to the published admission number (PAN) of schools. We are proposing PAN reductions for the 8 schools shown in Table 1 below for entry to September 2024/25.

5.10. These schools have all been concerned about changes in their local demand for the past few years and all the governing bodies support the reduction since it will enable the schools to focus their budget and resources better for the reduced number of pupils resulting in a reduced number of fuller classes, so supporting school improvement. All the governing bodies agree they will support an increase should local demand for places rise. Importantly, whilst the process to reduce PAN requires considerable data and consultation, it is easy to reverse, so admissions authorities can quickly respond to a rise in demand and decide to admit over PAN on a temporary or permanent basis if and when this is needed.

5.11. In the case of schools that are their own admission authority (St Mary's Priory Infants and St Francis de Sales RC Infant), the governing bodies have delegated the responsibility to consult on a reduction in PAN to the Local Authority and Council's Cabinet for final decision. The governing bodies have agreed to keep numbers under review and if necessary, can decide to increase their PAN or add places on a temporary basis for a year at a time. Both these schools do not intend to revise their admission arrangements for 2024/25 either, and have decided they will not be consulting on this aspect. The admission arrangements (including oversubscription criteria) for these schools will be available to view on the school websites from 28 February 2023, once they have been determined by the respective governing body.

5.12. In all cases, if no serious issues or objections are raised in responses to the consultation, Council's Cabinet are asked to agree the reductions, as they will support overall school improvement and effectiveness and financial and other stability.

Table 1 Proposed amendments to PANs for Consultation

Planning Area (PA)	School	Present PAN	Proposed PAN	Reduction
3	St Mary's Priory	60	30	-30
3	Seven Sisters	60	30	-30
4	Risley Avenue	90	60	-30
4	St Francis de Sales	90	60	-30
4	The Mulberry	90	60	-30
4	Bruce Grove	60	30	-30
5	Lordship Lane	60	30	-30
5	Earlham	60	30	-30

Schools in Planning Area 3

5.13. **St Mary's Priory** is a Catholic Infant and Junior Voluntary Aided School located at Hermitage Road, N15 5RE and sits within **planning area 3**. *A map of Haringey's planning areas can be found on Page 11 below.* The school normally admits 2 classes (60 Reception pupils) per year. However, due to a decrease in the demand for school places, we are proposing to reduce the school's PAN to 30 for the 2024/25 academic year. This proposed reduction is due to the school only filling 1 forms of entry in 2022, i.e., admission levels of 30 and that the projected demand for Reception places in planning area 3 suggests no additional need between 2024 and 2030.

The school has seen a reduction in first place preferences from 51 in 2020 to 27 in 2022 whilst first place preferences for all schools in planning area 3 has fallen from 477 to 348. Approval was sought from the Schools Adjudicator for a temporary reduction in

PAN[5] for St Mary's Priory Infant school for entry in September 2022 and a reduction by 1 form of entry was agreed. Our projections indicate that demand is likely to continue to decline and the school will struggle to fill beyond 1 form of entry.

5.14. **Seven Sisters** is a community school located at South Grove, N15 5QE and sits within **planning area 3**. The school normally admits 2 classes (60 Reception pupils) per year. However, due to a decrease in the demand for school places, we are proposing to reduce the school's PAN to 30 for the 2024/25 academic year. The school has seen a reduction in first place preferences from 40 in 2019 to 28 in 2022 whilst first place preferences for all schools in planning area 3 has fallen from 477 to 348. The projected demand for Reception places in planning area 3 suggests no additional need between 2024 and 2030.

Approval was sought from the Schools Adjudicator for a temporary reduction in PAN for Seven Sisters for entry in September 2021 and a reduction by 1 form of entry was agreed. For 2022, the school again struggled to fill two classes, but it was not possible to make an application to the Schools Adjudicator for a temporary reduction in PAN because the number of children offered a place on national offer day just exceeded 30. Since infant class size regulations require the deployment of an additional teacher for more than 30 children in an infant class, the school would find it financially difficult to continue to meet the cost of a second teacher if there were just over 30 children admitted to the school in future years. Our projections indicate that demand is likely to continue to decline in future and the school will struggle to fill its second class to be able to afford the cost of a second teacher. More information on school budgets and how schools are funded (per-pupil funding) can be found below at para. 4.24 and paras. 6.3 - 6.6.

Schools in Planning Area 4

5.15. **Risley Avenue** is a community school located at The Roundway, N17 7AB and sits within **planning area 4**. The school normally admits 3 classes (90 Reception pupils) per year. However, due to a decrease in the demand for school places, we are proposing to reduce the school's PAN to 60 for the 2024/25 academic year. This proposed reduction is due to the school only filling 2 forms of entry in 2022, i.e., admission levels of 60 and that the projected demand for Reception places in planning area 4 suggests no additional need between 2024 and 2030.

The school has seen a reduction in first place preferences from 71 in 2018 to 49 in 2022 whilst first place preferences for all schools in planning area 4 has fallen from 726 to 599. Approval was sought from the Schools Adjudicator for a temporary reduction in PAN for Risley Avenue Primary for entry in September 2022 and a reduction by 1 form of entry was agreed. Our projections indicate that demand is likely to continue to decline and the school will struggle to fill beyond 2 forms of entry.

5.16. **St Francis de Sales** is a Catholic Infant and Junior Voluntary Aided school located at Church Road, N17 8AZ and sits within **planning area 4**. The school normally admits 3 classes (90 Reception pupils) per year. However, due to a decrease in the demand for school places, we are proposing to reduce the school's PAN to 60 for the 2024/25 academic year. This proposed reduction is due to the school only filling 2 forms of entry in 2022, i.e., admission levels of 60 and that the projected demand for Reception places in planning area 4 suggests no additional need between 2024 and 2030.

[5] The Office of the Schools Adjudicator has jurisdiction to consider a proposed reduction of PAN via an in-year variation request.

The school has seen a reduction in first place preferences from 93 in 2018 to 49 in 2022 whilst first place preferences for all schools in planning area 4 has fallen from 726 to 599. Approval was sought from the Schools Adjudicator for a temporary reduction in PAN for St Francis de Sales Infant school for entry in September 2022 and a reduction by 1 form of entry was agreed. Our projections indicate that demand is likely to continue to decline and the school will struggle to fill beyond 2 forms of entry.

5.17. **The Mulberry** is a community school located at Parkhurst road, N17 9RB and sits within **planning area 4**. The school normally admits 3 classes (90 Reception pupils) per year. However, due to a decrease in the demand for school places, we are proposing to reduce the school's PAN to 60 for the 2024/25 academic year. This proposed reduction is due to the school only filling 2 forms of entry in 2022, i.e., admission levels of 60 and that the projected demand for Reception places in planning area 4 suggests no additional need between 2024 and 2030.

The school has seen a reduction in first place preferences from 70 in 2018 to 46 in 2022 whilst first place preferences for all schools in planning area 4 has fallen from 726 to 599. Approval was sought from the Schools Adjudicator for a temporary reduction in PAN for The Mulberry school for entry in September 2022 and a reduction by 1 form of entry was agreed. Our projections indicate that demand is likely to continue to decline and the school will struggle to fill beyond 2 forms of entry.

5.18. **Bruce Grove** is a community school located at Sperling Road, N17 6UH and sits within **planning area 4**. The school normally admits 2 classes (60 Reception pupils) per year. However, due to a decrease in the demand for school places, we are proposing to reduce the school's PAN to 30 for the 2024/25 academic year. The school has seen a reduction in first place preferences from 57 in 2019 to 26 in 2021 and 48 in 2022 whilst first place preferences for all schools in planning area 4 has fallen from 726 to 599. The projected demand for Reception places in planning area 4 suggests no additional need between 2024 and 2030.

Approval was sought from the Schools Adjudicator for a temporary reduction in PAN for Bruce Grove school for entry in September 2021 and a reduction by 1 form of entry was agreed. For 2022, the school again struggled to fill two classes, but it was not possible to make an application to the Schools Adjudicator for a temporary reduction in PAN because the number of children offered a place on national offer day just exceeded 30. Since infant class size regulations require the deployment of an additional teacher for more than 30 children in an infant class, the school would find it financially difficult to continue to meet the cost of a second teacher if there were just over 30 children admitted in future years. Our projections indicate that demand is likely to continue to decline in future and the school will struggle to fill its second class to be able to afford the cost of a second teacher.

Schools in Planning Area 5

5.19. **Lordship Lane** is a community school located at Ellenborough Road, N22 5PSZ and sits within **planning area 5**. The school normally admits 3 classes (90 Reception pupils) per year. However, due to a decrease in the demand for school places, we are proposing to reduce the school's PAN to 60 for the 2024/25 academic year. This proposed reduction is due to the school only filling 2 forms of entry in 2022, i.e., admission levels of 60 and that the projected demand for Reception places in planning area 5 suggests no additional need between 2024 and 2030.

The school has seen a reduction in first place preferences from 67 in 2019 to 38 in 2022 whilst first place preferences for all schools in planning area 5 has fallen from 600 to 549. Approval was sought from the Schools Adjudicator for a temporary reduction in

PAN for Lordship Lane school for entry in September 2022 and a reduction by 1 form of entry was agreed. Our projections indicate that demand is likely to continue to decline and the school will struggle to fill beyond 2 forms of entry.

5.20. **Earlham** is a community school located at Earlham Grove, N22 5HJ and sits within **planning area 5**. The school normally admits 2 classes (60 Reception pupils) per year. However, due to a decrease in the demand for school places, we are proposing to reduce the school's PAN to 30 for the 2024/25 academic year. The school has seen a reduction in first place preferences from 51 in 2020 to 27 in 2022 whilst first place preferences for all schools in planning area 5 has fallen from 600 to 549. The projected demand for Reception places in planning area 5 suggests no additional need between 2024 and 2030.

Approval was sought from the Schools Adjudicator for a temporary reduction in PAN for Earlham Primary school for entry in September 2021 and a reduction by 1 form of entry was agreed. For 2022, the school again struggled to fill two classes, but it was not possible to make an application to the Schools Adjudicator for a temporary reduction in PAN because the number of children offered a place on national offer day just exceeded 30. Since infant class size regulations require the deployment of an additional teacher for more than 30 children in an infant class, the school would find it financially difficult to continue to meet the cost of a second teacher if there were just over 30 children admitted in future years. Our projections indicate that demand is likely to continue to decline in future and the school will struggle to fill its second class to be able to afford the cost of a second teacher.

Can any risk be mitigated?

5.21. The proposals for reductions in PAN are to improve schools' ability to efficiently plan their staffing and educational provision and not reducing could lead to schools suffering financial pressures leading to deficits, which in the maintained schools could then require a loan, further adding to the pressure in the Dedicated Schools Grant.

5.22. The admissions arrangements and the PANs are proposed and agreed by admission authorities 18 months before implementation, in accordance with the requirements of the Code. Consulting on reducing the PAN for entry in September 2024/25 (with scope for early implementation from 2023) gives these schools sufficient time to review their internal structure so that any potential impact on staff reorganisation can be minimized. It will allow the school leadership teams in offering a more accurate number of places and also help with long term planning.

5.23. Equality consideration was given to the selection of these specific schools for a reduction in PAN to help frame any potential impact on protected groups. Any amendment to PAN and local/planning area capacity will be considered in the context of the effects on local provision, looking at recruitment patterns to local schools and ensuring that the knock-on effects in the adjustment of PANs is considered.

5.24. Our proposal will not adversely impact on families trying to access their local school with high quality provision. A projected surplus of school places in the planning areas where these schools are located means that we expect sufficient places to still be available for local children.

5.25. Almost all of Haringey primary schools are rated 'Good' or 'Outstanding' by Ofsted and are able to support children with a wide range of abilities, special needs, disabilities and learning difficulties, from able, gifted and talented pupils to those with multiple and significant disabilities, medical conditions and learning difficulties. Even with these reductions in the overall number of reception places, we are confident that the needs of

the community can be met at local schools, and this will be borne out during the consultation process. We will closely monitor the number of primary applications received in the autumn 2022 term and beyond and, in the event that there is an increase in demand for primary school places and additional places are required, our schools can revert to their original PANs.

5.26. Adjusting the number of school places upwards or downwards is a key and statutory function of place planning so as to respond to demand. We continually monitor the number of school places we have available to ensure we are able to meet demand for places but not create an over or under supply of places. Without careful place planning, we would either fail in our statutory duty to provide sufficiency of places or we oversupply places which creates a risk of serious financial burden on many of our primary schools. This in turn can negatively impact on schools' budgets and thus the quality of educational provision. School place planning is a statutory function for the Council and this consultation will help us to ensure that we are able to continue to meet this duty but not to overprovide places.

5.27. The main part of a school's budget is made up of AWPU (Age Weighted Pupil Unit) from per-pupil funding and our schools being full contributes towards financial security in our schools. A benefit of planning places judiciously to account for fluctuations in demand is that it keeps rolls relatively buoyant across and beyond any local area (also known as a school place planning area) as the number of places available closely matches the birth rate and inward migration to our borough.

5.28. More details on how we plan for the sufficiency but not oversupply of school places is set out in our annual school place planning report, available to view at www.haringey.gov.uk/schoolplaceplanning.

6. Alternative options considered

6.1. We are not proposing a change to the oversubscription criteria for our community and VC schools for 2024/25. Whilst there are other ways admission arrangements can influence the allocation of school places set out in the Code (e.g., designated catchment areas, identified feeder schools or giving priority in our oversubscription criteria to children eligible for the early years premium/ pupil premium) no alternative option is being considered at the time of writing this report.

6.2. Although other London authorities have taken radical measures to address surplus capacity at primary level (school closures / amalgamations) this is not currently under consideration in Haringey. We are keen to maintain the mix and spread of all of our existing primary schools so that parents and carers have the optimum choice of school type and location.

6.3. Through this process of reducing PANs, we aim to ensure that the number of reception places matches demand. An oversupply of places at a school leads to financial and organisational inefficiency and can be challenging for individual schools to manage. Local Authority officers and school leaders have worked together in the last year to consider options and take steps to address this. A review of the rolls of all primary schools in the borough has been undertaken supported by the Isos partnership and schools where rolls were falling and/or where spare capacity already existed due to schools not recruiting to their PANs have been identified and put forward for reduction. Further information on the pre-engagement consultation process with key stakeholders can be found at para. 6.17 – 6.24.

6.4. It has been acknowledged by school leaders and governors that doing nothing would put schools under possibly intolerable financial burden which would likely worsen wider

educational outcomes for all pupils. This consultation will give us an opportunity to regularise the number of reception places available and also explore with stakeholders any other longer-term potential for creating future opportunities, for example federations or amalgamations.[6] Our overarching aim is to assist schools in helping to enshrine sustainability and to introduce greater flexibility within our school estate to respond to the increasing rate of variation in population demand.

Schools Finance

6.5. A large portion of funding received by schools is directly related to the number of pupils attending the school. School funding is largely based on pupil numbers. Schools will face difficult financial challenges if any of their classes are not full. Schools are largely funded on a 'per pupil' basis i.e., how many pupils attend the school.

6.6. The Council has a duty of care to ensure children in its schools can receive a good education and to access the full curriculum. Schools with a declining demand for places will be challenged to do this effectively because of the inevitable financial pressures from reduced funding.

6.7. As pupil numbers drop, we aim to work with all of our primary schools to take action to avoid to many school places which may mean that some schools move into a budget deficit. We work with community schools (Local Authority controlled) and with academies, free schools, and voluntary aided schools to balance pupil numbers to reflect actual and projected demand. Where rolls are not full there is an inevitable drop in funding and schools then have to take decisions to balance their budgets: this might include some or all of the following:

- reducing the number of teaching and/or support posts
- Introducing mixed age teaching (i.e. mixing two year groups into one class)
- Reducing expenditure on other support staff, ICT and teaching resources
- Capping in-year cohorts
- Offering fewer enrichment activities for pupils
- Looking at contracts and other expenditure to maximise efficiency

6.8. Even where an individual school takes internal measures to manage staffing costs where there are falling rolls, there is still a ripple effect felt locally as falling demand is rarely evidenced at just one school but is often felt across several.

Demand for Reception places - downward trajectory

6.9. Table 2 below shows the number of Reception pupils between 2012 and 2022 in Haringey has generally been on a downward trajectory from a high of 3,259 in 2012 to a low of 2,683 in January 2022 (equivalent to around 19 forms of entry). The latest projections from our 2022 School place planning report (SPPR) suggest demand for school places will not exceed 2,850 as far as our projections currently extend which is 2030/31. Projections from 2024 onwards show demand falling to a low of 2,600 Reception places in 2029/30.

Reception rolls between 2012/13 and 2021/22

Year	Reception roll	Annual change	Percentage	As a proportion

[6] A federation is defined in law as two or more maintained schools operating under the governance of a single governing body. In accordance with the November 2019 DfE statutory guidance 'opening or closing maintained schools' there are two (or more) ways to amalgamate existing maintained schools as set out on pages 18 and 19.

	as at January		change over previous year	of Jan 2013
2012/13	3,259 (Jan 2013)	61	1.9%	100%
2013/14	3,139 (Jan 2014)	-120	-3.7%	96%
2014/15	3,181 (Jan 2015)	42	1.3%	98%
2015/16	3,185 (Jan 2016)	4	0.1%	98%
2016/17	3,067 (Jan 2017)	-118	-3.7%	94%
2017/18	2,979 (Jan 2018)	-88	-2.9%	91%
2018/19	3,029 (Jan 2019)	50	1.7%	93%
2019/20	2,952 (Jan 2020)	-77	-2.5%	91%
2020/21	2,934 (Jan 2021)	-18	-0.6%	90%
2021/22	2,683 (actual Jan 2022)	-251	-8.6%	82%

Source: 2012/13-2021/22 PLASC School Census

6.10. First place preferences data (which is a strong indicator of the overall demand for places) for September 2022 were very marginally higher than in (September 2021) across most of our primary planning areas. PA1: 558 (537) PA2: 604 (582) PA3: 348 (351) PA4: 599 (578) PA5: 549 (514). Though they were still significantly lower than in recent years. Total first place preferences since 2020 are as follows: 2020: 3,039, 2021: 2,562, 2021: 2,658.

6.11. As of 09 August 2022, Haringey currently has a surplus of **307** Reception school places (year of entry) equivalent to 10 forms of entry. This equates to a 10.1% surplus across our primary school estate. This figure takes into account the 5fE reduction (150 places) for schools reducing their PANs temporarily via the Schools Adjudicator for September 2022. Without these temporary reductions there would be **457** spare Reception places this year. The proposals set out in this report to permanently reduce the PAN at 8 primary schools will reduce projected future surpluses by 240.

6.12. The 2022 School Place Planning Report (SPPR) projects further growth in primary school vacancies between 2021 and 2030 which will place a growing financial burden on Haringey primary schools.

6.13. Pupil numbers can fluctuate year on year, but the aim is to have 5-10% vacancies which will ensure there will be places to meet parental demand in each planning area and for those moving in mid-year, and secure stability for all schools. Having several schools with a PAN over 30 pupils above the level of their local demand means some schools attract a few pupils from further away requiring more classes to be run, but they are not economic, with a risk that if pupils join or leave, a class may need to be opened or closed. This disrupts education for all the pupils in the year group. To balance school budgets, classes need to include 24 or more pupils. Schools with declining or volatile rolls face big changes in their annual budget, and consequent cuts in staff and risk financial deficit. The aim of PAN reductions is to match the operational level of schools to local demand and improve the focus of resources in each school on their pupils and reduce the risk of deficits. Meanwhile the physical capacity will remain available if demand rises, when it is possible to increase the PAN immediately, without consultation. It is considered prudent that in future PANs may be increased temporarily a year at a time, whilst parental demand is kept under review.

Housing development across the borough

6.14. At this stage it is unclear how much additional demand for school places will come from planned housing development. Our projections use data from the GLA (Greater London Authority) which make assumptions about the “child yield” from new

developments, essentially the number of children that you might expect from the mix of proposed new housing

6.15. In recent years and across most London boroughs these child yields have been considerably lower than anticipated. This may be in part related to the character of new properties, many of which are 1–2-bedroom apartments and which are not necessarily optimal for family living.

6.16. Further factors also include the affordability of larger housing in Haringey and across London and the additional impacts of Brexit and Covid-19, both of which have been linked to lower levels of demand for future school places as both factors have impacted birth rates across London and led to out-migration from Haringey and London.

6.17. Irrespective of whether new housing or some other dynamic creates additional demand for Reception places in future years the priority now is to ensure the sustainability and broad mix of all our primary schools. This will ensure their continued success today and ability to absorb of potential additional pupils in future years.

Future accommodation needs and reutilisation of space in schools – SEND/AP

6.18. Proposals to reduce surplus capacity across the primary estate have also considered any potential opportunities/options for the reutilisation of space, including, for example, co-locating Special Educational Needs (SEND) facilities or Alternative Provision (AP) as well as options for reconfiguration and remodelling informed by the needs of individual school communities and the wider local area.

Isos Partnership and Primary School Capacity Working Group – pre-consultation engagement

6.19. Following the publication of the SPPR in June 2021, Haringey Officers convened to review the recent Greater London Authority (GLA) projections and current pupil population trends. It was recognised that reductions in PAN (both temporary and permanent) in recent years[7] had gone some way to addressing our over-capacity, however, more needed to be done in this area especially since surplus of places in-year had also grown in the previous 18 months during the pandemic and financial pressures for schools had become more acute.

6.20. In July 2021, the Council approached an organisation called the Isos Partnership to assist with conversations with schools and to work with Haringey Officers and key stakeholders to develop a strategy for addressing the number of primary places and the resulting financial risks for primary schools where places weren't being filled by children. Initial discussions held by Isos with sample schools in September 2021 highlighted a number of concerns very sensitive to local factors. As a result of these discussions and having listened to our schools, a process of informal consultation with all key stakeholders was carried out during the course of the academic year 2021/22 to support decisions and with a clear view of agreed priorities.

6.21. A series of local in-person workshops to discuss school place planning and falling rolls were held with school leaders and governors in November 2021 and subsequently in June 2022 at all planning areas across the borough and in slighter smaller geographical clusters to promote collaborative discussion between local schools. Presenting the latest data on projections and historical trends (preference and offer data) Officers worked together with the Isos Partnership to recommend to schools the

[7] Figure 1 below on page 14 sets out the different types of schools (community, VA and Academy) that the LA has supported with reductions in recent years.

most appropriate way to reduce capacity over the next several years. A report by the Isos partnership was produced in January 2022 and shared with key stakeholders following the first series of workshops in November 2021. This report can be viewed at Appendix 9.

6.22. The London Diocesan Board for Schools and Westminster Diocese were also contacted about the the need to rationalise the number of school places available, and their contribution was noted at a number of online open briefings.

6.23. A Primary school capacity working group was also established consisting of 10-15 Headteachers, representatives from the Anglican and Catholic Dioceses, Officers from Schools and Learning, Schools HR and Finance Officer, Capital Project colleagues and SEN/Early Years colleagues. The working group was tasked with:

- Identifying schools suitable for a temporary reduction in PAN (published admission number) or to recommend other relevant strategies in support of financial and organisational efficiencies such as federations / amalgamation;
- Providing an understanding of local context and impact on demand across our five place planning areas and six consultation clusters;
- Working collaboratively with admission authorities across Haringey to address the current oversupply of reception places;
- Regular review and monitor the demand for school places from data supplied by the LA, any relevant 'soft' intelligence and that data set out in the annual School Places Planning Report;
- Challenge proposals put forward by the LA in view of the local context;
- To challenge decisions made by admission authorities in favour or against a reduction.
- To support an overall reduction in surplus places to benefit of all our schools.

6.24. Stemming from overall discussions, five schools (including both community and VA) across several of Haringey's school place planning areas recognised the need and benefits from an immediate temporary reduction in PAN for September 2022.[8]

6.25. To imbue continued stability across the primary estate it was also acknowledged that more permanent reductions in capacity at these schools via a consultation on PAN reductions was necessary and should be proposed to Cabinet. A further 3 schools (Bruce Grove, Earlham and Seven Sisters) where numbers on roll and incoming cohorts suggested that their PANs required a reduction have also been put forward for a permanent reduction in PAN.

6.26. As set out previously, the proposal to reduce PANs at these 8 primary schools is being undertaken as part of a fully collaborative process with key stakeholders and with two specific guidelines: a) that parental preference will not be undermined and b) that any school that reduces PAN will be able to immediately revert to their substantive PAN should local demand warrant it. The aim of this proposal is to help stabilise each school's intake and enable school leaders to plan and deliver school provision effectively to meet local demand.

Office of the School's Adjudicator – application for early implementation in PAN reductions from September 2023

[8] An in-year variation request to the Schools Adjudicator for an immediate temporary reduction in PAN for September 2022 was approved for Risley Avenue, Mulberry, Lordship Lane, St Francis de Sales and St Mary's Priory. This follows on from a request for an immediate reduction in PAN at 6 schools for entry in September 2021.

6.27. The admissions criteria and published admissions numbers (PANs) for community and VC schools are proposed and agreed by Cabinet 18 months before implementation, in accordance with the requirement of the Code. So, PANs for 2023 for Haringey community and VC schools were agreed by Cabinet in February 2021. In order to make any reduction to the number of children to be admitted, the Council will need to carry out consultation as part of the admission arrangements for 2024/25 and then apply for a variation to the Office of the Schools' Adjudicator (OSA), who is authorised to make short notice changes to PANs. Cabinet would agree these proposals for changes in February 2023 and they would then be sent en bloc to the OSA for approval for implementation in September 2023.

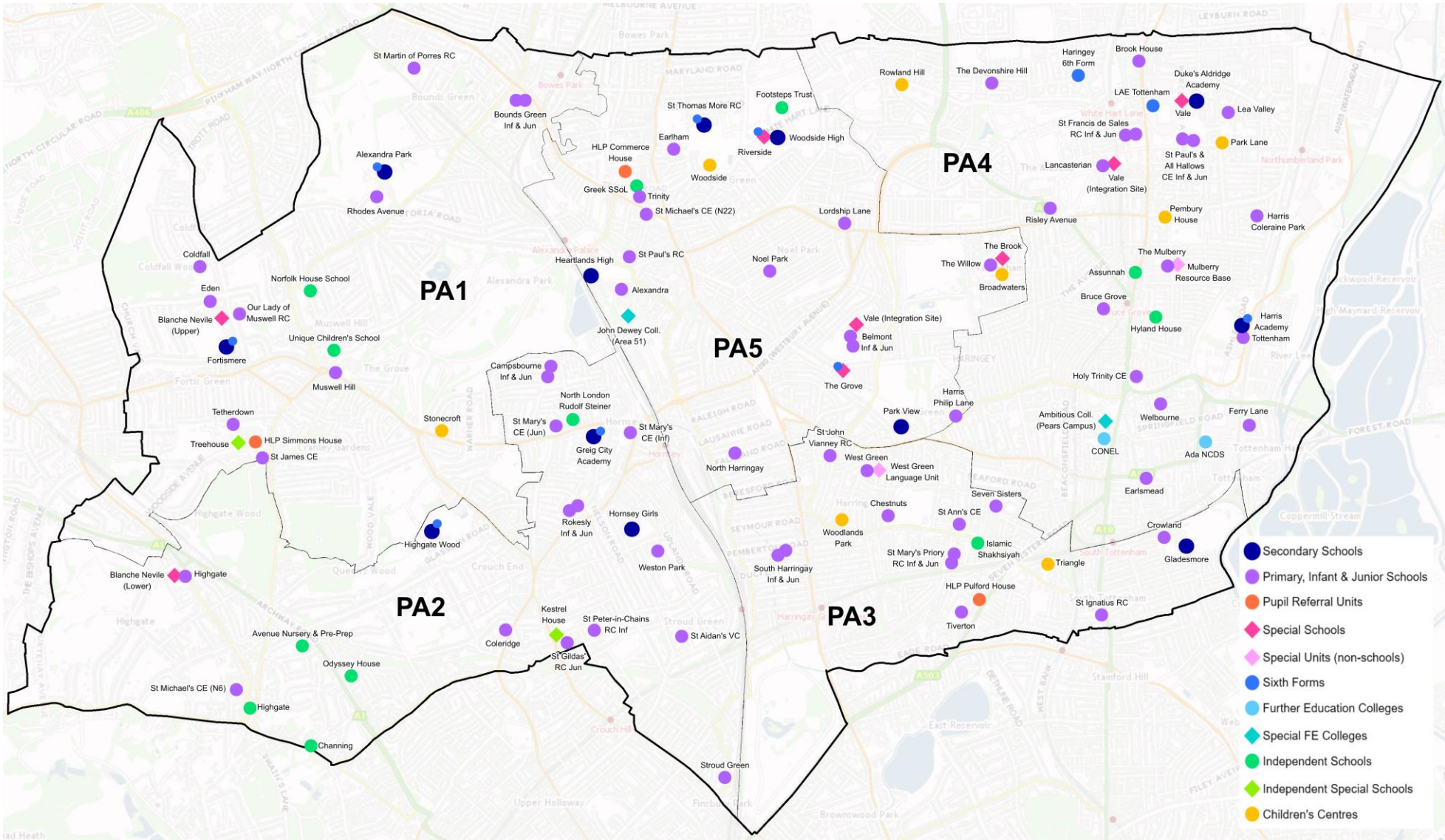
6.28. The consultation timeline below at para 6.30 is expected to enable the LA to approach the Office of the School's Adjudicator with evidence of meaningful consultation and engagement with key stakeholders so that early implementation in PAN reductions can be implemented from September 2023/24.

Woodside high Secondary School – delegated responsibility

6.29. Woodside High Secondary School is an Academy and the Governors set and apply their own admission arrangements. The Governing Body are proposing to come into line with the council's admission arrangements by also introducing a 'children of staff' criterion. The school governing body recognise the importance of prioritising children of staff as part their oversubscription criteria to aid in recruitment and retention of staff.

6.30. Governors have delegated the responsibility to consult on this change to the Council as part of our wider consultation in November. A copy of the school's admission arrangements can be seen at Appendix 10.

Map of Haringey Planning Areas



Reductions in PAN across Haringey primary schools, 2016-2022 – permanent and temporary

In recent years, Haringey Education Services has assisted in the temporary and permanent reductions in PAN in primary schools across four of our five School Place Planning areas. In addition to reducing PAN at some of our community schools, we have also worked with some of our own admission authority faith schools and Academies to support a reduction in PAN (including St Francis De Sales, St Peter in Chains, St Mary's CE, St Mary's Priory and Harris Academy Tottenham).

		Planned Admission Number							
PA	**School**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**Notes**
2	St Mary's C of E (N8)	90	60	60	60	60	60	60	Temporary reduction in PAN from September 2017, subsequently made permanent from September 2018
2	St Peter's in Chains	60	60	60	30	30	30	30	Temporary reduction in PAN from September 2019, subsequently made permanent from September 2020
3	Seven Sisters	60	60	60	60	60	30	60	Temporary reduction in PAN from September 2021
3	Stamford Hill	30	30	30	30	n/a	n/a	n/a	Closed on 31 August 2020
3	St Mary's Priory RC	60	60	60	60	60	60	30	Temporary reduction in PAN from September 2022
3	Tiverton	60	60	30	60	30	30	30	Temporary reduction in PAN from September 2018, subsequently made permanent from September 2020. Tiverton Primary School was established from amalgamation with Stamford Hill, effective from September 2020. Intention was to increase PAN to 60 to absorb additional children, however, PAN was subsequently set at 30 due to lack of demand.
4	Bruce Grove	60	60	60	60	60	30	60	Temporary reduction in PAN from September 2021
4	Devonshire Hill	60	60	60	60	60	30	60	Temporary reduction in PAN from September 2021
4	Risley Avenue	90	90	90	90	90	90	60	Temporary reduction in PAN from September 2022
4	St Francis de Sales	90	90	90	90	90	60	60	Temporary reduction in PAN from September 2021 and 2022
4	The Mulberry	90	90	90	90	90	90	60	Temporary reduction in PAN from September 2022
4	Welbourne	90	90	90	90	60	60	60	Permanent reduction in PAN from September 2020
4	Harris Academy Tottenham	60	60	60	60	60	60	30	Permanent reduction in PAN from September 2022
5	Earlham	60	30	60	60	60	30	60	Temporary reduction in PAN from September 2017 and 2021
5	Lordship Lane	90	90	90	90	90	60	60	Temporary reduction in PAN from September 2021 and 2022
5	Trinity P.A.	60	60	60	90	60	60	60	Academy proposal to increase PAN unsuccessful with LA objection on lack of demand forming part of the decision-making

NB. All temporary reductions shown in the table above were approved via an in-year variation request to the Office of the School's Adjudicator / permanent reductions were approved following statutory consultation in accordance with para.1.45 of the School Admissions Code 2021

Consultation

6.31. Where changes are proposed to admission arrangements, the Code sets out that an admission authority must first publicly consult on those arrangements. If no changes are made to admission arrangements, they must be consulted on at least once every 7 years. Consultation must be for a minimum of 6 weeks and must take place between 1 October and 31 January in the year before those arrangements are to apply

6.32. All admission authorities must consult in accordance with paragraph 1.42 of the Code where they propose a decrease to the PAN. This report will ask for approval from Cabinet to consult on our proposed admission arrangements, including the proposal to reduce the PANs for 8 primary schools by one form of entry (1FE) – 30 Reception pupils each from September 2024. We will collate and present all feedback from this consultation to the Cabinet of the Council in February 2022 for decision, and if agreed, will then approach the Office of the Schools Adjudicator (OSA) for approval to amend the PAN of the schools with effect from September 2023 thereafter.

6.33. The purpose of our consultation is to ensure that all voices and views are heard, and it will allow parents, schools, religious authorities, and the local community to comment about our proposed admission arrangements and proposals to reduce PANs.

6.34. To meet statutory requirements (para. 1.47 of the Code) but also to ensure as wide an engagement as possible, we will be consulting with:

a. parents of children between the ages of two and eighteen;
b. other persons in the relevant area who may have an interest in the proposed admissions;
c. all other admission authorities within the relevant area
d. whichever of the governing body and the local authority who are not the admission authority;
e. any adjoining neighbouring local authorities where the admission authority is the local authority; and
f. in the case of schools designated with a religious character, the body or person representing the religion or religious denomination.

Proposed consultation timetable

Stage	What happens?	Dates and Timescales
1	Consultation on the Council's proposed admission arrangements including proposals to reduce PANs at 8 primary schools	**November 2022 – January 2023**
2	Analysis of consultation representations and preparation of information to be considered by the Council's Cabinet	**January – February 2023**
3	Meeting of the Cabinet to consider representations and determine future arrangements including decision on proposal to reduce PANs	**February 2023**
4	Variation report and recommendations arising from the consultation forwarded to the Schools Adjudicator for their consideration and approval.	**February / March 2023**

6.35. To ensure as wide a consultation as possible we intend to provide details in the following ways

- through the bi-weekly (term-time only) Haringey Schools Newsletter which is distributed to the headteacher and chair of governors of all schools in the borough
- to all children's centres in the borough
- to all registered nurseries and child minders and any other early year's providers
- on the Council's online admissions pages
- Individual school websites and noticeboards
- via information in all 9 libraries across the borough
- to all councillors
- to both MPs with constituencies in Haringey
- to the diocesan authorities and any other religious bodies
- other groups, bodies, parents and carers as appropriate

7. Contribution to strategic outcomes

7.1. Ensuring we have a transparent and objective school admissions process with oversubscription criteria that is reasonable, clear, objective, and compliant with all relevant legislation, including equalities legislation, underpins Priority 1 in the Corporate Plan which seeks to enable every child to have the best start in life with access to high quality education. By reducing the PANs at some schools, the council will ensure that schools remain viable, standards are maintained and improved, and that parents and carers still have a choice of good or outstanding schools to choose from for their children.

7.2. Ensuring that we prioritise forms of school organisation that will remain financially viable under a range of different funding scenarios (i.e., organisational structures within and between schools that provide flexibility to address population change. Exploring creative and lasting solutions for school re-organisation, that minimise the risk of having to close schools in future and maintaining the current balance of provision across the borough that matches local need and strengthens local communities (including sufficient affordable SEND provision, balance of faith provision and LA/Academy Schools).

8. Statutory Officer Comments (Director of Finance (including procurement), Head of Legal and Governance (Monitoring Officer), Equalities)

8.1. Below are financial, governance and legal and equality comments.

Finance

8.2. The Chief Financial Officer has been consulted in the production of this report and confirms that apart from a small administrative cost there are no direct financial implications as a result of the consultation and engagement proposals. However, it will help reduce the financial pressure on these individual schools and the risk of these schools running into deficit.

8.3. Reducing PANs to match the demand would reduce school expenditure on staff not required to teach classes that are not required. This is particularly an issue where school accommodates a reception intake (or other year group) that is just over the PAN – for example, 35 pupils where a school has a PAN of 60. Due to infant class size regulations, the school would then need to employ 2 teachers for 2 classes of 17-18 pupils – the outlay on staff will remain the same as if the school had 30 in 5 each class, but the school would only receive 58% of the headcount funding. It is clearly in the

interest of the authority to ensure that demand is as closely matched to supply as possible.

8.4. Reducing the PAN may mean fewer teachers are required by the schools, there is a risk that this could create redundancy costs in the short term, potentially the reduction could be met by not replacing staff.

8.5. Section 14 of the Education Act 1996 places a duty on local authorities to secure that there are sufficient primary and secondary school places in their area. There is a small risk that reducing school capacities could potentially leave the Council vulnerable to legal action for not meeting its target duty to provide sufficient primary school places, if we were in any danger of not being able to offer a “reasonable offer” to an applicant. However, the level of vacancies presently observed would mitigate against that risk.

Legal

8.6. The Head of Legal and Governance (Monitoring Officer) has been consulted on the contents of this report and comments as follows: The current School Admissions Code ('the Code') came into force in September 2021and was issued by the Department for Education under section 84 of the School Standards and Framework Act 1998. The Code is to be read alongside the School Admissions (Admission Arrangements and Co-ordination of Admission Arrangements) (England) Regulations 2012 (‘the Regulations’’). In determining its admission arrangements for 2024-2025 the Council has a statutory duty as an admissions authority to act in accordance with the Regulations and with the relevant provisions of the Code. It must also as a result of its duty under section 149 of the Equality Act 2010 have due regard to the need to eliminate discrimination, harassment and victimisation and any other conduct which is prohibited by or under that Act, advance equality of opportunity, and foster good relations in relation to persons who share a relevant protected characteristic and persons who do not share it.

8.7. Paragraph 15 of the Code states that all schools must have admission arrangements that clearly set out how children will be admitted including the criteria that will be applied if there are more applications than places at the school. As part of determining its admission arrangements, the Council must set an admission number (called the Published Admission Number or PAN) for each school’s “relevant age group” i.e. the age group at which pupils are or will normally be admitted to the school.

8.8. School admission arrangements are determined by admission authorities. Generally, the admission authority for community and voluntary controlled schools is the local authority. Admission authorities must set ('determine') admission arrangements annually. Generally, where changes are proposed to admission arrangements, the admission authority must first publicly consult on those arrangements. If no changes are made to the admission arrangements, they must be consulted on at least once every 7 years. Consultation must be for a minimum of 6 weeks and must take place between 1 October and 31 January of the school year before those arrangements are to apply (the determination year). Consultation must be undertaken when proposals are still at a formative stage. It must include sufficient reasons for particular proposals to allow those consulted to give intelligent consideration and an intelligent response, adequate time must be given for this purpose and the product of the consultation must be conscientiously taken into account when the ultimate decision is taken.

8.9. In relation to consultation the Council must consult with parents of children between the ages of two and eighteen; other persons in the relevant area who in the opinion of the admission authority have an interest in the proposed admissions; all other admission authorities within the relevant area; whichever of the governing body and the local

authority who are not the admission authority; any adjoining neighbouring local authorities where the admission authority is the local authority and in the case of faith schools, the body or person representing the religion or religious denomination. The authority must also for the duration of the consultation publish a copy of the full proposed admission arrangements (including the PAN) on its website together with details to whom comments should be sent and the areas on which comments are not sought.

8.10. It is the responsibility of the authority to ensure that admission arrangements are compliant with the Code and relevant legislation. Arrangements mean overall procedures, practices, criteria and supplementary information to be used in deciding on the allocation of school places. In drawing up the arrangements, the authority must ensure that the practices and criteria used are reasonable, fair, clear and objective and comply with the relevant legislation including equalities legislation. Parents should be able to look at the set of arrangements and understand easily how places will be allocated. It is for the authority to decide which criteria would be the most suitable according to local circumstances.

8.11. Each year all local authorities must formulate and publish on their website a scheme by 1 January in the relevant determination year, a scheme to co-ordinate admission arrangements for the normal admissions round and late applications for all publicly funded schools within their area. All admission authorities must participate in co-ordination and provide the local authority with the information it needs to co-ordinate admissions by the dates agreed within the scheme. There is no requirement for local authorities to co-ordinate in-year applications, however, Haringey centrally co-ordinates for the vast majority of schools and has safeguarding protocols in place for tracking pupils admitted directly by some schools that administer their own in-year admissions

8.12. The Code requires that the Council must have a Fair Access Protocol, agreed with the majority of schools in its area, to ensure that, outside the normal admissions round, unplaced children, especially the most vulnerable, are offered a place at a suitable school as quickly as possible. The Cabinet Members will see the Proposed In-Year Fair Access Protocol at Appendix 5.

8.13. The proposed admission arrangements for 2024-2025, the proposed co-ordinated scheme, the proposed IYFAP and the proposed consultation on the proposed admission arrangements for 2024-2025 are in compliance with the Code and the Regulations.

Equality

8.14. The Council has a public sector equality duty under the Equalities Act 2010 (‘the 2010 Act’) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited by or under the Act. Advance equality of opportunity between people who share a “relevant protected characteristic” and people who do not share it;
- Foster good relations between people who share those a “relevant protected characteristic” and people who do not share it.
- A “relevant protected characteristic” is age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation.

The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the

duty. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

8.15. The proposed admission arrangements set out in this report comply with the public sector equality duty and ensure that as an admission authority, the Council's arrangements do not directly or indirectly unfairly disadvantage an individual or group that possesses any of the characteristics defined in sections 4-12 of the 2010 Act.

8.16. As the reduction in PAN across the borough is being done to remove part of the surplus of school places, there will not be any disproportionate impact on children with protected characteristics.

8.17. An Equalities Impact Assessment (EqIA) was previously undertaken and the proposed admission arrangements for 2024/25 do not differ materially from the arrangements for previous years. We therefore do not consider that another full equality impact assessment is necessary for our admission arrangements at this stage. We have continued to monitor and assess the impact of any changing trends – please see updated information and data sets in Appendix 7 for the EqIA. As part of the consultation, we will seek to ascertain whether the proposed reduction in PAN at the schools listed above could have an impact on protected groups and whether there are steps that can and/or should be taken to mitigate against such an impact.

8.18. The consultation process will be used to help populate and inform the final version of the EqIA which decision makers will consider in February 2023.

9. Use of Appendices

9.1 The following appendices support this report:

Appendix 1 Proposed admission criteria for nursery 2024
Appendix 2 Proposed admission criteria for reception and junior admissions 2024
Appendix 3 Proposed admission criteria for secondary 2024
Appendix 4 Proposed admission criteria for in-year admissions 2024
Appendix 5 Proposed Fair Access Protocol for Haringey schools
Appendix 6 Proposed admission criteria for Sixth Form 2024
Appendix 7 EqIA
Appendix 8 Co-ordinated admissions scheme 2024-25
Appendix 9 Isos Report
Appendix 10 Woodside High Admission Arrangements 2024-25

9.2 The full papers for this report can be viewed electronically on the Council's website or in paper form on request.

10. Local Government (Access to Information) Act 1985

This report contains no exempt information.

Background

1. The Schools Standards and Framework Act 1998.
2. The Education Act 2002.
3. The Education and Inspections Act 2006.
4. Education and Skills Act 2008.
5. The School Admissions Code (September 2021)
6. School Admissions (Admission Arrangements and Co-ordination of Admission Arrangements) (England) Regulations 2012

7. The School Admissions (Infant Class Sizes) (England) Regulations 2012.
8. The School Admissions (Appeals Arrangements) (England) Regulations 2012.
9. The Education Act 2011.
10. The School Admissions Appeals Code (2012).

Appendix 1

Proposed Admission Criteria for Nursery in Haringey Community and VC Schools in September 2024

Children may have a part-time place in a nursery centre, or a class attached to a school in the September following their third birthday. If there are more requests than part-time places available, the admission rules (over-subscription criteria) explained below will be used to decide which children will be admitted. There is no right of appeal against the decision to refuse admission of children to nurseries.

Parents/carers should note that admission to a nursery class in a school does not guarantee a place in the reception class at the same school. Parent/carers must complete their home authority School Admissions Application Form, which will be available online, by 15 January in the academic year their child turns four.

Oversubscription criteria for part time places

When the school is oversubscribed, after the admission of pupils with an Education, Health and Care plan naming the school, priority for admission will be given to those children who meet the criteria set out below, in priority order:

1. Children Looked After

Children who are looked after by a local authority or were previously looked after but immediately after being looked after, became subject to an adoption, child arrangements, or special guardianship order, including those who appear to the admission authority to have been in state care outside of England and ceased to be in state care as a result of being adopted.

A looked after child is a child who is (a) in the care of a local authority, or (b) being provided with accommodation by a local authority in the exercise of their social services functions (see the definition in Section 22(1) of the Children Act 1989).

2. Social Medical

Children who the Authority accepts have an exceptional medical or social need for a place at one specific school. Applications will only be considered under this category if they are supported by a written statement from a doctor, social worker or other relevant independent professional. The information must confirm the exceptional medical or social need and demonstrate how the specified school is the only school that can meet the defined needs of the child.

3. Brother or Sister (sibling)

Children who will have a brother or sister attending the school (or its associated Infant or Junior school) at the time of admission. A sibling is a full brother or sister, a step/half brother or sister, a foster brother or sister or an adopted brother or sister living at the same address as the child for whom the application is being made.

4. Children of Staff

- Children of teaching staff of the school where the member of staff has been employed at the school for two or more years at the time of application, and/or
- Children of a member of staff who has been recruited to fill a vacancy for which there is a demonstrable skill shortage.

5. Distance

Children whose home address is closest to the preferred school.

Distance will be measured in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system.

Tie breakers

Children cannot be considered under more than one criterion. Within each criterion the sole tiebreaker to decide between two applications is children whose home address is closest to the school, measured in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system.

The tiebreaker for two or more applications whose home address is exactly the same distance from the school (and who are not from multiple births) will be random allocation using a computerised system. The random allocation process will be supervised by an independent body.

Multiple births

If only one place is available at the school and the next child(ren) who qualifies for a place is one of multiple birth, we will ask community schools to go over their published admission number.

Notes

(i) Home address is defined as the child's only or main residence. A business address, a childminder's address or any address including a family member's address other than the child's only or main residence will not be accepted.

(ii) If parents are separated, the application should be made by the parent the child normally lives with. Where a child spends equal time during the school week with each parent, the exact arrangements must be made clear in a letter with a copy of any child arrangements order submitted with the application. It is the parents' responsibility to agree between themselves and make clear which address will be used and to provide supporting evidence in respect of that address. An application can only be processed from one address. The final decision about which address is to be used rests with Haringey Council.

(iii) Previously looked after children include those children who appear (to the admission authority) to have been in state care outside of England and ceased to be in state care as a result of being adopted. A child is regarded as having been in state care outside of England if they were in the care of or were accommodated by a public authority, a religious organisation, or any other provider of care whose sole or main purpose is to benefit society.

(iv) A sibling is a full brother or sister, a step/half brother or sister, a foster brother or sister or an adopted brother or sister living at the same address as the child for whom the application is being made.

(v) Priority for children of teaching staff will be limited to one place for each form of entry in any year. Exception to this will apply to children of multiple birth or those born in the same academic year. All such applications must be submitted to the local authority and must be accompanied with the relevant paperwork supporting an application on these grounds. The applicant must take sole responsibility to provide such paperwork. Without the provision of the relevant papers, priority will not be given on these grounds.

(vi) Haringey measures distance in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system. Measurements by alternative systems or to other points will not be taken into account in any circumstances. Where applicants have identical distance measurements, priority amongst them will be determined at random using a computerised system.

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Appendix 2

Proposed Admission Arrangements for Reception and Junior Transfer Admissions to Haringey Community and VC Schools in September 2024

Oversubscription criteria

When the school is oversubscribed, after the admission of pupils with an Education, Health and Care plan naming the school, priority for admission will be given to those children who meet the criteria set out below, in priority order:

1. **Children Looked After**

Children who are looked after by a local authority or were previously looked after but immediately after being looked after, became subject to an adoption, child arrangements, or special guardianship order, including those who appear to the admission authority to have been in state care outside of England and ceased to be in state care as a result of being adopted.

A looked after child is a child who is (a) in the care of a local authority, or (b) being provided with accommodation by a local authority in the exercise of their social services functions (see the definition in Section 22(1) of the Children Act 1989).

2. **Social Medical**

Children who the Authority accepts have an exceptional medical or social need for a place at one specific school. Applications will only be considered under this category if they are supported by a written statement from a doctor, social worker or other relevant independent professional. The information must confirm the exceptional medical or social need and demonstrate how the specified school is the only school that can meet the defined needs of the child.

3. **Linked School**

This rule applies only to junior school admissions. Applicants attending an infant school will be prioritised under this rule for admission to the linked junior school. The Linked infant and junior schools in Haringey normally share the same names (e.g. Rokesly Infant School is linked to Rokesly Junior School) with the exception of St Peter-in-Chains Infant School and St Gildas' Junior School.

4. **Brother or Sister (sibling)**

Children with a brother or sister already attending the school or linked infant/junior school and who will still be attending on the date of admission.

If a place is obtained for an older child using fraudulent information, there will be no sibling connection available to subsequent children from that family.

5. Children of Staff

- Children of teaching staff of the school where the member of staff has been employed at the school for two or more years at the time of application, and/or
- Children of a member of staff who has been recruited to fill a vacancy for which there is a demonstrable skill shortage.

6. Distance

Children whose home address is closest to the preferred school.

Distance will be measured in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system.

Tiebreakers

Children cannot be considered under more than one criterion. Within each criterion the sole tiebreaker to decide between two applications is children whose home address is closest to the school, measured in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system.

The tiebreaker for two or more applications whose home address is exactly the same distance from the school (and who are not from multiple births) will be random allocation using a computerised system. The random allocation process will be supervised by an independent body.

Multiple births

If only one place is available at the school and the next child(ren) who qualifies for a place is one of multiple birth, we will ask community schools to go over their published admission number.

Notes

(i) Home address is defined as the child's only or main residence. A business address, a childminder's address or any address including a family member's address other than the child's only or main residence will not be accepted.

(ii) If parents are separated, the application should be made by the parent the child normally lives with. Where a child spends equal time during the school week with each parent, the exact arrangements must be made clear in a letter with a copy of any child arrangements order submitted with the application. It is the parents' responsibility to agree between themselves and make clear which address will be used and to provide supporting evidence in respect of that address. An application can only be processed from one address. The final decision about which address is to be used rests with Haringey Council.

(iii) Previously looked after children include those children who appear (to the admission authority) to have been in state care outside of England and ceased to be in state care as a result of being adopted. A child is regarded as having been in state care outside of England if they were in the care of or were accommodated by a public authority, a religious organisation, or any other provider of care whose sole or main purpose is to benefit society.

(iv) A sibling is a full brother or sister, a step/half brother or sister, a foster brother or sister or an adopted brother or sister living at the same address as the child for whom the application is being made.

(v) Priority for children of teaching staff will be limited to one place for each form of entry in any year. Exception to this will apply to children of multiple birth or those born in the same academic year. All such applications must be submitted to the local authority and must be accompanied with the relevant paperwork supporting an application on these grounds. The applicant must take sole responsibility to provide such paperwork. Without the provision of the relevant papers, priority will not be given on these grounds.

(vi) Haringey measures distance in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system. Measurements by alternative systems or to other points will not be taken into account in any circumstances. Where applicants have identical distance measurements, priority amongst them will be determined at random using a computerised system.

Waiting lists

Where a child does not receive an offer of their preferred school, parents can request that their name is placed on the waiting list for that school. Waiting lists are ordered, and places allocated as they become available, strictly in accordance with the school's admissions criteria.

Waiting list positions can change at any time and a child's position may go down as well as up if other applicants with higher priority join the waiting list. Being on the waiting list does not guarantee a place in the school.

Waiting lists are maintained throughout the year and are refreshed on an annual basis at the end of the summer term. At this time parents will be contacted to confirm if they wish for their child to remain on the waiting list.

Nursery and Infant Pupils

Admission to a nursery class in a school does not guarantee a place in the reception class at the same school. Similarly, admission to an infant school does not guarantee a place in the linked junior school.

All parents/carers must complete their home authority School Admissions Application Form for admission to reception or to junior school (where applicable) by 15 January in the academic year their child turns four (reception) or seven (junior).

Deferred entry before compulsory school age

Children will normally be admitted to the reception year in the September following their fourth birthday. In line with the School Admissions Code September 2021, parents can defer their child's entry to the reception year until later in the school year, where they have been offered a place at a school to start before they are of compulsory school age.

Where entry is deferred, the school will hold the place for that child and not offer it to another child. However, entry cannot be deferred beyond the point the child reaches compulsory school age nor beyond the beginning of the final term of the Reception Year.

Where the parents wish, children may attend part-time until later in the school year but not beyond the point at which they reach compulsory school age.

Summer born children

Paragraph 2.18 of the School Admissions Code, September 2021, states that the parents of a summer born child may choose not to send that child to school until the September following their fifth birthday. Where this is the case the school will hold the place for that child and not offer it to another child. However, the school place cannot be held beyond the beginning of the final term of the Reception Year.

The parents of a summer born child may request that they are admitted out of their normal age group – to reception rather than year 1. Details of the process of making such requests are provided below.

Requests for children to be educated outside their chronological age group
(For both summer born and non-summer born children)

Where families request that their child is educated outside their chronological age group the Council, as the admission authority for Haringey community and voluntary controlled (VC) schools, will make a decision on the basis of the circumstances of the case and in the best interests of the child concerned. This will include taking account of the child's individual needs and abilities and to consider whether these can best be met in their chronological year or a different year group. It will also involve taking account of:

- the parents' views
- information about the child's academic, social and emotional development
- where relevant their medical history and the views of a medical professional
- whether they have previously been educated out of their normal age group
- whether they may naturally have fallen into a lower age group if it were not for being born prematurely, and
- where relevant, the potential impact on the child of being admitted to their chronological year group without first having completed the preceding year.

The views of the headteacher will be an important part of this consideration.

Parents should write to the Council giving reasons for their request. This should be accompanied by an application for the child's actual year group. The application will be processed and a school place will be secured in the child's actual year group. This place can later be withdrawn if the request for delayed admission is approved. Parents who are granted their request must then make a fresh application for a place in the agreed year group on a paper/pdf form. This application will be considered in accordance with the school's oversubscription criteria in the event of oversubscription. The decision will be reviewed once the child has started school at intervals agreed by the family and the school.

Requests will be considered by a panel of Haringey officers during the summer term before the September in which the child will be admitted to his or her correct age group. This panel will meet following the primary National Offer Day. For late or in-year requests the panel will meet to consider applications regularly throughout the school year. If parents would like to make an application for an own admission authority school, they will need approach the relevant school with their request.

Parents have a statutory right to appeal against the refusal of a place at a school for which they have applied. This right does not apply if they are offered a place at the school but it is not in their preferred age group.

Published Admission Numbers (PAN)

The proposed published admission numbers for Haringey community and voluntary controlled (VC) primary schools for entry in September 2024 are as follows:

School	Admission number
Alexandra	60
Belmont Infant	56
Bounds Green	90
Bruce Grove	30
Campsbourne Infant	60
Coldfall	90
Coleridge	120
Crowland	60
The Devonshire Hill	60
Earlham	30
Earlsmead	60
Ferry Lane	30
Highgate	60
Lancasterian	60
Lea Valley	60
Lordship Lane	90

School	Admission number
The Mulberry	60
Muswell Hill	60
Rhodes Avenue	90
Risley Avenue	60
Rokesly Infant	90
St Aidan's VC	30
Seven Sisters	30
South Harringay Infant	60
Stroud Green	60
Tetherdown	60
Tiverton	30
Welbourne	60
West Green	30
Weston Park	30
The Willow	60

The proposed published admission numbers for the following voluntary aided (VA) schools which are their own admissions authority, for entry in September 2024 are as follows:

School	Admission number
St Francis de Sales Catholic Infant School	60
St Mary's Priory Catholic Infant School	30

Appendix 3

Proposed Admission Arrangements for Secondary Transfer Admissions to Haringey Community Schools in September 2024

Oversubscription criteria

When the school is oversubscribed, after the admission of pupils with an Education, Health and Care Plan naming the school, priority for admission will be given to those children who meet the criteria set out below, in priority order:

1. **Children Looked After**

Children who are looked after by a local authority or were previously looked after but immediately after being looked after, became subject to an adoption, child arrangements, or special guardianship order, including those who appear to the admission authority to have been in state care outside of England and ceased to be in state care as a result of being adopted.

A looked after child is a child who is (a) in the care of a local authority, or (b) being provided with accommodation by a local authority in the exercise of their social services functions (see the definition in Section 22(1) of the Children Act 1989).

2. **Social Medical**

Children who the Authority accepts have an exceptional medical or social need for a place at one specific school. Applications will only be considered under this category if they are supported by a written statement from a doctor, social worker or other relevant independent professional. The information must confirm the exceptional medical or social need and demonstrate how the specified school is the only school that can meet the defined needs of the child.

3. **Brother or Sister (sibling)**

Children with a brother or sister already attending the school and who will still be attending in years 7-11 on the date of admission.

If a place is obtained for an older child using fraudulent information, there will be no sibling connection available to subsequent children from that family.

4. **Children of staff**

- Children of teaching staff of the school where the member of staff has been employed at the school for two or more years at the time of application, and/or
- Children of a member of staff who has been recruited to fill a vacancy for which there is a demonstrable skill shortage.

5. Distance

Children whose home address is closest to the preferred school.

Distance will be measured in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system.

Tie breakers

Children cannot be considered under more than one criterion. Within each criterion the sole tiebreaker to decide between two applications is children whose home address is closest to the school, measured in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system.

The tiebreaker for two or more applications whose home address is exactly the same distance from the school (and who are not from multiple births) will be random allocation using a computerised system. The random allocation process will be supervised by an independent body.

Multiple births

If only one place is available at the school and the next child(ren) who qualifies for a place is one of multiple birth, we will ask community schools to go over their published admission number.

Notes

(i) Home address is defined as the child's only or main residence. A business address, a childminder's address or any address including a family member's address other than the child's only or main residence will not be accepted.

(ii) If parents are separated, the application should be made by the parent the child normally lives with. Where a child spends equal time during the school week with each parent, the exact arrangements must be made clear in a letter with a copy of any custody or residency order submitted with the application. It is the parents' responsibility to agree between themselves and make clear which address will be used and to provide supporting evidence in respect of that address. An application can only be processed from one address. The final decision about which address is to be used rests with Haringey Council.

(iii) Previously looked after children include those children who appear (to the admission authority) to have been in state care outside of England and ceased to be in state care as a result of being adopted. A child is regarded as having been in state care outside of England if they were in the care of or were accommodated by a public authority, a religious organisation, or any other provider of care whose sole or main purpose is to benefit society.

(iv) A sibling is a full brother or sister, a step/half brother or sister, a foster brother or sister or an adopted brother or sister living at the same address as the child for whom the application is being made.

(v) Priority for children of teaching staff will be limited to one place for each form of entry in any year. Exception to this will apply to children of multiple birth or those born in the same academic year. All such applications must be submitted to the local authority and must be accompanied with the relevant paperwork supporting an application on these grounds. The applicant must take sole responsibility to provide such paperwork. Without the provision of the relevant papers, priority will not be given on these grounds.

(vi) Haringey measures distance in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system. Measurements by alternative systems or to other points will not be taken into account in any circumstances. Where applicants have identical distance measurements, priority amongst them will be determined at random using a computerised system.

Waiting lists

Where a child does not receive an offer of their preferred school, parents can request that their name is placed on the waiting list for that school. Waiting lists are ordered, and places allocated as they become available, strictly in accordance with the school's admissions criteria.

Waiting list positions can change at any time and a child's position may go down as well as up if other applicants with higher priority join the waiting list. Being on the waiting list does not guarantee a place in the school.

Waiting lists are maintained throughout the year and are refreshed on an annual basis at the end of the summer term. At this time parents will be contacted to confirm if they wish for their child to remain on the waiting list.

Requests for children to be educated outside their chronological age group

Where families request that their child is educated outside their chronological age group the Council, as the admission authority for Haringey community and voluntary controlled (VC) schools, will make a decision on the basis of the circumstances of the case and in the best interests of the child concerned. This will include taking account of the child's individual needs and abilities and to consider whether these can best be met in their chronological year or a different year group. It will also involve taking account of:

- the parents' views
- information about the child's academic, social and emotional development
- where relevant their medical history and the views of a medical professional
- whether they have previously been educated out of their normal age group

- whether they may naturally have fallen into a lower age group if it were not for being born prematurely, and
- where relevant, the potential impact on the child of being admitted to their chronological year group without first having completed the preceding year.

The views of the headteacher will be an important part of this consideration.

Parents should write to the Council giving reasons for their request. This should be accompanied by an application for the child's actual year group. The application will be processed and a school place secured in the child's actual year group.
This place can later be withdrawn if the request for delayed admission is approved. Parents who are granted their request must then make a fresh application for a place in the agreed year group on a paper/pdf form. This application will be considered in accordance with the school's oversubscription criteria in the event of oversubscription. The decision will be reviewed once the child has started school at intervals agreed by the family and the school.

Requests will be considered by a panel of Haringey officers during the summer term before the September in which the child will be admitted to his or her correct age group. This panel will meet following the secondary National Offer Day. For late or in-year requests the panel will meet to consider applications regularly throughout the school year. If parents would like to make an application for an own admission authority school, they will need approach the relevant school with their request.

Parents have a statutory right to appeal against the refusal of a place at a school for which they have applied. This right does not apply if they are offered a place at the school but it is not in their preferred age group.

Determined Admission Arrangements for Hornsey School for Girls for 2024

Oversubscription criteria

When the school is oversubscribed, after the admission of pupils with an Education, Health and Care plan naming the school, priority for admission will be given to those children who meet the criteria set out below, in priority order:

1. **Children Looked After**

Girls who are looked after by a local authority or were previously looked after but immediately after being looked after, became subject to an adoption, child arrangements, or special guardianship order, including those who appear to the admission authority to have been in state care outside of England and ceased to be in state care as a result of being adopted.

A looked after child is a child who is (a) in the care of a local authority, or (b) being provided with accommodation by a local authority in the exercise of their social services functions (see the definition in Section 22(1) of the Children Act 1989).

2. **Social Medical**

Girls who the Authority accepts have an exceptional medical or social need for a place at one specific school. Applications will only be considered under this category if they are supported by a written statement from a doctor, social worker or other relevant independent professional. The information must confirm the exceptional medical or social need and demonstrate how the specified school is the only school that can meet the defined needs of the child.

3. **Siblings**

Girls with a sister already attending the school and who will still be attending in years 7-11 on the date of admission. A sibling is a full sister, a step sister, a foster sister or an adopted sister living at the same address as the girl for whom the application is being made.

If a place is obtained for an older child using fraudulent information, there will be no sibling connection available to subsequent children from that family.

4. **Children of staff**

- Daughters of teaching staff of the school where the member of staff has been employed at the school for two or more years at the time of application, and/or
- Daughters of a member of staff who has been recruited to fill a vacancy for which there is a demonstrable skill shortage.

5. **Distance**

Girls whose home address is closest to the school.

Distance will be measured in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system.

Tie breakers

Children cannot be considered under more than one criterion. Within each criterion the sole tiebreaker to decide between two applications is children whose home address is closest to the school, measured in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system.

The tiebreaker for two or more applications whose home address is exactly the same distance from the school (and who are not from multiple births) will be random allocation using a computerised system. The random allocation process will be supervised by an independent body.

Multiple births

If only one place is available at the school and the next girl(s) who qualifies for a place is one of multiple birth, we will ask community schools to go over their published admission number.

Notes

(i) Home address is defined as the child's only or main residence. A business address, a childminder's address or any address including a family member's address other than the child's only or main residence will not be accepted.

(ii) If parents are separated, the application should be made by the parent the child normally lives with. Where a child spends equal time during the school week with each parent, the exact arrangements must be made clear in a letter with a copy of any custody or residency order submitted with the application. It is the parents' responsibility to agree between themselves and make clear which address will be used and to provide supporting evidence in respect of that address. An application can only be processed from one address. The final decision about which address is to be used rests with Haringey Council.

(iii) Previously looked after children include those children who appear (to the admission authority) to have been in state care outside of England and ceased to be in state care as a result of being adopted. A child is regarded as having been in state care outside of England if they were in the care of or were accommodated by a public authority, a religious organisation, or any other provider of care whose sole or main purpose is to benefit society.

(iv) A sibling is a full brother or sister, a step/half brother or sister, a foster brother or sister or an adopted brother or sister living at the same address as the child for whom the application is being made.

(v) Priority for children of teaching staff will be limited to one place for each form of entry in any year. Exception to this will apply to children of multiple birth or those born in the same academic year. All such applications must be submitted to the local authority and must be accompanied with the relevant paperwork supporting an application on these grounds. The applicant must take sole responsibility to provide such paperwork. Without the provision of the relevant papers, priority will not be given on these grounds.

(vi) Haringey measures distance in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system. Measurements by alternative systems or to other points will not be taken into account in any circumstances. Where applicants have identical distance measurements, priority amongst them will be determined at random using a computerised system.

Waiting lists

Where a child does not receive an offer of their preferred school, parents can request that their name is placed on the waiting list for that school. Waiting lists are ordered, and places allocated as they become available, strictly in accordance with the school's admissions criteria.

Waiting list positions can change at any time and a child's position may go down as well as up if other applicants with higher priority join the waiting list. Being on the waiting list does not guarantee a place in the school.

Waiting lists are maintained throughout the year and are refreshed on an annual basis at the end of the summer term. At this time parents will be contacted to confirm if they wish for their child to remain on the waiting list.

Requests for children to be educated outside their chronological age group

Where families request that their child is educated outside their chronological age group the Council, as the admission authority for Hornsey School for Girls, will make a decision on the basis of the circumstances of the case and in the best interests of the child concerned. This will include taking account of the child's individual needs and abilities and to consider whether these can best be met in their chronological year or a different year group. It will also involve taking account of:

- the parents' views
- information about the child's academic, social and emotional development
- where relevant their medical history and the views of a medical professional
- whether they have previously been educated out of their normal age group
- whether they may naturally have fallen into a lower age group if it were not for being born prematurely, and
- where relevant, the potential impact on the child of being admitted to their chronological year group without first having completed the preceding year.

The views of the headteacher will be an important part of this consideration.

Parents should write to the Council giving reasons for their request. This should be accompanied by an application for the child's actual year group. The application will be processed and a school place secured in the child's actual year group.
This place can later be withdrawn if the request for delayed admission is approved. Parents who are granted their request must then make a fresh application for a place in the agreed year group on a paper/pdf form. This application will be considered in accordance with the school's oversubscription criteria in the event of oversubscription. The decision will be reviewed once the child has started school at intervals agreed by the family and the school.

Requests will be considered by a panel of Haringey officers during the summer term before the September in which the child will be admitted to his or her correct age group. This panel will meet following the secondary National Offer Day. For late or in-year requests the panel will meet to consider applications regularly throughout the school year. If parents would like to make an application for an own admission authority school, they will need approach the relevant school with their request.

Parents have a statutory right to appeal against the refusal of a place at a school for which they have applied. This right does not apply if they are offered a place at the school but it is not in their preferred age group.

Published Admission Number (PAN)

The admission number for Haringey community schools for entry in September 2024 is as follows:

School	Admission number
Gladesmore Community School	243
Highgate Wood School	243
Hornsey School for Girls	162
Park View School	216

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Appendix 4

Proposed Admission Arrangements for In-Year Admissions to Haringey Community and VC Schools 2024-25

Oversubscription criteria

Primary, Infant and Junior community and voluntary controlled (VC) schools

- The criteria set out in **Appendix 2** will be applied.

Secondary community schools

- The criteria set out in **Appendix 3** will be applied.

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Appendix 5

Fair Access Protocol for Haringey Schools from March 2022-23

Introduction

1. The School Admissions Code, September 2021, ('the Code') requires local authorities to have in place a fair access protocol which all local schools and Academies must adhere to.

2. Its aims are to:

- acknowledge the real needs of vulnerable young people who are not on the roll of a school and to ensure that an appropriate placement is identified quickly and pupils are on roll within 15 days of the panel
- seek to find an alternative placement or support for those on roll of a school where it can be demonstrated that they are at risk of permanent exclusion
- fairly share the admission of vulnerable students across all schools and Academies (where the panel agree that another mainstream school place should be identified)
- arrange such admissions openly through a process which has the confidence of all
- record the progress and successes of the young people placed through this panel

This protocol reflects the LA's responsibility for safeguarding and promoting the welfare of children and young people as well as educational attainment

3. It is essential to the success of fair access that all headteachers and governing bodies agree to the aims, principles and procedures and give their fullest support.

4. All schools recognise their collective responsibility for all pupils and accountability for some and will work collaboratively to manage pupils with challenging behaviour, involving multi-agency support, accessed where appropriate. All members will work together to secure commitment to the inclusion agenda and to reduce exclusions from schools.

Students within the scope of this scheme

5. The admission to school of the following students falls within the scope of this scheme:

a. children either subject to a Child in Need Plan or a Child Protection Plan[1] or having had a Child in Need Plan or a Child Protection Plan within 12 months at the point of being referred to the fair access panel ;

b. children living in a refuge or in other Relevant Accommodation at the point of being referred to the fair access panel;

c. children from the criminal justice system

d. children in alternative provision who need to be reintegrated into mainstream education or who have been permanently excluded but are deemed suitable for mainstream education;

e. children with special educational needs (but without an education, health and care plan), disabilities or medical conditions;

f. children who are carers;

g. children who are homeless;

h. children in formal kinship care arrangements[2]

i. children of, or who are, Gypsies, Roma, Travelers, refugees and asylum seekers;

j. children who have been refused a school place on the grounds of their challenging behaviour and referred to the FAP in accordance with paragraph 3.10 of the Code;

k. children for whom a place has not been sought due to exceptional circumstances;[3]

l. children who have been out of education for 4 or more weeks where it can be demonstrated that there are no places available at any school within a reasonable distance of their home. This does not include circumstances where a suitable place has been offered to a child and this has not been accepted; and

m. previously looked after children for whom the local authority has been unable to promptly secure a school place.[4]

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[1] Child in Need Plans and Child Protection Plans are plans of help and protection to address safeguarding and welfare needs, where a child has been assessed by the local authority as being a child in need under Section 17 of the Children Act 1989 and/or as suffering or likely to suffer significant hardship under Section 47 of the Children Act 1989. See also statutory guidance Working Together to Safeguard Children (2018) (pages 35 and 48 to 49). Where a local authority is advised that a child who has moved into the local authority had a Child in Need Plan or Child Protection Plan previously and meets the criteria outlined, this information may need to be checked with the previous local authority

[2] As evidenced by either a child arrangements order not relating to either birth parent or a special guardianship order. the FAP on this basis, based on the circumstances of the case.

[3] It is for the local authority to decide whether a child qualifies to be placed via the FAP on this basis, based on the circumstances of the case.

Managed moves & EHCPs

6. The fair access panel does not administer the process for managed moves, however, schools may use it as a forum to discuss and liaise with other education providers regarding possible managed moves.

7. Outside the panel, all schools must inform the School Admissions and Organisation Service of any pupil who they are going to refer for a managed move, so an accurate record of school attendance and managed moves currently in progress can be maintained by the local authority. Schools must also inform the School Admissions and Organisation Service of the outcome of a managed move, i.e. when a pupil moves permanently to their new school or that it is determined that they should remain at their original school.

8. There are dedicated arrangements for children with Education, Health and Care plans and this protocol does not override those arrangements. However, it has been agreed that pupils who are placed through those arrangements will be noted by the fair access panel (see later section).

Composition and frequency of the panel

Secondary

9. A panel, consisting of a minimum of 3 secondary Headteachers (or their designated representative), will meet once a month (or as necessary) to ensure prompt and fair allocation of young people to schools. Heads will be notified of their designated meetings at the beginning of the academic year.

10. The Head of Education Services or another designated local authority Officer will chair the panel.

11. In the event that the placement decision is not unanimous, the designated Headteachers will decide by a majority vote

12. Where a young person is known to a particular service or agency, an officer with knowledge of that young person will be invited to the panel, or a short written statement may be submitted.

13. The membership of the panel can include as necessary, a representative of children's social care, educational psychology service, youth offending service, children missing education, children in care, the police and any other relevant professional supporting a case.

Primary

14. A panel, consisting of no less than three primary Headteachers (or their designated representative), will meet once a half term, (or as necessary) to ensure prompt and fair allocation of young people to schools.

15. The Head of Education Services or another designated local authority officer will chair the panel.

16. Where a young person is known to a particular service or agency, an officer with knowledge of that young person will be invited to the panel, or a short-written statement may be submitted.

The decision-making process

17. Cases will be brought to the panel by the Haringey Admissions Service which will be the point of referral. The cases must be submitted under one of the categories given in paragraph 5 above and the child must be without a school place.

18. The Panel will be administered by the Haringey Admissions Service which will provide data for the current and previous school year (figures to be based on actual figures where fair access pupils have been admitted).

19. The following data will be provided at each panel:

- The number of pupils on roll at each school in each year group
- The number of vacancies at each school in each year group
- The number of pupils that have been admitted to each school in each year group through the 'normal' in year admissions process since the last panel
- The number of pupils that have been admitted to each school in each year group through the fair access admissions process since the last panel
- The total number of pupils that have been admitted to each school in each year group through the fair access admissions process in the last academic year and the number of schools or Academies (if any) that have failed to admit
- Background/ pupil history/ information, where available and where consent has been confirmed
- The number of students with statements of Special Educational Need allocated over number through the SEN procedures.

20. The placement panel for children in care will continue to determine the most appropriate placement for each young person and their case will be presented for the panel to ratify. In order to ensure that CIC are admitted to school quickly, they will be placed before the panel and it will not be possible for these cases to be brought back to the panel for reconsideration.

21. When making the decision as to appropriate school placement for the child, the panel will take into account:

- preferences made and views of parents/carers and the view of the pupil (including religious affiliation)

- the admissions criteria
- the published admission number and number of forms, of entry so placements can be made proportional to the number of forms of entry
- the number of students admitted through the fair access panel in the previous and current academic year
- the needs of the student, where this is known
- any capacity/capability reasons why the school may not be able to respond to the needs of the student
- the individual context of a school in relation to recently excluded students
- whether the applicant has previously attended a Haringey school.
- it will be the presumption that wherever possible pupils will return to a school if they have previously been on roll there.

22. In addition to the factors above each child will be allocated a set number of points under the below system, based on the likely complexity of support which the admitting school will need to put in place. The combined points of the children admitted to each school via fair access will be monitored, and when considering the equitable allocation of children the panel will take into account the proportion of complex cases which each school has already admitted.

Fair Access Points System	
Weighting	**Case Factors**
3 points	Permanent exclusion and/or Youth Offending Service involvement
2 points	More than one fixed term exclusion, a managed move, or other significant concerns (as agreed by panel)
1 point	All other allocations

23. In cases where a child does not return to their previous Haringey school, that school will have the value of one child debited from their comparative fair access statistics, to reflect the loss of that child from the school's roll.

- This debit will apply regardless of whether the child was originally admitted to that school via the fair access protocol.
- In cases where the child is being re-integrated into mainstream school from an alternative provision, and the child was previously permanently excluded or it is otherwise considered to be in the best interests of the child not to return to their previous school, this debit will not be applied.

- In cases where the child previously attended more than one Haringey school the debit will be applied solely to the school which the child most recently attended.

24. **Note:** Where a school has admitted pupils above its admission number in error, these additional pupils will not count and cannot be offset against fair access referrals.

25. Where an alternative educational placement is determined most suitable to meet the needs of a young person, this provision will be identified in principle by the Inclusion Service, following assessment, and ratified by the panel.

26. Decisions will be reached by consensus, whenever possible, with the chair mandated to take appropriate action where this has not proved possible.

Implementation of the decisions

27. Decisions regarding placement of students under the fair access protocol will be made by the panel, and will be final.

28. Admission must take place within **15** school days of the school receiving notification of the decision.

29. In exceptional circumstances, the allocated school may request that the panel reconsider their decision at the next meeting. This will only be possible where the school has prior knowledge of the specific young person which was not known to the panel at the time of decision, which makes the placement inappropriate. This request must be made in writing to the Chair within **5** school days of the school receiving notification of the decision. The formal offer letter will be sent on the 6th day.

30. The Department for Education recognises that admission of a young person via fair access could potentially take the school above the planned admission number for that year group.

31. It is recognised that there is usually little available information about the young people who are being admitted in-year to school. The School Admissions and Organisation Service will try to acquire as much educational information as practical to accompany in-year admissions to assist smooth integration to the school.

Risk assessments

32. Risk assessments will be undertaken as necessary by the referring body.

Relationship with appeals

33. Where young people are admitted to a school above the planned admission number in any year group under the protocol, this should not prejudice the provision of efficient education or the efficient use of resources of the school.

34. Appeal panels will be made aware of the conditions of the scheme, and that the admission of an additional student under this scheme is different from a school voluntarily exceeding its admission limit. Panels will also be made aware that any

decision made to allow appeals will place further pressure on the school's resources.

35. A school placement made through the FAP shall not remove a parent/carer's right to appeal for a school place elsewhere.

Monitoring the operation of the Protocol

36. The School Admissions and Organisation Service will undertake scheduled checks and monitor admission dates and pupil days.

37. The anonymised details of all decisions will be made available to the Director and Lead Member to demonstrate that the Protocol is being effective.

38. This will include any school or Academy that has not taken a pupil on roll within 15 days of the decision being notified.

39. Details of any school or Academy who has not taken a pupil on roll within 15 days of the decision will also be available at the next fair access meeting.

40. On the 16th day the Head of Education Services will contact in writing the Headteacher of any school or Academy that has failed to admit within the agreed timeframe to request an on-roll date.

41. If the school or Academy fails to provide an on-roll date, within agreed timescales, then the direction process will apply as set out in the School Admissions Code and in accordance to the Department for Education advice: "Fair Access Protocols Guidance for school leaders, admission authorities and local authorities" August 2021.

42. The protocol will be reviewed on an annual basis by the Local Authority, in conjunction with Headteachers/ principals, in order to assess its effectiveness in ensuring that unplaced children are being allocated places at schools/ academies or in alternative educational provision on an equitable basis.

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Appendix 6

Proposed Admission Arrangements for Sixth Form Admissions to Haringey Community Schools in September 2024

Highgate Wood Secondary School

Maximum number of students to be admitted from outside the school = 30%

All students will be invited to an informal discussion about their subject choice. The general entry requirements are as follows:

A Level

At least five GCSE passes at 9 – 5, with specific requirements for particular subjects based upon the national statistical guidance for successful outcomes. We consider ourselves to be an open access Sixth Form and so the criteria are matched to what is required to ensure positive outcomes. Full details for different subjects are available on the website.

Oversubscription criteria

Where the number of eligible external applicants for a course of study exceeds the places available then admission will be determined in accordance with the following priority of admission criteria:

1. **EHCP**

Students who have an Education Health and Care Plan naming the school.

2. **Children Looked After**

Students who are looked after by a local authority or were previously looked after but immediately after being looked after, became subject to an adoption, child arrangements, or special guardianship order, including those who appear to the admission authority to have been in state care outside of England and ceased to be in state care as a result of being adopted.

A looked after child is a child who is (a) in the care of a local authority, or (b) being provided with accommodation by a local authority in the exercise of their social services functions (see the definition in Section 22(1) of the Children Act 1989).

3. **Brother or Sister (sibling)**

Students who will have a sibling attending the school at the point of admission.

4. **Distance**

Students whose home address is closest to the preferred school.

Distance will be measured in a straight line from the Ordnance Survey address point of the student's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system.

Tie breakers

Students cannot be considered under more than one criterion. Within each criterion the sole tiebreaker to decide between two applications is students whose home address is closest to the school, measured in a straight line from the Ordnance Survey address point of the student's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system.

The tiebreaker for two or more applications whose home address is exactly the same distance from the school (and who are not from multiple births) will be random allocation using a computerised system. The random allocation process will be supervised by an independent body.

Notes

(i) Home address is defined as the student's only or main residence. A business address, a childminder's address or any address including a family member's address other than the child's only or main residence will not be accepted.

(ii) If parents are separated, the application should be made by the parent the child normally lives with. Where a child spends equal time during the school week with each parent, the exact arrangements must be made clear in a letter with a copy of any custody or residency order submitted with the application. It is the parents' responsibility to agree between themselves and make clear which address will be used and to provide supporting evidence in respect of that address. An application can only be processed from one address. The final decision about which address is to be used rests with Haringey Council.

(iii) Previously looked after children include those children who appear (to the admission authority) to have been in state care outside of England and ceased to be in state care as a result of being adopted. A child is regarded as having been in state care outside of England if they were in the care of or were accommodated by a public authority, a religious organisation, or any other provider of care whose sole or main purpose is to benefit society.

(iv) A sibling is a full brother or sister, a step/half brother or sister, a foster brother or sister or an adopted brother or sister living at the same address as the student for whom the application is being made.

(v) Haringey measures distance in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system. Measurements by alternative systems or to other points will not be taken into account in any circumstances. Where applicants have identical distance measurements, priority amongst them will be determined at random using a computerised system.

Equality Impact Assessment (EQIA)

The Equality Impact Assessment (EQIA) form is a template for analysing a policy or proposed decision for its potential effects on individuals with protected characteristics covered by the Equality Act 2010.

The council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not

The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

1. Responsibility for the Equality Impact Assessment

Name of proposal:	**Admissions Arrangements and proposed reductions in surplus Primary school places**
Service Area:	**Schools and Learning**
Officer Completing Assessment:	**Nick Shasha**
Equalities Advisor:	**Rufus Pope**
Cabinet meeting date (if applicable):	**TO INSERT**
Director/Assistant Director	**Eveleen Riordan**

2. Executive summary

Please complete this section *after* completing the rest of the form and summarise:

- The policy proposal, its aims and objectives, the decision in consideration. Please focus on **the change** that will result from this decision.
- Results of the analysis: potential positive and negative equality impacts
- Mitigations that will be taken to minimise negative equality impacts (if relevant)

- Next steps (this may include: if/when the EQIA will be refreshed, planned consultation, future stages of the project).

[To complete once EQIA is done]. [Type answer here]. Adapt from the greyed out section in the previous EQIA (pgs. 2-5)

3. Consultation and engagement

3a. How will consultation and/or engagement inform your assessment of the impact of the proposal on protected groups of residents, service users and/or staff? Detail how your approach will facilitate the inclusion of protected groups likely to be impacted by the decision.

The consultation seeks to establish the key concerns and issues of stakeholders and clarify if they identify those issues also shown in the EQIA. Stakeholders such as pupils, parents, carers, school staff and governors will be invited to participate in a consultation and share their views including whether or not they agreed with each proposal and if not, why not. To this purpose an annual Admissions Arrangements survey has been developed which attempts to ascertain views on several education themes such as Primary, Secondary and Sixth form.

To ensure as wide a consultation as possible, a range of modes and methods of communication will be used to inform and facilitate feedback from stakeholders regarding the proposal -

- through the Schools Bulletin which is distributed to the headteacher and chair of governors of every school in the borough
- to all children's centres in the borough
- to all registered nurseries and child minders and any other early years providers
- on the Council's online primary and secondary admissions page
- via information in all libraries across the borough
- to all councillors
- to both MPs with constituencies in Haringey
- to the diocesan authorities
- to neighbouring authorities
- other groups, bodies, parents and carers as appropriate

Stakeholders will also be given the opportunity to express their views in writing via a questionnaire – both electronically and via the hard copy attached to the consultation document, by email and post.

3b. Outline the key findings of your consultation / engagement activities once completed, particularly in terms of how this relates to groups that share the protected characteristics

[To complete once EQIA is done].

4. Data and Impact Analysis

Note: officers may want to complement their analysis with data from the State of the Borough and ward profiles, found here: https://www.haringey.gov.uk/local-democracy/about-council/state-of-the-borough.

Please consider how the proposed change will affect people with protected characteristics.

4a. Age

Data
Borough Profile[1]
56,718: 0-17 (21%)
72,807: 18-34 (27%)
68,257: 35-49 (25%)
44,807: 50-64 (17%)
28,632: 65+ (11%)

Target Population Profile[2]
Early years (0-4) and Primary school age pupils (5-11)

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

The latest data from the ONS 2021 Census and the PLASC School Census has been produced below:

ONS 2021 Census
0-4 (14,900 and 5.7% of the total Haringey population)
M: 7,600 F: 7,300

5-9 (14,700 and 5.6% of the total Haringey population)
M: 7,500 F: 7,200

[1] Source: State of the Borough
[2] ONS 2021 Census First Release

10-14 (15,600 and 5.9% of the total Haringey population)
M: 7,900 F: 7,700

Total Haringey Population as at 2021: 264,200
M: 127,100 F: 137,000

PLASC School Census data as at May 2022
Service users (Primary and secondary children by Age and gender)

Year group	Male	Female	Grand Total
Reception	1,375	1,334	2,709
Year 1	1,468	1,422	2,890
Year 2	1,451	1,412	2,863
Year 3	1,449	1,363	2,812
Year 4	1,473	1,336	2,809
Year 5	1,488	1,357	2,845
Year 6	1,462	1,462	2,924
Grand Total	10,166	9,686	19,852

Source: School Census May 2022

Historically, the number of children entering Haringey's school system has increased year-on-year though primary cohorts are now reducing. The School census data from May 2022 indicates a general even split across each of the age groups, with no overrepresentation in any of the age cohorts and no resultant implications anticipated in relation to the school admissions proposals.

Detail the findings of the data.

a) Might members of this group be disproportionately affected by the proposal due to overrepresentation? How does this compare with the wider demographic profile of the Borough?
b) Might members of this group be disproportionately affected by this proposal as a result of a need related to their protected characteristic?

a) The distribution of the primary school age cohort almost exactly replicates that of the broader population as is to be expected.

b) It is not anticipated that either the school admissions proposals or proposed reductions in planned admission numbers at several primary schools will disproportionately affect any potential pupils since the proposal relates to the removal of surplus (not needed) school places.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

The proposal is likely to have neutral impacts.

4b. Disability[3]

Data
Borough Profile [4]

4,500 people have a serious physical disability in Haringey.
19,500 aged 16-64 have a physical disability this equates to approximately 10% of the population aged 16-64.
1,090 people living with a learning disability in Haringey.
4,400 people have been diagnosed with severe mental illness in Haringey.

Target Population Profile

Early years (0-4) and Primary school age pupils (5-11).

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

The data used will be the distribution of Children & Young People with statements or plans maintained by Haringey as at March 2022.

Total number of Children & Young People with statements or plans maintained by Haringey, Mar 2022:

Year	Totals	Year	Totals
Pre-School/Nursery	35	**Year 9**	160
Reception	99	**Year 10**	163
Year 1	154	**Year 11**	144
Year 2	132	**Year 12**	165
Year 3	142	**Year 13**	142

[3] In the Equality Act a disability means a physical or a mental condition which has a substantial and long-term impact on your ability to do normal day to day activities.
[4] Source: 2011 Census

Year 4	145	**Year 14**	143
Year 5	160	**Year 15**	98
Year 6	161	**Year 15 plus**	298
Year 7	169		
Year 8	144	**Totals**	2,654

Source: Haringey SEN team 2022

The data demonstrates that there are a range of children with disabilities and that they are evenly represented across age groups. The proposed arrangements prioritise children meeting the criteria for a statement of special educational needs as well as also giving priority to children with social and medical considerations that meet the criterion for an exceptional medical or social need. We do not hold data on pupils with less complex disabilities who do not qualify for either category.

Detail the findings of the data.

a) Might members of this group be disproportionately affected by the proposal due to overrepresentation? How does this compare with the wider demographic profile of the Borough?
b) Might members of this group be disproportionately affected by this proposal by dint of a need related to their protected characteristic?

a) The distribution of the children and young people with statements or plans maintained by Haringey is broadly the same by individual year group and is unlikely to be impacted by the proposed removal of surplus primary school places at mainstream (not specifically SEND settings).

b) It is not anticipated that either the school admissions proposals or proposed reductions in planned admission numbers at several primary schools will disproportionately affect any potential pupils with statements or plans maintained by Haringey since the proposal relates to the removal of surplus (not needed) school places.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

This proposal is likely to have neutral impacts.

4c. Gender Reassignment[5]

Data

Borough Profile

There is no robust data at Borough level on our Trans population, however the central government estimates that there are approximately 200,000-500,000 Trans people in the UK. Assuming an average representation, this would mean between 800 and 2,000 Haringey residents are Trans.[6]

Target Population Profile

Early years (0-4) and Primary school age pupils (5-11).

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

None though please see central government data mentioned above.

Detail the findings of the data.

a) Might members of this group be disproportionately affected by the proposal due to overrepresentation? How does this compare with the wider demographic profile of the Borough?
b) Might members of this group be disproportionately affected by this proposal by dint of a need related to their protected characteristic?

We do not hold data on the number of people who are seeking, receiving or have received gender reassignment surgery, and there is not national data collected for this characteristic. The Equality and Human Rights Commission estimate that there are between 300,000-500,000 transgender people in the UK. We will need to consider the inequalities and discrimination experienced for this protected group.

For the purposes of this EQIA, we will use the inclusive term Trans* in order to represent the spectrum of transgender and gender variance.
There is no reason to think that the proposed admissions arrangements will disproportionately affect any potential pupils or parents/carers since the proposal

[5] Under the legal definition, a transgender person has the protected characteristic of gender reassignment if they are undergoing, have undergone, or are proposing to undergo gender reassignment. To be protected from gender reassignment discrimination, an individual does not need to have undergone any specific treatment or surgery to change from one's birth sex to ones preferred gender. This is because changing ones physiological or other gender attributes is a personal process rather than a medical one.
6 Trans is an umbrella term to describe people whose gender is not the same as, or does not sit comfortably with, the sex they were assigned at birth.

relates to the removal of surplus (not needed) school places.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

This proposal is likely to have neutral impacts.

4d. Marriage and Civil Partnership

Data

Borough Profile [7]
Divorced or formerly in a same-sex civil partnership which is now legally dissolved: (8.2%)
In a registered same-sex civil partnership: (0.6%)
Married: (33.3%)
Separated (but still legally married or still legally in a same-sex civil partnership): (4.0%)
Single (never married or never registered a same-sex civil partnership): (50.0%)
Widowed or surviving partner from a same-sex civil partnership: (3.9%)

Target Population Profile

Parents/carers of pupils at Haringey Primary schools and Primary school teaching staff only.

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

Census 2011 data on marriage and civil partnership as shown above

Detail the findings of the data.

a) Might members of this group be disproportionately affected by the proposal due to overrepresentation? How does this compare with the wider demographic profile of the Borough?
b) Might members of this group be disproportionately affected by this proposal by dint of a need related to their protected characteristic?

This protected characteristic is by its very nature relevant to parents/carers and teachers only. The number of married people (only available to heterosexual couples at the time of the data being collected) is significantly lower than in London and England. However, the proportion of people in civil partnerships is higher in the area compared to the London and England and Wales average. Decisions will need to

[7] Source: 2011 Census

ensure all couples in a civil partnership are treated exactly the same as couples in a marriage. We do not hold data which demonstrates the relationship between marital status and likelihood of being a parent/carer of a school-aged child in Haringey, for parents or staff.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

This proposal is likely to have neutral impacts.

4e. Pregnancy and Maternity

Data

Borough Profile [8]
Live Births in Haringey 2020: 3,383

Target Population Profile
Early years (0-4) and Primary school age pupils (5-11)

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

ONS Live births data and GLA School roll projections

The ONS data below shows the recent decline of birth rates in Haringey. Birth rates are a key determinant in the likely demand for subsequent school places. Data below from the 2022 School Place Planning report also show a projected fall in the number of Reception places required (the second column) versus the number of Reception places currently provided (the third column) at primary schools between now and 2030.

[8] Births by Borough (ONS)

Figure 16- Births in Haringey, 2002 to 2020

Source: ONS Birth data (2002-2020)

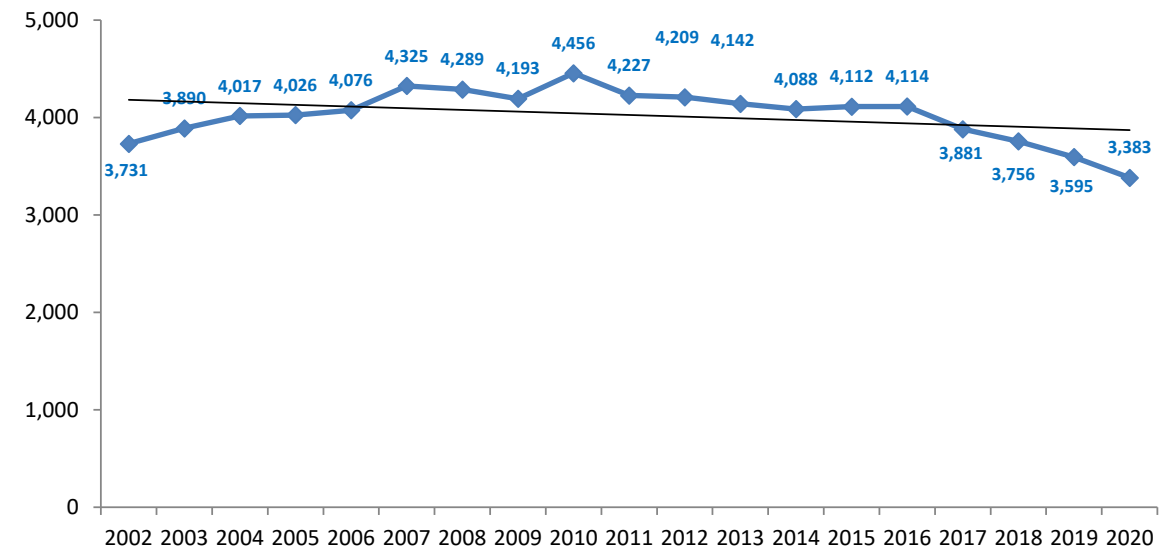

Table 1 – Reception places borough wide

Intake year	Reception aged pupils	Number of school places across borough	% of reception surplus	Deficit/surplus No. of places	Equivalent Form of Entry (fe)
2018/19	3,029 (actual)	3,290	7.90%	261	9fe
2019/20	2,952 (actual)	3,296	10.40%	344	12fe
2020/21	2,934 (actual)	3,236	9.3%	302	10fe
2021/22	2683 (actual Jan 2022)	3,088	7.8%	375	13fe
2022/23	2,810	3,026*	7.1%	216	7fe
2023/24	2,798	3,176	11.9%	378	12fe
2024/25	2,770	3,176	12.8%	406	14fe
2025/26	2,678	3,176	15.7%	498	17fe
2026/27	2,621	3,176	17.5%	555	19fe
2027/28	2,624	3,176	17.4%	552	18fe
2028/29	2,608	3,176	17.9%	568	19fe
2029/30	2,600	3,176	18.1%	576	19fe
2030/31	2,608	3,176	17.9%	568	19fe

Detail the findings of the data.

a) Might members of this group be disproportionately affected by the proposal due to overrepresentation? How does this compare with the wider demographic profile of the Borough?
b) Might members of this group be disproportionately affected by this proposal by dint of a need related to their protected characteristic?

a) Existing or future Reception pupils are unlikely to be impacted by the proposed removal of surplus primary school places as the data above shows.

b) It is not anticipated that either the school admissions proposals or proposed reductions in planned admission numbers at several primary schools will disproportionately affect any potential pupils given the decline in births and projected future need as shown above.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

This proposal is likely to have neutral impacts.

4f. Race

In the Equality Act 2010, race can mean ethnic or national origins, which may or may not be the same as a person's current nationality.[9]

Data

Borough Profile [10]
Arab: **0.9%**
Any other ethnic group: 3.9%

Asian: **9.5%**
Bangladeshi: 1.7%
Chinese: 1.5%
Indian: 2.3%
Pakistani: 0.8%
Other Asian: 3.2%

Black: **18.7%**
African: 9.0%
Caribbean: 7.1%
Other Black: 2.6%

[9] Race discrimination | Equality and Human Rights Commission (equalityhumanrights.com)
[10] Source: 2011 Census

Mixed: **6.5%**
White and Asian: 1.5%
White and Black African:1.0%
White and Black Caribbean: 1.9%
Other Mixed: 2.1%

White: **60.5% in total**
English/Welsh/Scottish/Norther Irish/British: 34.7%
Irish: 2.7%
Gypsy or Irish Traveller: 0.1%
Other White: 23%

Target Population Profile

Early years (0-4) and Primary school age pupils (5-11) and parents/carers of pupils plus teaching staff

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?
2011 Census data (as shown above) plus data from the DfE Schools, pupils and their characteristics as at 2021/22 and the SFR (Statistical First Release) 25 for teaching staff.

Ethnic composition (main groups) of Haringey's school pupil population as at 2021/22 (state funded primary):

Haringey (Sub category)		
	Number	**%**
Any other ethnic group	1,588	7.5%
Asian - Any other Asian background	384	1.8%
Asian - Bangladeshi	457	2.2%
Asian - Chinese	220	1.0%
Asian – Indian	223	1.1%
Asian - Pakistani	175	0.8%
Black - Any other Black background	470	2.2%
Black - Black African	2,672	12.7%
Black - Black Caribbean	1,098	5.2%
Mixed - Any other Mixed background	1,310	6.2%
Mixed - White and Asian	599	2.8%
Mixed - White and Black African	327	1.5%

Mixed - White and Black Caribbean	567	2.7%
Unclassified	331	1.6%
White - Any other White background	5,861	27.8%
White - Gypsy/Roma	61	0.3%
White – Irish	175	0.8%
White - Traveller of Irish heritage	25	0.1%
White - White British	4,555	21.6%
Grand Total	**21,098**	**100%**

Source: DfE Schools, pupils and their characteristics as at 2021/22 (State funded primary)

The data demonstrates the significant diversity of school-age children in Haringey, with a general overrepresentation of some minority groups compared with data on the wider Haringey population. 27.8%of Haringey's primary age pupils are from Any other white background whilst 21.6% are White-British. Some 12.7% of primary age pupils are Black African and 5.2% are Black Caribbean. 7.5% of pupils are from any other ethnic group, with a level of representation seen across all other ethnic groups too.

Service users (parents/carers)

There is no data available on the ethnicity of parents and carers. However, this should largely reflect the ethnicity figures set out above in respect of pupils, as their children (with the exception of children in care that may be placed in foster care).

Census data indicates that the majority of the population are White British (34.7%), followed by White – Other (23.0%). 9.0% are Black African and 7.1% are Black Caribbean. While not a direct mirror of the data seen across the pupil cohort, the trends are not dissimilar, and deviations are likely due to the significant passage of time since the Census figures were collated.

Staff at All Haringey Primary and nursery schools

	All who are not minority ethnic group (%)	**All who are minority ethnic group including white minorities (%)**	**Information not yet obtained (%)**	**Refused (%)**
Teachers	52% (1,040)	48% (963)	z% (190)	z% (15)

Specified ethnicity of teachers

	White (%)	**Any Other mixed background (%)**	**Asian or Asian British (%)**	**Black or Black British (%)**

Teachers	70% (1,393)	5% (104)	8% (160)	14% (285)

Support Staff at all Haringey Primary and nursery schools

Staff Group	Number	(%)
Administrative staff and Ethnic Minority Group (including white minorities)	236	11.5
Administrative staff and Information not yet obtained	20	Z
Administrative staff and Not Minority Ethnic Group	174	8.4
Administrative staff and Refused	1	Z
Auxiliary staff and Ethnic Minority Group (including white minorities)	241	11.7
Auxiliary staff and Information not yet obtained	34	Z
Auxiliary staff and Not Minority Ethnic Group	62	3.0
Auxiliary staff and Refused	0	Z
Other school support staff and Ethnic Minority Group (including white minorities)	136	6.6
Other school support staff and Information not yet obtained	13	Z
Other school support staff and Not Minority Ethnic Group	87	4.2
Other school support staff and Refused	1	z
Teaching assistants and Ethnic Minority Group (including white minorities)	731	35.5
Teaching assistants and Information not yet obtained	126	z
Teaching assistants and Not Minority Ethnic Group	303	14.7
Teaching assistants and Refused	9	z
Technicians and Ethnic Minority Group (including white minorities)	52	2.5
Technicians and Information not yet obtained	4	z
Technicians and Not Minority Ethnic Group	35	1.7
Technicians and Refused	1	z
Grand Total	**2,266**	**100%**

Source: SFR25 2021/2022

The staff ethnicity data shows the broad composition of ethnicities among classroom and non-classroom staff.

For teaching staff in Haringey schools there is a slight majority (52%) of not minority group compared to 48% who are Ethnic minority including white minorities. Across all staff other than teachers most staff at Haringey schools are Ethnic minority including white minorities.

A greater proportion of Haringey teachers identify as White (70%) compared to Haringey state funded primary age pupils (50.6%).

Detail the findings of the data.

a) Might members of this group be disproportionately affected by the proposal due to overrepresentation? How does this compare with the wider demographic profile of the Borough?
b) Might members of this group be disproportionately affected by this proposal by dint of a need related to their protected characteristic?

There is no reason that the removal of surplus primary school places will negatively impact pupils, parents/carers or teachers based upon their ethnicity especially as the proposal relates to the removal of surplus places that are not needed.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

The Local Authority has a duty to ensure the proposed arrangements do not unfairly disadvantage any child based on race. While there is an overrepresentation of children from ethnic minority backgrounds among the pupil population of Haringey, the admissions arrangements apply across the piece regardless of ethnic identity. It should however be recognised that the operation of the Fair Access Protocol may have a particular positive impact on pupils from certain ethnic minority groups who meet its requirements, recognising the intersection between race and ethnicity, socioeconomic disadvantage, and disadvantage as a whole, which the Protocol is targeted at addressing.

While the data demonstrates that there is a slight majority of minority ethnicities across Haringey's school staff, we do not know the proportion of which are also parents of school-aged children who might benefit from admissions arrangements giving priority to children of staff. That said, it is anticipated that this provision will have a positive impact on staff from minority ethnicity backgrounds, given their slight overrepresentation among the wider staff population.

This proposal is likely to have positive impacts.

4g. Religion or belief

Data

Borough Profile [11]
Christian: 45%
Buddhist: 1.1%
Hindu:1.9%
Jewish:3%
Muslim: 14.2%

[11] Source: 2011 Census

No religion: 25.2%
Other religion: 0.5%
Religion not stated: 8.9%
Sikh: 0.3%

Target Population Profile

Early years (0-4) and Primary school age pupils (5-11) and parents/carers of pupils plus teaching staff

What data will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

Religion or belief is not covered by the PLASC school census, which means that we don't have access to relevant records. The best alternative proxy is the Haringey data derived from the England and Wales Census 2011 data on religion by age. Data on the appropriate age groups (0-4, 5-7, 8-9, 10-14, 15, 16-17 and 18-19) has been combined to provide an approximation of the likely religious or belief profile of school age children in Haringey.

The notional number is based upon the known sample size of pupils in Haringey state funded primary settings as at 2021/22 (21,098) multiplied through the distribution of religion or belief from the 2011 Census.

	Percentage (%)	Notional Number
Christian	41.1%	8,671
No religion	20.0%	4,220
Religion not stated	10.4%	2,194
Muslim	21.3%	4,494
Jewish	4.9%	1,034
Hindu	1.0%	211
Buddhist	0.7%	148
Sikh	0.3%	63
Other religion	0.2%	42
Total	100%	21,098

Source: ONS (2011 Census data for Haringey)

Note: * Totals may not add up due to rounding

The data demonstrates that Christian and Muslim pupils are the largest faith groups within Haringey's pupil cohort (41.1% and 21.3% respectively), followed by those with no religion (10.4%), with the expectation that this reflects the religious beliefs of parents in Haringey who are likely to define their child's religious beliefs.

Service users (parents/carers)

While there is no data available on religious beliefs of Haringey parents/carers, Census data follows the trend seen above, indicating that Christianity and Islam are the main religions in Haringey (45.0% and 14.2% respectively), with 25.2% of residents having no religion.

Staff at Haringey schools

There is no publicly available data on the religious beliefs of Haringey's schools staff. These may reflect the borough-wide position.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

There is no reason that the removal of surplus primary school places will negatively impact pupils, parents/carers or teachers based upon their religion or no religion especially as the proposal relates to the removal of surplus places that are not needed.

This proposal is likely to have neutral impacts.

4h. Sex

Data
Borough profile [12]
Females: (51.9%)
Males: (48.1%)

Target Population Profile

Early years (0-4) and Primary school age pupils (5-11) and parents/carers of pupils plus teaching staff

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

2021 Census data as shown above, PLASC School census data and SFR25 data from the DfE.
Service users (Primary age children by Sex)

[12] Source: 2021 Census

	Primary Reception to Yr 6	Primary Reception to Yr 6
Female	9,686	48.8%
Male	10,166	51.2%
Grand Total	**19,852**	**100%**

Source: School Census May 2022

There are slightly more male than female pupils in both primary and secondary schools.

Service users (parents/carers)

Borough wide data indicates that there is a gender split of males 51.9% to females 48.1%. There is no available data indicating the proportion of each which is also a parent/carer.

Staff at all Haringey Primary and nursery schools

	Male (%)	Female (%)
Teachers	29.2% (643)	70.8% (1,564)
Teaching assistants	14.7% (171)	85.3% (997)
Other support staff	11% (26)	89% (211)
Administrative staff	24.4% (105)	75.6% (326)
Technicians	66% (61)	34% (32)
Auxiliary staff	19.7% (66)	80.3% (271)

Source: SFR25 2020/2021

Detail the findings of the data.

a) Might members of this group be disproportionately affected by the proposal due to overrepresentation? How does this compare with the wider demographic profile of the Borough?
b) Might members of this group be disproportionately affected by this proposal by dint of a need related to their protected characteristic?

The majority of Haringey school staff are female, and this is reflected in each category of school staff except technicians. The imbalance of teaching staff is most apparent amongst other support staff, of which 11% are male.

All primary schools within the borough are coeducational. There is sufficient capacity to accommodate pupils of all sexes in a school of preference or within the reasonable travelling distance guidelines set out by the DfE.

For all of these schools, the sex of the pupil is not a factor of the admission arrangements, with no implications therefore based on this protected characteristic.

The admission arrangements do not have an impact on the sex of the different parent/carer compositions within Haringey households.

Sex is not a factor of the admission arrangements, so this protected characteristic is not affected.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

This proposal is likely to have neutral impacts.

4i. Sexual Orientation

Data

Borough profile [13]

3.2% of London residents aged 16 or over identified themselves as lesbian, gay or bisexual in 2013. In Haringey this equates to 8,454 residents.

Target Population Profile

Parents/carers of pupils plus teaching staff

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

ONS Integrated Household survey as shown above (and 2021 ONS Census data) and .

Detail the findings of the data.

a) Might members of this group be disproportionately affected by the proposal due to overrepresentation? How does this compare with the wider demographic profile of the Borough?
b) Might members of this group be disproportionately affected by this proposal by dint of a need related to their protected characteristic?

All schools included in the arrangements have to admit pupils regardless of sexual orientation.

[13] Source: ONS Integrated Household Survey

We do not hold ward or borough level data on sexual orientation though it will be available when results from the 2021 Census become available in October 2022. However, the ONS estimates that 3.7% of Haringey's population are lesbian, gay or bisexual (LGB), which is the 15th largest LGB community in the country[14], which is likely to be reflected in both the pupil and parent populations. However, ONS data shows that 0.5% families are same sex cohabitating couples[15], which suggests that LGB people are less likely to be parents, compared with the wider population. However, we will need to ensure that discrimination based on sexual orientation is eliminated in the application of this criteria.

We do not anticipate that the admissions arrangements will have any impact on people based on their sexual orientation and we will continue to ensure there is no discrimination based on sexual orientation.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

This proposal is likely to have neutral impacts.

4j. **Socioeconomic Status (local)**

Data

Borough profile

Income

8.3% of the population in Haringey were claiming unemployment benefit on 9 December 2021.[16]

20.8% of the population in Haringey were claiming Universal Credit on 9 December 2021.[17]

29% of employee jobs in the borough are paid less than the London Living Wage.[18]

Educational Attainment

While Haringey's proportion of students attaining grade 5 or above in English and Mathematics GCSEs is higher than the national average, it is below the London average.[19]

[14] https://www.ons.gov.uk/peoplepopulationandcommunity/culturalidentity/sexuality/articles/subnationalsexualidentityestimates/uk2013to2015#introduction

[15] https://www.ons.gov.uk/peoplepopulationandcommunity/culturalidentity/sexuality/bulletins/sexualidentityuk/2015

[16] ONS Claimant Count

[17] LG Inform

[18] ONS

[19] Source: Annual Population Survey 2019 (via nomis)

4.4% of Haringey's working age populations had no qualifications in 2020.[20] 4.8% were qualified to level one only.[21]

Area Deprivation

Haringey is the 4th most deprived in London as measured by the IMD score 2019. The most deprived LSOAs (Lower Super Output Areas or small neighbourhood areas) are more heavily concentrated in the east of the borough where more than half of the LSOAs fall into the 20% most deprived in the country.[22]

Target Population Profile

Early years (0-4) and Primary school age pupils (5-11) and parents/carers of pupils plus teaching staff

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

Deprivation and Educational attainment data as listed above.

Detail the findings of the data.

a) Might members of this group be disproportionately affected by the proposal due to overrepresentation? How does this compare with the wider demographic profile of the Borough?
b) Might members of this group be disproportionately affected by this proposal by dint of a need related to their protected characteristic?

The proposal does include reducing the number of surplus Reception places at several Haringey primary schools. These are predominantly in the East of the borough as this where the greatest number of surplus places exists. There should be no impact on early years and primary school age pupils as this proposal relates to the removal of surplus (no needed) school places so no pupil should be disadvantaged.

The proposal could theoretically result in potential redundancy or redeployment of teaching staff.

Potential Impacts

- Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).

This proposal is likely to have neutral impacts on early years and primary school age pupils. It could theoretically have a negative impact on teaching staff in the affected schools.

[20] LG Inform - qualifications
[21] LG Inform – level one
[22] State of the Borough (p.21)

5. Key Impacts Summary

5a. Outline the key findings of your data analysis.

The key finding is that the removal of surplus (not needed) school places at a number of selected primary schools is unlikely to have any material impact on existing or future pupils at those schools. It is likely to lead to those affected schools having improved finances and thus sustainability due to the way that schools funding is directly relating to pupil numbers. Moreover as this proposal does not impact the net capacity of schools (the amount of pupils these school can accommodate) any increase in demand for local school place in future can be easily accommodated without even the need for a formal consultation – this is called reinstatement of PAN (planned admission number).

5b. Intersectionality

- Many proposals will predominantly impact individuals who have more than one protected characteristic, thereby transforming the impact of the decision.
- This section is about applying a systemic analysis to the impact of the decision and ensuring protected characteristics are not considered in isolation from the individuals who embody them.
  Please consider if there is an impact on one or more of the protected groups? Who are the groups and what is the impact?

The proposal is likely to have a positive impact on groups with intersecting protected characteristics. These groups include:

- female schools staff - as women are overrepresented among Haringey school staff and the proposal targets parents with school-aged children.
- Children from ethnic minority groups. Evidence shows that they are more likely to face socioeconomic disadvantage, are overrepresented among the population of children in care or children who are looked after and are more likely to have a disability or special educational needs. The prioritisation of the admissions criteria means that children from ethnic minority backgrounds are on the whole likely to be positively impacted by the proposed arrangements.

5c. Data Gaps

Based on your data are there any relevant groups who have not yet been consulted or engaged? Please explain how you will address this

It is not felt that there are groups who have not been considered already in the above analysis.

6. Overall impact of the policy for the Public Sector Equality Duty

Summarise the key implications of the decision for people with protected characteristics.

In your answer, please consider the following three questions:

- Could the proposal result in any direct/indirect discrimination for any group that shares the relevant protected characteristics?

- Will the proposal help to advance equality of opportunity between groups who share a relevant protected characteristic and those who do not?

- Will the proposal help to foster good relations between groups who share a relevant protected characteristic and those who do not?

The admission arrangements do not differ materially from the arrangements for previous years, and we therefore do not consider that there are any new or specific Equalities issues to emerge from these general admissions arrangements. We continue to monitor and assess the impact of any changing trends for consideration when admissions criteria are set each year.

The proposal may have a positive impact on the two groups identified in 6 above, female schools staff and children from ethnic minority groups.

It is not felt that there will be any difference in the relations between groups who share the above characteristics and those who do not given there are no material differences from arrangements for previous years and that the removal of Reception school places are surplus to demand and thus unused.

7. Amendments and mitigations

7a. What changes, if any, do you plan to make to your proposal because of the Equality Impact Assessment?

Further information on responding to identified impacts is contained within accompanying EQIA guidance

Please delete Y/N as applicable

No major change to the proposal: the EQIA demonstrates the proposal is robust and there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken. If you have found any inequalities or negative impacts that you are unable to mitigate, please provide a compelling reason below why you are unable to mitigate them **Y**

Adjust the proposal: the EQIA identifies potential problems or missed opportunities. Adjust the proposal to remove barriers or better promote equality. Clearly set out below the key adjustments you plan to make to the policy. If there are any adverse impacts you cannot mitigate, please provide a compelling reason below **N**

Stop and remove the proposal: the proposal shows actual or potential avoidable adverse impacts on different protected characteristics. The decision maker must not make this decision. **N**

7b. What specific actions do you plan to take to remove or mitigate any actual or potential negative impact and to further the aims of the Equality Duty?

Action:

We are not proposing to take any specific actions further. Note**: This answer may be amended pending the outcome of the consultation if it emerges there are unforeseen Equalities issues that need addressing.**

Lead officer: **[Type answer here].**

Timescale: **[Type answer here].**

Please outline any areas you have identified where negative impacts will happen because of the proposal, but it is not possible to mitigate them.

Please provide a complete and honest justification on why it is not possible to mitigate the:

[Type answer here].

7. Ongoing monitoring

Summarise the measures you intend to put in place to monitor the equalities impact of the proposal as it is implemented.

- Who will be responsible for the monitoring?
- What the type of data needed is and how often it will be analysed.
- When the policy will be reviewed and what evidence could trigger an early revision
- How to continue to involve relevant groups and communities in the implementation and monitoring of the policy?

Training – Staff in the Haringey School Admissions and Organisation Service are provided with yearly refresher training in line with the admission arrangements and

appeal regulations which addresses any changes to either the criteria or co-ordinated schemes.

Monitoring - The Head of Admissions and School Organisation at Haringey Council will be responsible for monitoring. The School Admissions Return to DfE is an annual report which sets outs information on the effectiveness of the admission arrangements and compliance with the requirements of the Code. The annual report to the Office of Schools" Adjudicators monitors the fairness of the admission arrangements. This information is reported to the DfE and the OSA annually.

Two main mechanisms will be used by the DfE to provide feedback on how effective the measures in the revised Codes and regulations have been and to inform future policy development. In producing his annual report for the Secretary of State, the Schools Adjudicator will take account of the reports he will receive from each local authority on the legality, fairness, and effectiveness of local admission arrangements.

Appeal arrangements - Admission arrangements are subject to an appeal process that gives parents the right to appeal decisions. The process is also used to hold admissions authorities to account and ensure that the arrangements have been applied correctly.

Date of EQIA monitoring review:

[Type answer here].

8. Authorisation

EQIA approved by (Assistant Director/ Director) **[Type answer here].**

Date **[Type answer here].**

9. Publication

Please ensure the completed EQIA is published in accordance with the Council's policy**.**

Please contact the Policy & Strategy Team for any feedback on the EQIA process.

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Pan-London Co-ordinated Scheme for Reception and Junior Admissions 2024/25

APPLICATIONS

1. Haringey Local Authority will take all reasonable steps to ensure that every parent/carer who is resident in Haringey and has a child in a nursery class within a maintained school or academy, either in Haringey or any other maintaining LA, is informed how they can make application in the forthcoming academic year.

2. Haringey residents can apply online at www.haringey.gov.uk/schooladmissions or alternatively submit a paper application available from the School Admissions Service.

3. Haringey Local Authority will take all reasonable steps to ensure that every parent who has a child in their last year of primary education within a maintained school, either in Haringey or elsewhere, and who is resident in Haringey can be signposted to a copy of Haringey's booklet which will be available in early September 2023.

4. The booklet will also be available to parents who are non-residents and will include information on how they can access their home local authority's equivalent School Admissions Application Form.

5. The admission authorities within Haringey will not use supplementary information forms except where the information available through the School Admissions Application Form is insufficient for consideration of the application against the published over subscription criteria. Where supplementary information forms are used by the admission authorities within Haringey, the LA will seek to ensure that they only collect information which is required by the published oversubscription criteria, in accordance with paragraph 2.4 of the School Admissions Code 2021.

6. Where supplementary forms are used, they will be made available directly from the relevant schools. Such forms will advise parents that they must also complete their home local authority's School Admissions Application Form. The Haringey schools' booklet will indicate which Haringey schools require supplementary information forms to be completed.

7. Where a school in Haringey receives a supplementary information form, it will not be considered a valid application unless the parent/carer has also listed the school on their home LA's School Admissions Application Form.

8. Haringey Local Authority will share the details of each application for a Haringey voluntary-aided school, foundation school or academy with that school. Schools that require a supplementary information form will check that each parent has completed one. If one has not been received the school will make contact with the parent and ask them to complete one. The school will also check that each parent that has completed a supplementary form has also completed a School Admissions Application Form. If any parent has not completed a School Admissions Application Form, the school will share that information with Haringey Local Authority who will then contact the parent and ask them to complete one.

9. Applicants will be able to express a preference for six schools located within and/or outside Haringey Local Authority.

10. The order of preference given on the School Admissions Application Form will not be revealed to a school. However, where a parent resident in Haringey expresses a preference for schools in the area of another local authority, the order of preference will be revealed to that local authority in order to determine the highest preference offer in cases where a child is eligible for a place at more than one school.

11. Haringey undertakes to carry out the address verification process set out in its entry in LIAGG Address Verification Register. This will in all cases include validation of resident applicants against this LA's primary school data and the further investigation of any discrepancy. Additional information will be requested from parents at the time of application and this will be explained in the secondary booklet. Where this LA is not satisfied as to the validity of an address of an applicant whose preference has been sent to a maintaining LA, it will advise the maintaining LA no later than **9 February 2024**.

12. Haringey will confirm the status of any resident child for whom it receives an Application Form stating that s/he is a 'Child in Care' and will provide any additional evidence on receipt of a reasonable request to the maintaining LA in respect of a preference for a school in its area by **2 February 2024**.

13. Haringey will advise a maintaining LA of the reason for any preference expressed for a school in its area, in respect of a resident child born outside of the correct age cohort, and will forward any supporting documentation to the maintaining LA by **2 February 2024**.

PROCESSING

14. Applicants resident within Haringey must complete and return the School Admissions Application Form, which will be available on-line, by **15 January 2024**. However, Haringey LA encourages applicants to submit their application by **8 January 2024** to allow sufficient time to process and check all applications before the mandatory date when data must be sent to the Pan London Register (PLR).

15. Any application forms, changes to preferences or preference order received after **15 January 2024** will be treated as late. This means that such applications will be considered after those applicants who have applied on time.

16. Haringey will accept late applications and process them as on time only if they are late for a good reason and supported by written independent evidence. Upon receipt of the written independent evidence, each case will be decided on its own merits.

17. Where such applications contain preferences for schools in other LAs, Haringey will forward the details to maintaining LAs via the Pan-London Register (PLR) as they are received. Haringey will accept late applications which are considered to be on time within the terms of the home LA's scheme.

18. The latest date for the upload to the PLR of late applications which are considered to be on-time within the terms of the home LA's scheme is **9 February 2024**.

19. Where an applicant moves from one participating home LA to another after submitting an on-time application under the terms of the former home LA's scheme, the new home LA will accept the application as on-time up to **8 February 2024**, on the basis that an on-time application already exists within the Pan-London system.

20. Application data relating to applications for schools in other participating local authorities will be up-loaded to the Pan-London Register (PLR) by **2 February 2024**. Supplementary information provided with the School Admissions Application Form will be sent to Haringey voluntary-aided schools/maintaining local authorities by the same date.

21. Application data relating to Haringey schools from out-of-borough pupils will be received from the Pan London Register on **2 February 2024**.

22. Haringey Local Authority will notify each school within Haringey that is its own admission authority of every preference that has been made for the school, forwarding to them all relevant details from the School Admissions Application Form by **2 February 2024**.

23. Between **2 February 2024** and **16 February 2024**, voluntary-aided, foundation schools and Academies will assess their applications according to their admissions criteria.

24. Haringey will participate in the application data checking exercise scheduled between **12–16 February 2024** in the Pan-London timetable.

25. All preferences for schools within Haringey will be considered by the relevant admission authorities without reference to preference order. Voluntary-aided schools, Academies, Free schools and Foundation schools to provide Haringey LA with an electronic list of their applicants in rank order by **16 February 2024**. When the admission authorities within Haringey have provided a list of applicants in rank order, Haringey Local Authority shall, for each applicant to its schools for whom more than one potential offer is available, make the offer to the highest ranked school.

26. Haringey Local Authority will send the first ALT file to the Pan-London Register (PLR) giving offer details for their school by **16 March 2024**. The PLR will transmit the highest potential offer specified by the maintaining LA to the Home LA.

27. Haringey will eliminate all but the highest ranked offer where an applicant has more than one potential offer. This will involve exchanges of preference outcomes between the LAS (Local Admissions System) and the PLR which will continue until notification that a steady state has been achieved or until **22 March 2024** if this is sooner.

28. Haringey will not make an additional offer between the end of the iterative process and **16 April 2024** which may impact on an offer being made by another participating LA.

29. Notwithstanding paragraph 28 if an error is identified within the allocation of places at one of our schools, Haringey LA will attempt to manually resolve the allocation to correct the error. Where this impacts on another LA (either as a home or maintaining LA) Haringey LA will liaise with that LA to attempt to resolve the incorrect offer and any multiple offers which might occur. However, if another LA is unable to resolve a multiple offer, or if the impact is too far reaching, Haringey will accept that the applicant(s) affected might receive a multiple offer.

30. Haringey will participate in the offer data checking exercise scheduled between **25 March – 10 April 2024**.

31. Haringey will send a file to the E-Admissions portal with outcomes for all resident applicants who have applied online no later than **10 April 2024**.

OFFERS

32. Haringey will ensure, so far as is reasonably practical, that each resident applicant who cannot be offered a preference expressed on the School Admissions Application Form receives the offer of an alternative school place. The applicant will be offered a place at the nearest community school (or own admitting authority school if the governors have agreed to this) to the home address with an available place.

33. Haringey will inform all resident applicants of their highest offer of a school place and, where relevant, the reasons why higher preferences were not offered, whether they were for schools in the Home LA or in other participating LAs.

34. Haringey will use the form of Notification Letter set out in this document.

35. Notification of the outcome will be sent to parents on **16 April 2024**.

36. Details of the pupils to be offered will be made available to each Haringey primary school by **16 April 2024**.

37. Parents who are not offered a place at their preferred schools will be offered the right of appeal.

POST OFFER

38. Parents must accept or decline the offer of a place by **1 May 2024**. If they do not respond by this date the local authority will make every reasonable effort to contact the parent to find out whether or not they wish to accept the place. If the parent fails to respond to the local authority the school place will be withdrawn.

39. Where a parent accepts or declines a place by **1 May 2024** this information will be passed to the maintaining LA by **9 May 2024.** Where such information is received from applicants after **1 May 2024**, this LA will pass it to the maintaining LA as it is received.

40. Where a place becomes available in an oversubscribed maintained school or academy in Haringey, it will be offered from a waiting list ordered in accordance with paragraph 2.15 of the School Admissions Code 2021.

41. Haringey will inform the home LA, where different, of an offer for a maintained school or Academy in Haringey which can be made to an applicant resident in the home LA's area, in order that the home LA can offer the place.

42. When acting as a maintaining LA, Haringey LA and the admission authorities within it will not inform an applicant resident in another LA that a place can be offered.

43. Haringey will offer a place at a maintained school or Academy in another LA to an applicant resident in its area, provided that the school is ranked higher on the School Admissions Application Form than any school already offered.

44. Where Haringey is informed by a maintaining LA of an offer which can be made to an applicant resident in Haringey which is ranked lower on the School Admissions Application Form than any school already offered, it will inform the maintaining LA that the offer will not be made.

45. Where Haringey, acting as a home LA, has agreed to a change of preference order for good reason, it must inform any maintaining LA affected by the change.

46. Haringey will inform the home LA, where different, of any change to an applicant's offer status as soon as it occurs.

47. Haringey will accept new applications (including additional preferences) from home LAs for maintained schools and Academies in its area.

WAITING LISTS

48. Where a child does not receive an offer of their first preference, his/her name will automatically be placed on the waiting list for each Haringey school for which he/she is eligible, that is a higher preference school to the one that has been offered. Parents will be advised that if they want to go on the waiting list for an out-of-borough school, that they must put this in writing to the School Admissions Service in Haringey.

49. Parents will be given the opportunity to make applications to Haringey schools to which they did not originally apply.

50. Waiting lists will be kept by all maintained admission authorities in Haringey and coordinated centrally by this local authority as part of the coordination of all admission applications. Academies, voluntary-aided and foundation schools will apply their own admission arrangements. Haringey local authority will keep a mirrored waiting list and will offer places on behalf of the governing body. Waiting lists for community schools will be administered centrally by the local authority.

51. Waiting lists for entry to Reception in September 2024 will be compiled after **1 May 2024** (after the deadline for acceptance of places) and will be kept in strict criteria order with no differentiation between on-time or late applications.

52. Waiting lists will be maintained and places allocated, as they become available, in accordance with each admission authority's published admission and oversubscription criteria.

53. Children will remain on the waiting list until the end of the Summer Term of the application year, unless parents contact the School Admissions Team to extend this further.

Timetable for entry to school in September 2024

8 January 2024	Recommended closing date for receipt of the School Admission Application Form
15 January 2024	Statutory deadline for return of application to the Home LA
2 February 2024	Deadline for the transfer of application information by the Home LA to the PLR and supplementary information to Haringey VA schools/maintaining local authorities
2 February 2024 – **16 February 2024**	Voluntary-aided schools and Academies will order their applications according to their admissions criteria
9 February 2024	Deadline for the upload of applications that are late but are considered to be on-time, to the PLR
12–16 February 2024	Pan-London data checking exercise of pupil applications exchanged via the PLR
16 February 2024	Voluntary-aided schools, Academies, Free schools and Foundation schools to provide Haringey LA with an electronic list of their applicants in rank order
16 March 2024	Deadline for the transfer of highest potential offer information from the Maintaining LAs to the PLR
22 March 2024	Final ALT file to the PLR
25 March – 10 April 2024	Pan-London data checking exercise of pupil offer data
10 April 2024	Deadline for on-line ALT file to portal
16 April 2024	eAdmissions offers made/offer letters posted where applicants have made paper applications
1 May 2024	Date by which parents accept or decline offers
9 May 2024	Date by which LA will pass information to schools within Haringey (or for out-of-borough schools, to the maintaining LA) on parents who have accepted or declined a place.

NOTIFICATION LETTERS AND EMAILS

A. Offer Letter

Dear salutation,

Reception Admissions 2024 –firstname surname (DOB)

I am writing to let you know the outcome of your application for a primary school place. I am pleased to tell you that we are able to offer your child a place at School_name.

Please respond now to this offer online here: bit.ly/SchoolPlaceConfirmation. You must respond by (Date TBC) or the offer may be withdrawn.

When you respond online you will need to provide the following information:

Pupil ID	
First Name	
Surname	
Date of Birth	

Alternatively you can inform us by email using the address below. Failure to respond to your offer may result in the offer being withdrawn.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. This is the highest offer we can currently provide your child with.

The school will contact you shortly to provide further information about the arrangements for admission.

If you were not offered a higher preference school
I am sorry that it was not possible to offer your child a place at any of the schools listed as a higher preference on your application form. For each of these schools, there were more applications than places available and other applicants had a higher priority than your child under the school's published admission criteria. If you would like further information about why your child was not offered a place at one of your higher preference schools, please contact the admission authority for that school.

We are the admission authority for community and voluntary controlled (VC) schools in Haringey. For all other schools and academies in Haringey, please contact them directly to find out why your child was not offered a place. If you have applied for a school outside the borough then please contact the school admissions service in the borough where the school is located. The contact details for Haringey schools or the relevant admissions service in other boroughs can be found in our Primary Admissions Booklet and online at www.haringey.gov.uk/schooladmissions. Details of how places were offered in Haringey are published online at www.haringey.gov.uk/starting-primary-school.

Waiting lists
Please note that applications for any school that you listed lower on your application form have been automatically withdrawn.

I can confirm that your child's name will be placed on the waiting list for any Haringey Schools listed higher on your form. If you would like to be added to any other school waiting list (or removed from a list), please put your request in writing to the email address below. You can only be considered for a maximum of 6 schools at any time. If we can offer your child a place from a waiting list we will contact you. This process will start from [date TBC], after which you can check waiting lists positions online here: www.haringey.gov.uk/waiting-lists.

Please note that being on a waiting list does not guarantee your child a place at the school and their position on the list could go down as well as up as other applicants join the list.

Your right to appeal
You have the right of appeal if your child is refused a place at the schools listed on your form.
Full details of how to appeal are on our website: www.haringey.gov.uk/appeals.
Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. Accepting a school place will not influence the outcome of your appeal or your child's position on a waiting list.

If you have any questions about this letter please contact us using the contact details below.

Haringey School Admissions Service

B. Allocation Letter

Dear salutation,

Reception Admissions 2024 –firstname surname (DOB)

I am writing to let you know the outcome of your application for a primary school place. I am sorry to tell you that we have not been able to offer your child a place at any of the schools you listed on your application form. For each of these schools, there were more applications than places available and other applicants had a higher priority than your child under the school's published admission criteria.

Your child has been offered a place at School_name. This is the nearest Haringey school to your home address with an available place.

Please respond now to this offer online here: bit.ly/SchoolPlaceConfirmation. You must respond by [date TBC] or the offer may be withdrawn.

When you respond online you will need to provide the following information:

Pupil ID	
First Name	
Surname	
Date of Birth	

Alternatively you can inform us by email using the address listed below. Failure to respond to your offer may result in the offer being withdrawn.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. This is the highest offer we can currently provide your child with.

The school will contact you shortly to provide further information about the arrangements for admission.

If you would like further information about why your child was not offered a place at one of your higher preference schools, please contact the admission authority for that school. We are the admission authority for community and voluntary controlled (VC) schools in Haringey. For all other schools and academies in Haringey, please contact them directly to find out why your child was not offered a place. If you have applied for a school outside the borough then please contact the school admissions service in the borough where the school is located.

The contact details for Haringey schools or the relevant admissions service in other boroughs can be found in our Primary Admissions Booklet and online at www.haringey.gov.uk/schooladmissions. Details of how places were offered in Haringey are published online at www.haringey.gov.uk/starting-primary-school.

Waiting lists
I can confirm that your child's name has been put on the waiting list for all Haringey schools listed on your form. If you would like firstname to be added to any other school waiting list (or removed from a list), please put your request in writing to the email address below. You can be considered for a maximum of 6 schools at any time. If we can offer your child a place from a waiting list we will contact you. This process will start from [date TBC], after which you can check waiting lists positions online here: www.haringey.gov.uk/waiting-lists.

Please note that being on a waiting list does not guarantee your child a place at the school and their position on the list could go down as well as up as other applicants join the list.

Your right to appeal
You have the right of appeal if your child is refused a place at the schools listed on your form.
Full details of how to appeal are on our website: www.haringey.gov.uk/appeals.
Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of your appeal or your child's position on a waiting list.

If you have any questions about this letter please contact us using the contact details below. Officers are working remotely, so please respond by email.

Haringey School Admissions

C. Offer Email 1

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are pleased to be able to offer you your first preference school. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. Applications for any school that you listed lower on your application form have been automatically withdrawn. You can find further information about how school places were offered on our website.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

If you have any questions please contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

D. Offer Email 2

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are pleased to be able to offer you one of your preferred schools. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. We are sorry that it was not possible to offer a place at any of your higher preferences. For each of these schools there were more applications than places available, and other applicants had a higher priority than your child under the school's admission criteria. You can find more information on how school places were offered on our website.

Haringey waiting lists will open from [date TBC] and from that date you will be able to check your child's position online. Your child will automatically be placed on the waiting list for any Haringey schools listed higher on your application. Applications for any school listed lower on your application have been automatically withdrawn. Being on a waiting list does not guarantee your child a place at the school, and their position on the list could go down as well as up. To add or remove your child from waiting lists, email schooladmissions@haringey.gov.uk.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023. Accepting a school place will not influence the outcome of your appeal or your position on a waiting list.

If you have any questions contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

E. Allocation Email

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are sorry that we have not been able to offer your child a place at any of your preferred schools. This is because all the available places were offered to applicants who had a higher priority than your child under the school's admission criteria. Your child has been offered a place at the school listed above. You can find more information on how school places were offered on our website.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of an appeal or your position on a waiting list. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

Haringey waiting lists will open from [date TBC] and from that date you will be able to check your child's position online. Your child will automatically be placed on the waiting list for all Haringey schools listed on your application. Being on a waiting list does not guarantee your child a place at the school, and their position on the list could go down as well as up. To add or remove your child from waiting lists, email schooladmissions@haringey.gov.uk.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

If you have any questions contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

Pan-London Co-ordinated Scheme for Secondary Admissions 2024/25

APPLICATIONS

1. Haringey Local Authority will advise home local authorities during the Summer Term of Year 5 of their resident pupils on the roll of Haringey's maintained primary schools and whose parents are eligible to make application in the forthcoming academic year.

2. Haringey residents can apply online at www.haringey.gov.uk/schooladmissions or alternatively submit a paper application available from the School Admissions Service.

3. Haringey Local Authority will take all reasonable steps to ensure that every parent who has a child in their last year of primary education within a maintained school, either in Haringey or elsewhere, and who is resident in Haringey can be signposted to a copy of Haringey's booklet which will be available in early September 2023.

4. The booklet will also be available to parents who are non-residents and will include information on how they can access their home local authority's equivalent School Admissions Application Form.

5. The admission authorities within Haringey will not use supplementary information forms except where the information available through the School Admissions Application Form is insufficient for consideration of the application against the published over subscription criteria. Where supplementary information forms are used by the admission authorities within Haringey, the LA will seek to ensure that they only collect information which is required by the published oversubscription criteria, in accordance with paragraph 2.4 of the School Admissions Code 2021.

6. Where supplementary forms are used, they will be made available directly from the relevant schools. Such forms will advise parents that they must also complete their home local authority's School Admissions Application Form. The Haringey schools' booklet will indicate which Haringey schools require supplementary information forms to be completed.

7. Where a school in Haringey receives a supplementary information form, it will not be considered a valid application unless the parent/carer has also listed the school on their home LA's School Admissions Application Form.

8. Haringey Local Authority will share the details of each application for a Haringey voluntary-aided school, foundation school or academy with that school. Schools that require a supplementary information form will check that each parent has completed one. If one has not been received the school will make contact with the parent and ask them to complete one. The school will also check that each parent that has completed a supplementary form has also completed a School Admissions Application Form. If any parent has not completed a School Admissions Application Form, the school will share that information with Haringey Local Authority who will then contact the parent and ask them to complete one.

9. Applicants will be able to express a preference for six schools located within and/or outside Haringey Local Authority.

10. The order of preference given on the School Admissions Application Form will not be revealed to a school. However, where a parent resident in Haringey expresses a preference for schools in the area of another local authority, the order of preference will be revealed to that local authority in order to determine the highest preference offer in cases where a child is eligible for a place at more than one school.

11. Haringey undertakes to carry out the address verification process set out in its entry in LIAGG Address Verification Register. This will in all cases include validation of resident applicants against this LA's primary school data and the further investigation of any discrepancy. Additional information will be requested from parents at the time of application and this will be explained in the secondary booklet. Where this LA is not satisfied as to the validity of an address of an applicant whose preference has been sent to a maintaining LA, it will advise the maintaining LA no later than **14 December 2023**.

12. Haringey will confirm the status of any resident child for whom it receives an Application Form stating that s/he is a 'Child in Care' and will provide any additional evidence on receipt of a reasonable request to the maintaining LA in respect of a preference for a school in its area by **14 November 2023**.

13. Haringey will advise a maintaining LA of the reason for any preference expressed for a school in its area, in respect of a resident child born outside of the correct age cohort, and will forward any supporting documentation to the maintaining LA by **14 November 2023**.

PROCESSING

14. Applicants resident within Haringey must complete and return the School Admissions Application Form, which will be available on-line, by **31 October 2023**. However, Haringey LA encourages applicants to submit their application by **24 October 2023** to allow sufficient time to process and check all applications before the mandatory date when data must be sent to the Pan London Register (PLR).

15. Any application forms, changes to preferences or preference order received after **31 October 2023** will be treated as late. This means that such applications will be considered after those applicants who have applied on time.

16. Haringey will accept late applications and process them as on time only if they are late for a good reason and supported by written independent evidence. Upon receipt of the written independent evidence, each case will be decided on its own merits.

17. Where such applications contain preferences for schools in other LAs, Haringey will forward the details to maintaining LAs via the Pan-London Register (PLR) as they are received. Haringey will accept late applications which are considered to be on time within the terms of the home LA's scheme.

18. The latest date for the upload to the PLR of late applications which are considered to be on-time within the terms of the home LA's scheme is **14 December 2023**.

19. Where an applicant moves from one participating home LA to another after submitting an on-time application under the terms of the former home LA's scheme, the new home LA will accept the application as on-time up to **12 December 2023**, on the basis that an on-time application already exists within the Pan-London system.

20. Application data relating to applications for schools in other participating local authorities will be up-loaded to the Pan-London Register (PLR) by **14 November 2023**. Supplementary information provided with the School Admissions Application Form will be sent to Haringey voluntary-aided schools/maintaining local authorities by the same date.

21. Application data relating to Haringey schools from out-of-borough pupils will be received from the Pan London Register on **14 November 2023**.

22. Haringey Local Authority will notify each school within Haringey that is its own admission authority of every preference that has been made for the school, forwarding to them all relevant details from the School Admissions Application Form by **14 November 2023**.

23. Between **14 November 2023** and **2 January 2023**, voluntary-aided, foundation schools and Academies will assess their applications according to their admissions criteria.

24. Haringey will participate in the application data checking exercise scheduled between **15 December 2023 - 2 January 2024** in the Pan-London timetable.

25. All preferences for schools within Haringey will be considered by the relevant admission authorities without reference to preference order. Voluntary-aided schools, Academies, Free schools and Foundation schools to provide Haringey LA with an electronic list of their applicants in rank order by **2 January 2023**. When the admission authorities within Haringey have provided a list of applicants in rank order, Haringey Local Authority shall, for each applicant to its schools for whom more than one potential offer is available, make the offer to the highest ranked school.

26. Haringey Local Authority will send the first ALT file to the Pan-London Register (PLR) giving offer details for their school by **31 January 2024**. The PLR will transmit the highest potential offer specified by the maintaining LA to the Home LA.

27. Haringey will eliminate all but the highest ranked offer where an applicant has more than one potential offer. This will involve exchanges of preference outcomes between the LAS (Local Admissions System) and the PLR which will continue until notification that a steady state has been achieved or until **14 February 2024** if this is sooner.

28. Haringey will not make an additional offer between the end of the iterative process and **1 March 2024** which may impact on an offer being made by another participating LA.

29. Notwithstanding paragraph 28 if an error is identified within the allocation of places at one of our schools, Haringey LA will attempt to manually resolve the allocation to correct the error. Where this impacts on another LA (either as a home or maintaining LA) Haringey LA will liaise with that LA to attempt to resolve the incorrect offer and any multiple offers which might occur. However, if another LA is unable to resolve a multiple offer, or if the impact is too far reaching, Haringey will accept that the applicant(s) affected might receive a multiple offer.

30. Haringey will participate in the offer data checking exercise scheduled between **15 - 23 February 2024**.

31. Haringey will send a file to the E-Admissions portal with outcomes for all resident applicants who have applied online no later than **26 February 2024**.

OFFERS

32. Haringey will ensure, so far as is reasonably practical, that each resident applicant who cannot be offered a preference expressed on the School Admissions Application Form receives the offer of an alternative school place. The applicant will be offered a place at the nearest community school (or own admitting authority school if the governors have agreed to this) to the home address with an available place.

33. Haringey will inform all resident applicants of their highest offer of a school place and, where relevant, the reasons why higher preferences were not offered, whether they were for schools in the Home LA or in other participating LAs.

34. Haringey will use the form of Notification Letter set out in this document.

35. Notification of the outcome will be sent to parents on **1 March 2024**.

36. Details of the pupils to be offered will be made available to each Haringey primary school by **1 March 2024**.

37. Parents who are not offered a place at their preferred schools will be offered the right of appeal.

POST OFFER

38. Parents must accept or decline the offer of a place by **15 March 2024**. If they do not respond by this date the local authority will make every reasonable effort to contact the parent to find out whether or not they wish to accept the place. If the parent fails to respond to the local authority the school place will be withdrawn.

39. Where a parent accepts or declines a place by **15 March 2024** this information will be passed to the maintaining LA by **22 March 2024.** Where such information is received from applicants after **15 March 2024**, this LA will pass it to the maintaining LA as it is received.

40. Where a place becomes available in an oversubscribed maintained school or academy in Haringey, it will be offered from a waiting list ordered in accordance with paragraph 2.15 of the School Admissions Code 2021.

41. Haringey will inform the home LA, where different, of an offer for a maintained school or Academy in Haringey which can be made to an applicant resident in the home LA's area, in order that the home LA can offer the place.

42. When acting as a maintaining LA, Haringey LA and the admission authorities within it will not inform an applicant resident in another LA that a place can be offered.

43. Haringey will offer a place at a maintained school or Academy in another LA to an applicant resident in its area, provided that the school is ranked higher on the School Admissions Application Form than any school already offered.

44. Where Haringey is informed by a maintaining LA of an offer which can be made to an applicant resident in Haringey which is ranked lower on the School Admissions Application Form than any school already offered, it will inform the maintaining LA that the offer will not be made.

45. Where Haringey, acting as a home LA, has agreed to a change of preference order for good reason, it must inform any maintaining LA affected by the change.

46. Haringey will inform the home LA, where different, of any change to an applicant's offer status as soon as it occurs.

47. Haringey will accept new applications (including additional preferences) from home LAs for maintained schools and Academies in its area.

WAITING LISTS

48. Where a child does not receive an offer of their first preference, his/her name will automatically be placed on the waiting list for each Haringey school for which he/she is eligible, that is a higher preference school to the one that has been offered. Parents will be advised that if they want to go on the waiting list for an out-of-borough school, that they must put this in writing to the School Admissions Service in Haringey.

49. Parents will be given the opportunity to make applications to Haringey schools to which they did not originally apply.

50. Waiting lists will be kept by all maintained admission authorities in Haringey and coordinated centrally by this local authority as part of the coordination of all admission applications. Academies, voluntary-aided and foundation schools will apply their own admission arrangements. Haringey local authority will keep a mirrored waiting list and will offer places on behalf of the governing body. Waiting lists for community schools will be administered centrally by the local authority.

51. Waiting lists for entry to Year 7 in September 2024 will be compiled after **15 March 2024** (after the deadline for acceptance of places) and will be kept in strict criteria order with no differentiation between on-time or late applications.

52. Waiting lists will be maintained and places allocated, as they become available, in accordance with each admission authority's published admission and oversubscription criteria.

53. Children will remain on the waiting list until the end of the Summer Term of the application year, unless parents contact the School Admissions Team to extend this further.

Timetable for entry to school in September 2024

24 October 2023	Recommended closing date for receipt of the School Admission Application Form
31 October 2023	Statutory deadline for return of application to the Home LA
14 November 2023	Deadline for the transfer of application information by the Home LA to the PLR and supplementary information to Haringey VA schools/maintaining local authorities
14 November 2023 – **2 January 2023**	Voluntary-aided schools and Academies will order their applications according to their admissions criteria
14 December 2023	Deadline for the upload of applications that are late but are considered to be on-time, to the PLR
15 December 2023 - 2 January 2024	Pan-London data checking exercise of pupil applications exchanged via the PLR
2 January 2023	Voluntary-aided schools, Academies, Free schools and Foundation schools to provide Haringey LA with an electronic list of their applicants in rank order
31 January 2024	Deadline for the transfer of highest potential offer information from the Maintaining LAs to the PLR
14 February 2024	Final ALT file to the PLR
15 - 23 February 2024	Pan-London data checking exercise of pupil offer data
26 February 2024	Deadline for on-line ALT file to portal
1 March 2024	eAdmissions offers made/offer letters posted where applicants have made paper applications
15 March 2024	Date by which parents accept or decline offers
22 March 2024	Date by which LA will pass information to schools within Haringey (or for out-of-borough schools, to the maintaining LA) on parents who have accepted or declined a place.

NOTIFICATION LETTERS AND EMAILS

A. Offer Letter

Dear salutation

Secondary Transfer 2024 – firstname surname (DOB)

I am writing to let you know the outcome of your application for a secondary school place. I am pleased to tell you that we are able to offer your child a place at schoolname

Please respond now to this offer online here: bit.ly/SchoolPlaceConfirmation, or by post using the form attached to this letter. You must respond by [date TBC] or the offer may be withdrawn.

When you respond online you will need to provide the following information:

Pupil ID	
First Name	
Surname	
Date of Birth	

Alternatively you can visit one of Haringey's Customer Service Centres, or inform us by email using the address listed below. Failure to respond to your offer may result in the offer being withdrawn.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. This is the highest offer we can currently provide your child with, and we do not anticipate a large amount of movement for applicants this year.

The school will contact you shortly to provide further information about the arrangements for admission. If the school do not contact you within a week please contact the school directly.

If you were not offered a higher preference school
I am sorry that it was not possible to offer your child a place at any of the schools listed as a higher preference on your application form. For each of these schools, there were more applications than places available and other applicants had a higher priority than your child under the school's published admission criteria. If you would like further information about why your child was not offered a place at one of your higher preference schools, please contact the admission authority for that school.

We are the admission authority for community schools in Haringey. For all other schools and academies in Haringey, please contact them directly to find out why your child was not offered a place. If you have applied for a school outside the borough, then please contact the school admissions service in the borough where the school is located.

The contact details for Haringey schools or the relevant Admissions Service of the other boroughs can be found in our secondary school booklet online at www.haringey.gov.uk/schooladmissions. Details of how places were offered in Haringey are given at the end of this letter.

Waiting lists
Please note that applications for any school that you listed lower on your application form have been automatically withdrawn.

I can confirm that your child has been placed on the waiting list for all Haringey schools listed higher on your form. There are currently also places available at several schools in neighbouring boroughs.

If you would like firstname to be added to any other school waiting list (or removed from a list), including those outside Haringey, please put your request in writing to the email address below. You can only be considered for a maximum of 6 schools at any time. If we can offer your child a place from a waiting list we will contact you. This process will start from date [TBC], after which you can check waiting lists positions online here: www.haringey.gov.uk/waiting-lists. Please note that being on a waiting list does not guarantee your child a place at the school and their position on the list could go down as well as up as other applicants join the list.

Your right to appeal
You have the right of appeal if your child is refused a place at the schools listed on your form.
Full details of how to appeal are on our website: www.haringey.gov.uk/appeals. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of your appeal or your child's position on a waiting list.

If you have any questions about this letter, please contact us using the contact details below. Officers are still working from home, please respond by email.

School Admissions Service

B. Allocation Letter

Dear salutation

Secondary Transfer 2024 – firstname surname (DOB)

I am writing to let you know the outcome of your application for a secondary school place. I am sorry to tell you that we have not been able to offer your child a place at any of the schools you listed on your application form. For each of these schools, there were more applications than places available and other applicants had a higher priority than your child under the school's published admission criteria.

Your child has been offered a place at schoolname. This is the nearest Haringey school to your home address with an available place.

Please respond now to this offer online here: bit.ly/SchoolPlaceConfirmation, or by post using the form attached to this letter. You must respond by [date TBC] or the offer may be withdrawn.

When you respond online you will need to provide the following information:

Pupil ID	
First Name	
Surname	
Date of Birth	

Alternatively, you can visit one of Haringey's Customer Service Centres, or inform us by email using the address listed below. Failure to respond to your offer may result in the offer being withdrawn.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. This is the highest offer we can currently provide your child with, and we do not anticipate a large amount of movement for applicants this year.

The school will contact you shortly to provide further information about the arrangements for admission. If the school do not contact you within a week please contact the school directly.

If you would like further information about why your child was not offered a place at one of your preferred schools, please contact the admission authority for that school. We are the admission authority for community schools in Haringey. For all other schools and academies in Haringey, please contact them directly to find out why your child was not offered a place. If you have applied for a school outside the borough, then please contact the school admissions service in the borough where the school is located.

The contact details for Haringey schools or the relevant Admissions Service of the other boroughs can be found in our secondary school booklet online at www.haringey.gov.uk/schooladmissions. Details of how places were offered in Haringey are given at the end of this letter.

Waiting lists

I can confirm that your child has been placed on the waiting list for all Haringey schools listed on your form. There are currently also places available at several schools in neighbouring boroughs.

If you would like firstname to be added to any other school waiting list (or removed from a list), including those outside Haringey, please put your request in writing to the email address below. You can only be considered for a maximum of 6 schools at any time. If we can offer your child a place from a waiting list we will contact you. This process will start from [date TBC], after which you can check waiting lists positions online here: www.haringey.gov.uk/waiting-lists. Please note that being on a waiting list does not guarantee your child a place at the school and their position on the list could go down as well as up as other applicants join the list.

Your right to appeal

You have the right of appeal if your child is refused a place at the schools listed on your form.

Full details of how to appeal are on our website: www.haringey.gov.uk/appeals. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of your appeal or your child's position on a waiting list.

If you have any questions about this letter, please contact us using the contact details below. Officers are working remotely, so please respond by email.

School Admissions Service

C. Offer Email 1

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are pleased to be able to offer you your first preference school. You must respond to this offer by [Date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. Applications for any school that you listed lower on your application form have been automatically withdrawn. You can find further information about how school places were offered on our website.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [Date TBC] for your appeal to be heard before September 2021.

If you have any questions please contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

D. Offer Email 2

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are pleased to be able to offer you one of your preferred schools. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. We are sorry that it was not possible to offer a place at any of your higher preferences. For each of these schools there were more applications than places available, and other applicants had a higher priority than your child under the school's admission criteria. You can find more information on how school places were offered on our website.

Waiting lists will open from [date TBC] and you will be able to check your child's position online. Your child will automatically be placed on the waiting list for any Haringey schools listed higher on your application. Applications for any school listed lower on your application have been automatically withdrawn. Being on a waiting list does not guarantee your child a place at the school, and their position on the list could go down as well as up. To add or remove your child from waiting lists, email schooladmissions@haringey.gov.uk.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023. Accepting the place will not influence the outcome of your appeal or your position on a waiting list.

If you have any questions contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

E. Allocation Email

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are sorry that we have not been able to offer your child a place at any of your preferred schools. This is because all the available places were offered to applicants who had a higher priority than your child under the school's admission criteria. Your child has been offered a place at the school listed above. You can find more information on how school places were offered on our website.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of an appeal or your position on a waiting list. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

Waiting lists will open from [date TBC] and you will be able to check your child's position online. Your child will automatically be placed on the waiting list for all Haringey schools listed on your application. Being on a waiting list does not guarantee your child a place at the school, and their position on the list could go down as well as up. To add or remove your child from waiting lists, email schooladmissions@haringey.gov.uk.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

If you have any questions contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

Haringey Scheme for In-Year Admissions 2024/25

APPLICATIONS

1. Applications from Haringey and non-Haringey residents for schools in Haringey must be made directly to the Haringey Schools Admission Service.

2. The in-year e-form is available to complete on the Haringey website or a paper application is available on request from the Haringey School Admissions Service.

3. Haringey residents applying for places at maintained schools and academies outside Haringey will need to apply directly to the LA (local authority) in whose area the school is situated.

4. The admission authorities within Haringey will not use supplementary forms except where the information available through the School Admissions Application Form is insufficient for consideration of the application against their published oversubscription criteria.

5. Where supplementary forms are used, they will be available from the school concerned. Haringey's admission booklets and website will indicate which schools require supplementary forms to be completed and from where they can be obtained.

6. Where an admission authority in Haringey receives a supplementary form, it will not consider it to be a valid application until such time as the parent/carer has listed the school on their home LA's School Admissions Application Form.

7. Where only the School Admissions Application Form is received, schools MUST rank the application according to the information available to them.

8. Applicants will be able to express a preference for a maximum of six schools within Haringey.

9. The order of preference given on the In-Year School Admissions Application Form will not be shared with any school.

10. The Haringey Schools Admission Service will carry out address verification for each application made to a maintained school or academy in Haringey. Where Haringey is not satisfied as to the validity of an address of an applicant it will advise the admission authority schools.

11. Haringey will check the status of any applicant who is a 'looked after or was previously looked after but immediately after being looked after became subject to an adoption, child arrangements or special guardianship order.'

PROCESSING

12. Parents/carers applying for schools in Haringey must complete the in-year e-form available on the Haringey website or request a paper application form available from the Haringey School Admissions Service.

13. Where an application is not fully completed, Haringey will not treat the application as valid until all information is received.

14. In the event that a Haringey resident applies to a non-Haringey school, Haringey will write to the parent/carer advising them to apply directly to the LA in whose area the school is situated.

15. If a pupil is currently on roll at a school in Haringey or a school in a neighbouring borough, the Admissions Service will advise the parent/carer to discuss the transfer with the Headteacher or senior Teacher at the school.

OFFERS

16. If a school has a vacancy, it is expected that an offer of a place will be made to the child entitled to that place in accordance with the published oversubscription criteria. The Local Authority will offer places at community schools and will also make offers on behalf of own admission authority schools should they so wish.

17. Haringey will write to parents who have not been offered a place at any of their preferred schools giving reasons and informing them of their right of appeal to an independent panel in accordance with the School Standards and Framework Act 1998.

18. Haringey will notify the Home LA of the outcome of applications for their residents.

19. When a child has been offered a place at a higher preference school, the lower ranking preferences will be withdrawn.

20. When a child has been offered a place at a lower preference school, the higher preferences will also be withdrawn unless the parent indicates otherwise. Only where a parent/carer has expressly set out that they wish to be put on the waiting list of those schools which are a higher preference will this be done.

21. Where a home applicant who is out of school cannot be offered a place at one of their named preferences, Haringey will offer the nearest community (or own admitting authority if the governors have agreed to this) school to the home address with an available place.

22. Where it is known that a non-Haringey resident is out of school and cannot be offered a place at one of their named preferences, Haringey will notify the home LA who will be responsible for identifying a school place for the child.

POST OFFER

23. Parent/carers will be expected to accept or decline the offer of a place as soon as possible. Parents must be given a reasonable amount of time to consider the offer (7 days minimum).

24. Where a parent does not respond within this timeframe Haringey will make every reasonable effort to contact the parent to find out whether or not they wish to accept the place. Where the parent fails to respond the offer of a place will be withdrawn.

25. Haringey will notify the home LA of any appeals that are upheld for Haringey schools.

26. Children will remain on the waiting list until the end of the academic year in which the application was made and Haringey will write to all parent/carers asking them to complete a new application form if they wish to stay on the waiting list(s) beyond this timeframe.

HARINGEY SCHOOLS

27. The Haringey School Admissions Service will require a list of every child on roll in every year group in all the relevant Haringey schools.

28. Schools will be required to provide a weekly roll update so that it is clear on a week by week basis where there are vacancies across all schools and year groups.

29. When a child leaves a Haringey school, the name of the child and the child's future educational provision must be communicated to the School Admissions Service.

TRANSFERRING BETWEEN SCHOOLS

30. Parent/carers wishing to move their children between local schools will be encouraged to discuss their reasons with their current school.

31. Parent/carers need to be aware of and consider the potential impact that any move might have on the education and wellbeing of their child(ren).

32. Parent/carers moving address will also be advised to think carefully before requesting to move their child(ren) to another school.

33. Where a parent/carer insists on a transfer, it would be unlawful for an admission authority to refuse a place if a vacancy exists.

FRAUDULENT APPLICATIONS

34. An offer on the grounds of proximity is conditional on the child being solely or mainly resident at the address provided at the time of application. A business address, a childminder's address, or any other address other than the child's home will not be accepted. Proof of address will be sought and may be subject to further investigation.

35. Haringey Council will make every effort to prevent fraudulent applications. Haringey will carry out random checks on a number of applications and reserve the right to carry out home visits to the address provided on the application form.

36. A school place obtained using a false address will be withdrawn and given to the child who was entitled to that place. If a place is obtained for an older child using fraudulent information, there will be no sibling connection available to subsequent children from that family.

Pan-London Co-ordinated Scheme for Reception and Junior Admissions

APPLICATIONS

1. Haringey Local Authority will take all reasonable steps to ensure that every parent/carer who is resident in Haringey and has a child in a nursery class within a maintained school or academy, either in Haringey or any other maintaining LA, is informed how they can make application in the forthcoming academic year.

2. Haringey residents can apply online at www.haringey.gov.uk/schooladmissions or alternatively submit a paper application available from the School Admissions Service.

3. Haringey Local Authority will take all reasonable steps to ensure that every parent who has a child in their last year of primary education within a maintained school, either in Haringey or elsewhere, and who is resident in Haringey can be signposted to a copy of Haringey's booklet which will be available in early September .

4. The booklet will also be available to parents who are non-residents and will include information on how they can access their home local authority's equivalent School Admissions Application Form.

5. The admission authorities within Haringey will not use supplementary information forms except where the information available through the School Admissions Application Form is insufficient for consideration of the application against the published over subscription criteria. Where supplementary information forms are used by the admission authorities within Haringey, the LA will seek to ensure that they only collect information which is required by the published oversubscription criteria, in accordance with paragraph 2.4 of the School Admissions Code 2021.

6. Where supplementary forms are used, they will be made available directly from the relevant schools. Such forms will advise parents that they must also complete their home local authority's School Admissions Application Form. The Haringey schools' booklet will indicate which Haringey schools require supplementary information forms to be completed.

7. Where a school in Haringey receives a supplementary information form, it will not be considered a valid application unless the parent/carer has also listed the school on their home LA's School Admissions Application Form.

8. Haringey Local Authority will share the details of each application for a Haringey voluntary-aided school, foundation school or academy with that school. Schools that require a supplementary information form will check that each parent has completed one. If one has not been received the school will make contact with the parent and ask them to complete one. The school will also check that each parent that has completed a supplementary form has also completed a School Admissions Application Form. If any parent has not completed a School Admissions Application Form, the school will share that information with Haringey Local Authority who will then contact the parent and ask them to complete one.

9. Applicants will be able to express a preference for six schools located within and/or outside Haringey Local Authority.

10. The order of preference given on the School Admissions Application Form will not be revealed to a school. However, where a parent resident in Haringey expresses a preference for schools in the area of another local authority, the order of preference will be revealed to that local authority in order to determine the highest preference offer in cases where a child is eligible for a place at more than one school.

11. Haringey undertakes to carry out the address verification process set out in its entry in LIAGG Address Verification Register. This will in all cases include validation of resident applicants against this LA's primary school data and the further investigation of any discrepancy. Additional information will be requested from parents at the time of application and this will be explained in the secondary booklet. Where this LA is not satisfied as to the validity of an address of an applicant whose preference has been sent to a maintaining LA, it will advise the maintaining LA no later than **18 October 2022**.

12. Haringey will confirm the status of any resident child for whom it receives an Application Form stating that s/he is a 'Child in Care' and will provide any additional evidence on receipt of a reasonable request to the maintaining LA in respect of a preference for a school in its area by **S10, P9**.

13. Haringey will advise a maintaining LA of the reason for any preference expressed for a school in its area, in respect of a resident child born outside of the correct age cohort, and will forward any supporting documentation to the maintaining LA by **S10, P9**.

PROCESSING

14. Applicants resident within Haringey must complete and return the School Admissions Application Form, which will be available on-line, by . However, Haringey LA encourages applicants to submit their application by **week before deadline** to allow sufficient time to process and check all applications before the mandatory date when data must be sent to the Pan London Register (PLR).

15. Any application forms, changes to preferences or preference order received after will be treated as late. This means that such applications will be considered after those applicants who have applied on time.

16. Haringey will accept late applications and process them as on time only if they are late for a good reason and supported by written independent evidence. Upon receipt of the written independent evidence, each case will be decided on its own merits.

17. Where such applications contain preferences for schools in other LAs, Haringey will forward the details to maintaining LAs via the Pan-London Register (PLR) as they are received. Haringey will accept late applications which are considered to be on time within the terms of the home LA's scheme.

18. The latest date for the upload to the PLR of late applications which are considered to be on-time within the terms of the home LA's scheme is **18 October 2022**.

19. Where an applicant moves from one participating home LA to another after submitting an on-time application under the terms of the former home LA's scheme, the new home LA will accept the application as on-time up to **S18, P17**, on the basis that an on-time application already exists within the Pan-London system.

20. Application data relating to applications for schools in other participating local authorities will be up-loaded to the Pan-London Register (PLR) by . Supplementary information provided with the School Admissions Application Form will be sent to Haringey voluntary-aided schools/maintaining local authorities by the same date.

21. Application data relating to Haringey schools from out-of-borough pupils will be received from the Pan London Register on **S10, P9**.

22. Haringey Local Authority will notify each school within Haringey that is its own admission authority of every preference that has been made for the school, forwarding to them all relevant details from the School Admissions Application Form by .

23. Between and , voluntary-aided, foundation schools and Academies will assess their applications according to their admissions criteria.

24. Haringey will participate in the application data checking exercise scheduled between **S19, 18** in the Pan-London timetable.

25. All preferences for schools within Haringey will be considered by the relevant admission authorities without reference to preference order. Voluntary-aided schools, Academies, Free schools and Foundation schools to provide Haringey LA with an electronic list of their applicants in rank order by . When the admission authorities within Haringey have provided a list of applicants in rank order, Haringey Local Authority shall, for each applicant to its schools for whom more than one potential offer is available, make the offer to the highest ranked school.

26. Haringey Local Authority will send the first ALT file to the Pan-London Register (PLR) giving offer details for their school by **18 October 2022**. The PLR will transmit the highest potential offer specified by the maintaining LA to the Home LA.

27. Haringey will eliminate all but the highest ranked offer where an applicant has more than one potential offer. This will involve exchanges of preference outcomes between the LAS (Local Admissions System) and the PLR which will continue until notification that a steady state has been achieved or until **18 October 2022** if this is sooner.

28. Haringey will not make an additional offer between the end of the iterative process and **S31, 30** which may impact on an offer being made by another participating LA.

29. Notwithstanding paragraph 28 if an error is identified within the allocation of places at one of our schools, Haringey LA will attempt to manually resolve the allocation to correct the error. Where this impacts on another LA (either as a home or maintaining LA) Haringey LA will liaise with that LA to attempt to resolve the incorrect offer and any multiple offers which might occur. However, if another LA is unable to resolve a multiple offer, or if the impact is too far reaching, Haringey will accept that the applicant(s) affected might receive a multiple offer.

30. Haringey will participate in the offer data checking exercise scheduled between **S26, 25**.

31. Haringey will send a file to the E-Admissions portal with outcomes for all resident applicants who have applied online no later than **S27, 26**.

OFFERS

32. Haringey will ensure, so far as is reasonably practical, that each resident applicant who cannot be offered a preference expressed on the School Admissions Application Form receives the offer of an alternative school place. The applicant will be offered a place at the nearest community school (or own admitting authority school if the governors have agreed to this) to the home address with an available place.

33. Haringey will inform all resident applicants of their highest offer of a school place and, where relevant, the reasons why higher preferences were not offered, whether they were for schools in the Home LA or in other participating LAs.

34. Haringey will use the form of Notification Letter set out in this document.

35. Notification of the outcome will be sent to parents on **S31, 30**.

36. Details of the pupils to be offered will be made available to each Haringey primary school by **S31, 30**.

37. Parents who are not offered a place at their preferred schools will be offered the right of appeal.

POST OFFER

38. Parents must accept or decline the offer of a place by **S33, 32**. If they do not respond by this date the local authority will make every reasonable effort to contact the parent to find out whether or not they wish to accept the place. If the parent fails to respond to the local authority the school place will be withdrawn.

39. Where a parent accepts or declines a place by **S33, 32** this information will be passed to the maintaining LA by **S34, 33.** Where such information is received from applicants after **S33, 32**, this LA will pass it to the maintaining LA as it is received.

40. Where a place becomes available in an oversubscribed maintained school or academy in Haringey, it will be offered from a waiting list ordered in accordance with paragraph 2.15 of the School Admissions Code 2021.

41. Haringey will inform the home LA, where different, of an offer for a maintained school or Academy in Haringey which can be made to an applicant resident in the home LA's area, in order that the home LA can offer the place.

42. When acting as a maintaining LA, Haringey LA and the admission authorities within it will not inform an applicant resident in another LA that a place can be offered.

43. Haringey will offer a place at a maintained school or Academy in another LA to an applicant resident in its area, provided that the school is ranked higher on the School Admissions Application Form than any school already offered.

44. Where Haringey is informed by a maintaining LA of an offer which can be made to an applicant resident in Haringey which is ranked lower on the School Admissions Application Form than any school already offered, it will inform the maintaining LA that the offer will not be made.

45. Where Haringey, acting as a home LA, has agreed to a change of preference order for good reason, it must inform any maintaining LA affected by the change.

46. Haringey will inform the home LA, where different, of any change to an applicant's offer status as soon as it occurs.

47. Haringey will accept new applications (including additional preferences) from home LAs for maintained schools and Academies in its area.

WAITING LISTS

48. Where a child does not receive an offer of their first preference, his/her name will automatically be placed on the waiting list for each Haringey school for which he/she is eligible, that is a higher preference school to the one that has been offered. Parents will be advised that if they want to go on the waiting list for an out-of-borough school, that they must put this in writing to the School Admissions Service in Haringey.

49. Parents will be given the opportunity to make applications to Haringey schools to which they did not originally apply.

50. Waiting lists will be kept by all maintained admission authorities in Haringey and coordinated centrally by this local authority as part of the coordination of all admission applications. Academies, voluntary-aided and foundation schools will apply their own admission arrangements. Haringey local authority will keep a mirrored waiting list and will offer places on behalf of the governing body. Waiting lists for community schools will be administered centrally by the local authority.

51. Waiting lists for entry to Reception in September will be compiled after (after the deadline for acceptance of places) and will be kept in strict criteria order with no differentiation between on-time or late applications.

52. Waiting lists will be maintained and places allocated, as they become available, in accordance with each admission authority's published admission and oversubscription criteria.

53. Children will remain on the waiting list until the end of the Summer Term of the application year, unless parents contact the School Admissions Team to extend this further.

Timetable for entry to school in September

week before deadline	Recommended closing date for receipt of the School Admission Application Form
	Statutory deadline for return of application to the Home LA
S10, P9	Deadline for the transfer of application information by the Home LA to the PLR and supplementary information to Haringey VA schools/maintaining local authorities
–	Voluntary-aided schools and Academies will order their applications according to their admissions criteria
18 October 2022	Deadline for the upload of applications that are late but are considered to be on-time, to the PLR
S19, 18	Pan-London data checking exercise of pupil applications exchanged via the PLR
	Voluntary-aided schools, Academies, Free schools and Foundation schools to provide Haringey LA with an electronic list of their applicants in rank order
18 October 2022	Deadline for the transfer of highest potential offer information from the Maintaining LAs to the PLR
18 October 2022	Final ALT file to the PLR
S26, 25	Pan-London data checking exercise of pupil offer data
S27, 26	Deadline for on-line ALT file to portal
S31, 30	eAdmissions offers made/offer letters posted where applicants have made paper applications
S33, 32	Date by which parents accept or decline offers
S34, 33	Date by which LA will pass information to schools within Haringey (or for out-of-borough schools, to the maintaining LA) on parents who have accepted or declined a place.

NOTIFICATION LETTERS AND EMAILS

A. Offer Letter

Dear salutation,

Reception Admissions –firstname surname (DOB)

I am writing to let you know the outcome of your application for a primary school place. I am pleased to tell you that we are able to offer your child a place at School_name.

Please respond now to this offer online here: bit.ly/SchoolPlaceConfirmation. You must respond by (Date TBC) or the offer may be withdrawn.

When you respond online you will need to provide the following information:

Pupil ID	
First Name	
Surname	
Date of Birth	

Alternatively you can inform us by email using the address below. Failure to respond to your offer may result in the offer being withdrawn.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. This is the highest offer we can currently provide your child with.

The school will contact you shortly to provide further information about the arrangements for admission.

If you were not offered a higher preference school
I am sorry that it was not possible to offer your child a place at any of the schools listed as a higher preference on your application form. For each of these schools, there were more applications than places available and other applicants had a higher priority than your child under the school's published admission criteria. If you would like further information about why your child was not offered a place at one of your higher preference schools, please contact the admission authority for that school.

We are the admission authority for community and voluntary controlled (VC) schools in Haringey. For all other schools and academies in Haringey, please contact them directly to find out why your child was not offered a place. If you have applied for a school outside the borough then please contact the school admissions service in the borough where the school is located. The contact details for Haringey schools or the relevant admissions service in other boroughs can be found in our Primary Admissions Booklet and online at www.haringey.gov.uk/schooladmissions. Details of how places were offered in Haringey are published online at www.haringey.gov.uk/starting-primary-school.

Waiting lists
Please note that applications for any school that you listed lower on your application form have been automatically withdrawn.

I can confirm that your child's name will be placed on the waiting list for any Haringey Schools listed higher on your form. If you would like to be added to any other school waiting list (or removed from a list), please put your request in writing to the email address below. You can only be considered for a maximum of 6 schools at any time. If we can offer your child a place from a waiting list we will contact you. This process will start from [date TBC], after which you can check waiting lists positions online here: www.haringey.gov.uk/waiting-lists.

Please note that being on a waiting list does not guarantee your child a place at the school and their position on the list could go down as well as up as other applicants join the list.

Your right to appeal
You have the right of appeal if your child is refused a place at the schools listed on your form.
Full details of how to appeal are on our website: www.haringey.gov.uk/appeals.
Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. Accepting a school place will not influence the outcome of your appeal or your child's position on a waiting list.

If you have any questions about this letter please contact us using the contact details below.

Haringey School Admissions Service

B. Allocation Letter

Dear salutation,

Reception Admissions –firstname surname (DOB)

I am writing to let you know the outcome of your application for a primary school place. I am sorry to tell you that we have not been able to offer your child a place at any of the schools you listed on your application form. For each of these schools, there were more applications than places available and other applicants had a higher priority than your child under the school's published admission criteria.

Your child has been offered a place at School_name. This is the nearest Haringey school to your home address with an available place.

Please respond now to this offer online here: bit.ly/SchoolPlaceConfirmation. You must respond by [date TBC] or the offer may be withdrawn.

When you respond online you will need to provide the following information:

Pupil ID	
First Name	
Surname	
Date of Birth	

Alternatively you can inform us by email using the address listed below. Failure to respond to your offer may result in the offer being withdrawn.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. This is the highest offer we can currently provide your child with.

The school will contact you shortly to provide further information about the arrangements for admission.

If you would like further information about why your child was not offered a place at one of your higher preference schools, please contact the admission authority for that school. We are the admission authority for community and voluntary controlled (VC) schools in Haringey. For all other schools and academies in Haringey, please contact them directly to find out why your child was not offered a place. If you have applied for a school outside the borough then please contact the school admissions service in the borough where the school is located.

The contact details for Haringey schools or the relevant admissions service in other boroughs can be found in our Primary Admissions Booklet and online at www.haringey.gov.uk/schooladmissions. Details of how places were offered in Haringey are published online at www.haringey.gov.uk/starting-primary-school.

Waiting lists
I can confirm that your child's name has been put on the waiting list for all Haringey schools listed on your form. If you would like firstname to be added to any other school waiting list (or removed from a list), please put your request in writing to the email address below. You can be considered for a maximum of 6 schools at any time. If we can offer your child a place from a waiting list we will contact you. This process will start from [date TBC], after which you can check waiting lists positions online here: www.haringey.gov.uk/waiting-lists.

Please note that being on a waiting list does not guarantee your child a place at the school and their position on the list could go down as well as up as other applicants join the list.

Your right to appeal
You have the right of appeal if your child is refused a place at the schools listed on your form.
Full details of how to appeal are on our website: www.haringey.gov.uk/appeals.
Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of your appeal or your child's position on a waiting list.

If you have any questions about this letter please contact us using the contact details below. Officers are working remotely, so please respond by email.

Haringey School Admissions

C. Offer Email 1

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are pleased to be able to offer you your first preference school. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. Applications for any school that you listed lower on your application form have been automatically withdrawn. You can find further information about how school places were offered on our website.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

If you have any questions please contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

D. Offer Email 2

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are pleased to be able to offer you one of your preferred schools. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. We are sorry that it was not possible to offer a place at any of your higher preferences. For each of these schools there were more applications than places available, and other applicants had a higher priority than your child under the school's admission criteria. You can find more information on how school places were offered on our website.

Haringey waiting lists will open from [date TBC] and from that date you will be able to check your child's position online. Your child will automatically be placed on the waiting list for any Haringey schools listed higher on your application. Applications for any school listed lower on your application have been automatically withdrawn. Being on a waiting list does not guarantee your child a place at the school, and their position on the list could go down as well as up. To add or remove your child from waiting lists, email schooladmissions@haringey.gov.uk.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023. Accepting a school place will not influence the outcome of your appeal or your position on a waiting list.

If you have any questions contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

E. Allocation Email

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are sorry that we have not been able to offer your child a place at any of your preferred schools. This is because all the available places were offered to applicants who had a higher priority than your child under the school's admission criteria. Your child has been offered a place at the school listed above. You can find more information on how school places were offered on our website.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of an appeal or your position on a waiting list. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

Haringey waiting lists will open from [date TBC] and from that date you will be able to check your child's position online. Your child will automatically be placed on the waiting list for all Haringey schools listed on your application. Being on a waiting list does not guarantee your child a place at the school, and their position on the list could go down as well as up. To add or remove your child from waiting lists, email schooladmissions@haringey.gov.uk.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

If you have any questions contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

Pan-London Co-ordinated Scheme for Secondary Admissions

APPLICATIONS

1. Haringey Local Authority will advise home local authorities during the Summer Term of Year 5 of their resident pupils on the roll of Haringey's maintained primary schools and whose parents are eligible to make application in the forthcoming academic year.

2. Haringey residents can apply online at www.haringey.gov.uk/schooladmissions or alternatively submit a paper application available from the School Admissions Service.

3. Haringey Local Authority will take all reasonable steps to ensure that every parent who has a child in their last year of primary education within a maintained school, either in Haringey or elsewhere, and who is resident in Haringey can be signposted to a copy of Haringey's booklet which will be available in early September .

4. The booklet will also be available to parents who are non-residents and will include information on how they can access their home local authority's equivalent School Admissions Application Form.

5. The admission authorities within Haringey will not use supplementary information forms except where the information available through the School Admissions Application Form is insufficient for consideration of the application against the published over subscription criteria. Where supplementary information forms are used by the admission authorities within Haringey, the LA will seek to ensure that they only collect information which is required by the published oversubscription criteria, in accordance with paragraph 2.4 of the School Admissions Code 2021.

6. Where supplementary forms are used, they will be made available directly from the relevant schools. Such forms will advise parents that they must also complete their home local authority's School Admissions Application Form. The Haringey schools' booklet will indicate which Haringey schools require supplementary information forms to be completed.

7. Where a school in Haringey receives a supplementary information form, it will not be considered a valid application unless the parent/carer has also listed the school on their home LA's School Admissions Application Form.

8. Haringey Local Authority will share the details of each application for a Haringey voluntary-aided school, foundation school or academy with that school. Schools that require a supplementary information form will check that each parent has completed one. If one has not been received the school will make contact with the parent and ask them to complete one. The school will also check that each parent that has completed a supplementary form has also completed a School Admissions Application Form. If any parent has not completed a School Admissions Application Form, the school will share that information with Haringey Local Authority who will then contact the parent and ask them to complete one.

9. Applicants will be able to express a preference for six schools located within and/or outside Haringey Local Authority.

10. The order of preference given on the School Admissions Application Form will not be revealed to a school. However, where a parent resident in Haringey expresses a preference for schools in the area of another local authority, the order of preference will be revealed to that local authority in order to determine the highest preference offer in cases where a child is eligible for a place at more than one school.

11. Haringey undertakes to carry out the address verification process set out in its entry in LIAGG Address Verification Register. This will in all cases include validation of resident applicants against this LA's primary school data and the further investigation of any discrepancy. Additional information will be requested from parents at the time of application and this will be explained in the secondary booklet. Where this LA is not satisfied as to the validity of an address of an applicant whose preference has been sent to a maintaining LA, it will advise the maintaining LA no later than .

12. Haringey will confirm the status of any resident child for whom it receives an Application Form stating that s/he is a 'Child in Care' and will provide any additional evidence on receipt of a reasonable request to the maintaining LA in respect of a preference for a school in its area by .

13. Haringey will advise a maintaining LA of the reason for any preference expressed for a school in its area, in respect of a resident child born outside of the correct age cohort, and will forward any supporting documentation to the maintaining LA by .

PROCESSING

14. Applicants resident within Haringey must complete and return the School Admissions Application Form, which will be available on-line, by . However, Haringey LA encourages applicants to submit their application by to allow sufficient time to process and check all applications before the mandatory date when data must be sent to the Pan London Register (PLR).

15. Any application forms, changes to preferences or preference order received after will be treated as late. This means that such applications will be considered after those applicants who have applied on time.

16. Haringey will accept late applications and process them as on time only if they are late for a good reason and supported by written independent evidence. Upon receipt of the written independent evidence, each case will be decided on its own merits.

17. Where such applications contain preferences for schools in other LAs, Haringey will forward the details to maintaining LAs via the Pan-London Register (PLR) as they are received. Haringey will accept late applications which are considered to be on time within the terms of the home LA's scheme.

18. The latest date for the upload to the PLR of late applications which are considered to be on-time within the terms of the home LA's scheme is .

19. Where an applicant moves from one participating home LA to another after submitting an on-time application under the terms of the former home LA's scheme, the new home LA will accept the application as on-time up to , on the basis that an on-time application already exists within the Pan-London system.

20. Application data relating to applications for schools in other participating local authorities will be up-loaded to the Pan-London Register (PLR) by . Supplementary information provided with the School Admissions Application Form will be sent to Haringey voluntary-aided schools/maintaining local authorities by the same date.

21. Application data relating to Haringey schools from out-of-borough pupils will be received from the Pan London Register on .

22. Haringey Local Authority will notify each school within Haringey that is its own admission authority of every preference that has been made for the school, forwarding to them all relevant details from the School Admissions Application Form by .

23. Between and , voluntary-aided, foundation schools and Academies will assess their applications according to their admissions criteria.

24. Haringey will participate in the application data checking exercise scheduled between in the Pan-London timetable.

25. All preferences for schools within Haringey will be considered by the relevant admission authorities without reference to preference order. Voluntary-aided schools, Academies, Free schools and Foundation schools to provide Haringey LA with an electronic list of their applicants in rank order by . When the admission authorities within Haringey have provided a list of applicants in rank order, Haringey Local Authority shall, for each applicant to its schools for whom more than one potential offer is available, make the offer to the highest ranked school.

26. Haringey Local Authority will send the first ALT file to the Pan-London Register (PLR) giving offer details for their school by . The PLR will transmit the highest potential offer specified by the maintaining LA to the Home LA.

27. Haringey will eliminate all but the highest ranked offer where an applicant has more than one potential offer. This will involve exchanges of preference outcomes between the LAS (Local Admissions System) and the PLR which will continue until notification that a steady state has been achieved or until if this is sooner.

28. Haringey will not make an additional offer between the end of the iterative process and which may impact on an offer being made by another participating LA.

29. Notwithstanding paragraph 28 if an error is identified within the allocation of places at one of our schools, Haringey LA will attempt to manually resolve the allocation to correct the error. Where this impacts on another LA (either as a home or maintaining LA) Haringey LA will liaise with that LA to attempt to resolve the incorrect offer and any multiple offers which might occur. However,

if another LA is unable to resolve a multiple offer, or if the impact is too far reaching, Haringey will accept that the applicant(s) affected might receive a multiple offer.

30. Haringey will participate in the offer data checking exercise scheduled between .

31. Haringey will send a file to the E-Admissions portal with outcomes for all resident applicants who have applied online no later than .

OFFERS

32. Haringey will ensure, so far as is reasonably practical, that each resident applicant who cannot be offered a preference expressed on the School Admissions Application Form receives the offer of an alternative school place. The applicant will be offered a place at the nearest community school (or own admitting authority school if the governors have agreed to this) to the home address with an available place.

33. Haringey will inform all resident applicants of their highest offer of a school place and, where relevant, the reasons why higher preferences were not offered, whether they were for schools in the Home LA or in other participating LAs.

34. Haringey will use the form of Notification Letter set out in this document.

35. Notification of the outcome will be sent to parents on .

36. Details of the pupils to be offered will be made available to each Haringey primary school by .

37. Parents who are not offered a place at their preferred schools will be offered the right of appeal.

POST OFFER

38. Parents must accept or decline the offer of a place by . If they do not respond by this date the local authority will make every reasonable effort to contact the parent to find out whether or not they wish to accept the place. If the parent fails to respond to the local authority the school place will be withdrawn.

39. Where a parent accepts or declines a place by this information will be passed to the maintaining LA by **.** Where such information is received from applicants after , this LA will pass it to the maintaining LA as it is received.

40. Where a place becomes available in an oversubscribed maintained school or academy in Haringey, it will be offered from a waiting list ordered in accordance with paragraph 2.15 of the School Admissions Code 2021.

41. Haringey will inform the home LA, where different, of an offer for a maintained school or Academy in Haringey which can be made to an applicant resident in the home LA’s area, in order that the home LA can offer the place.

42. When acting as a maintaining LA, Haringey LA and the admission authorities within it will not inform an applicant resident in another LA that a place can be offered.

43. Haringey will offer a place at a maintained school or Academy in another LA to an applicant resident in its area, provided that the school is ranked higher on the School Admissions Application Form than any school already offered.

44. Where Haringey is informed by a maintaining LA of an offer which can be made to an applicant resident in Haringey which is ranked lower on the School Admissions Application Form than any school already offered, it will inform the maintaining LA that the offer will not be made.

45. Where Haringey, acting as a home LA, has agreed to a change of preference order for good reason, it must inform any maintaining LA affected by the change.

46. Haringey will inform the home LA, where different, of any change to an applicant's offer status as soon as it occurs.

47. Haringey will accept new applications (including additional preferences) from home LAs for maintained schools and Academies in its area.

WAITING LISTS

48. Where a child does not receive an offer of their first preference, his/her name will automatically be placed on the waiting list for each Haringey school for which he/she is eligible, that is a higher preference school to the one that has been offered. Parents will be advised that if they want to go on the waiting list for an out-of-borough school, that they must put this in writing to the School Admissions Service in Haringey.

49. Parents will be given the opportunity to make applications to Haringey schools to which they did not originally apply.

50. Waiting lists will be kept by all maintained admission authorities in Haringey and coordinated centrally by this local authority as part of the coordination of all admission applications. Academies, voluntary-aided and foundation schools will apply their own admission arrangements. Haringey local authority will keep a mirrored waiting list and will offer places on behalf of the governing body. Waiting lists for community schools will be administered centrally by the local authority.

51. Waiting lists for entry to Year 7 in September will be compiled after (after the deadline for acceptance of places) and will be kept in strict criteria order with no differentiation between on-time or late applications.

52. Waiting lists will be maintained and places allocated, as they become available, in accordance with each admission authority's published admission and oversubscription criteria.

53. Children will remain on the waiting list until the end of the Summer Term of the application year, unless parents contact the School Admissions Team to extend this further.

Timetable for entry to school in September

	Recommended closing date for receipt of the School Admission Application Form
	Statutory deadline for return of application to the Home LA
	Deadline for the transfer of application information by the Home LA to the PLR and supplementary information to Haringey VA schools/maintaining local authorities
–	Voluntary-aided schools and Academies will order their applications according to their admissions criteria
	Deadline for the upload of applications that are late but are considered to be on-time, to the PLR
	Pan-London data checking exercise of pupil applications exchanged via the PLR
	Voluntary-aided schools, Academies, Free schools and Foundation schools to provide Haringey LA with an electronic list of their applicants in rank order
	Deadline for the transfer of highest potential offer information from the Maintaining LAs to the PLR
	Final ALT file to the PLR
	Pan-London data checking exercise of pupil offer data
	Deadline for on-line ALT file to portal
	eAdmissions offers made/offer letters posted where applicants have made paper applications
	Date by which parents accept or decline offers
	Date by which LA will pass information to schools within Haringey (or for out-of-borough schools, to the maintaining LA) on parents who have accepted or declined a place.

NOTIFICATION LETTERS AND EMAILS

A. Offer Letter

Dear salutation

Secondary Transfer – firstname surname (DOB)

I am writing to let you know the outcome of your application for a secondary school place. I am pleased to tell you that we are able to offer your child a place at schoolname

Please respond now to this offer online here: bit.ly/SchoolPlaceConfirmation, or by post using the form attached to this letter. You must respond by [date TBC] or the offer may be withdrawn.

When you respond online you will need to provide the following information:

Pupil ID	
First Name	
Surname	
Date of Birth	

Alternatively you can visit one of Haringey's Customer Service Centres, or inform us by email using the address listed below. Failure to respond to your offer may result in the offer being withdrawn.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. This is the highest offer we can currently provide your child with, and we do not anticipate a large amount of movement for applicants this year.

The school will contact you shortly to provide further information about the arrangements for admission. If the school do not contact you within a week please contact the school directly.

If you were not offered a higher preference school
I am sorry that it was not possible to offer your child a place at any of the schools listed as a higher preference on your application form. For each of these schools, there were more applications than places available and other applicants had a higher priority than your child under the school's published admission criteria. If you would like further information about why your child was not offered a place at one of your higher preference schools, please contact the admission authority for that school.

We are the admission authority for community schools in Haringey. For all other schools and academies in Haringey, please contact them directly to find out why your child was not offered a place. If you have applied for a school outside the borough, then please contact the school admissions service in the borough where the school is located.

The contact details for Haringey schools or the relevant Admissions Service of the other boroughs can be found in our secondary school booklet online at www.haringey.gov.uk/schooladmissions. Details of how places were offered in Haringey are given at the end of this letter.

Waiting lists
Please note that applications for any school that you listed lower on your application form have been automatically withdrawn.

I can confirm that your child has been placed on the waiting list for all Haringey schools listed higher on your form. There are currently also places available at several schools in neighbouring boroughs.

If you would like firstname to be added to any other school waiting list (or removed from a list), including those outside Haringey, please put your request in writing to the email address below. You can only be considered for a maximum of 6 schools at any time. If we can offer your child a place from a waiting list we will contact you. This process will start from date [TBC], after which you can check waiting lists positions online here: www.haringey.gov.uk/waiting-lists. Please note that being on a waiting list does not guarantee your child a place at the school and their position on the list could go down as well as up as other applicants join the list.

Your right to appeal
You have the right of appeal if your child is refused a place at the schools listed on your form.
Full details of how to appeal are on our website: www.haringey.gov.uk/appeals. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of your appeal or your child's position on a waiting list.

If you have any questions about this letter, please contact us using the contact details below. Officers are still working from home, please respond by email.

School Admissions Service

B. Allocation Letter

Dear salutation

Secondary Transfer – firstname surname (DOB)

I am writing to let you know the outcome of your application for a secondary school place. I am sorry to tell you that we have not been able to offer your child a place at any of the schools you listed on your application form. For each of these schools, there were more applications than places available and other applicants had a higher priority than your child under the school's published admission criteria.

Your child has been offered a place at schoolname. This is the nearest Haringey school to your home address with an available place.

Please respond now to this offer online here: bit.ly/SchoolPlaceConfirmation, or by post using the form attached to this letter. You must respond by [date TBC] or the offer may be withdrawn.

When you respond online you will need to provide the following information:

Pupil ID	
First Name	
Surname	
Date of Birth	

Alternatively, you can visit one of Haringey's Customer Service Centres, or inform us by email using the address listed below. Failure to respond to your offer may result in the offer being withdrawn.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. This is the highest offer we can currently provide your child with, and we do not anticipate a large amount of movement for applicants this year.

The school will contact you shortly to provide further information about the arrangements for admission. If the school do not contact you within a week please contact the school directly.

If you would like further information about why your child was not offered a place at one of your preferred schools, please contact the admission authority for that school. We are the admission authority for community schools in Haringey. For all other schools and academies in Haringey, please contact them directly to find out why your child was not offered a place. If you have applied for a school outside the borough, then please contact the school admissions service in the borough where the school is located.

The contact details for Haringey schools or the relevant Admissions Service of the other boroughs can be found in our secondary school booklet online at www.haringey.gov.uk/schooladmissions. Details of how places were offered in Haringey are given at the end of this letter.

Waiting lists

I can confirm that your child has been placed on the waiting list for all Haringey schools listed on your form. There are currently also places available at several schools in neighbouring boroughs.

If you would like firstname to be added to any other school waiting list (or removed from a list), including those outside Haringey, please put your request in writing to the email address below. You can only be considered for a maximum of 6 schools at any time. If we can offer your child a place from a waiting list we will contact you. This process will start from [date TBC], after which you can check waiting lists positions online here: www.haringey.gov.uk/waiting-lists. Please note that being on a waiting list does not guarantee your child a place at the school and their position on the list could go down as well as up as other applicants join the list.

Your right to appeal

You have the right of appeal if your child is refused a place at the schools listed on your form.

Full details of how to appeal are on our website: www.haringey.gov.uk/appeals. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of your appeal or your child's position on a waiting list.

If you have any questions about this letter, please contact us using the contact details below. Officers are working remotely, so please respond by email.

School Admissions Service

C. Offer Email 1

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are pleased to be able to offer you your first preference school. You must respond to this offer by [Date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. Applications for any school that you listed lower on your application form have been automatically withdrawn. You can find further information about how school places were offered on our website.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [Date TBC] for your appeal to be heard before September 2021.

If you have any questions please contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

D. Offer Email 2

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are pleased to be able to offer you one of your preferred schools. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. We are sorry that it was not possible to offer a place at any of your higher preferences. For each of these schools there were more applications than places available, and other applicants had a higher priority than your child under the school's admission criteria. You can find more information on how school places were offered on our website.

Waiting lists will open from [date TBC] and you will be able to check your child's position online. Your child will automatically be placed on the waiting list for any Haringey schools listed higher on your application. Applications for any school listed lower on your application have been automatically withdrawn. Being on a waiting list does not guarantee your child a place at the school, and their position on the list could go down as well as up. To add or remove your child from waiting lists, email schooladmissions@haringey.gov.uk.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023. Accepting the place will not influence the outcome of your appeal or your position on a waiting list.

If you have any questions contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

E. Allocation Email

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are sorry that we have not been able to offer your child a place at any of your preferred schools. This is because all the available places were offered to applicants who had a higher priority than your child under the school's admission criteria. Your child has been offered a place at the school listed above. You can find more information on how school places were offered on our website.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of an appeal or your position on a waiting list. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

Waiting lists will open from [date TBC] and you will be able to check your child's position online. Your child will automatically be placed on the waiting list for all Haringey schools listed on your application. Being on a waiting list does not guarantee your child a place at the school, and their position on the list could go down as well as up. To add or remove your child from waiting lists, email schooladmissions@haringey.gov.uk.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

If you have any questions contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

Haringey Scheme for In-Year Admissions

APPLICATIONS

1. Applications from Haringey and non-Haringey residents for schools in Haringey must be made directly to the Haringey Schools Admission Service.

2. The in-year e-form is available to complete on the Haringey website or a paper application is available on request from the Haringey School Admissions Service.

3. Haringey residents applying for places at maintained schools and academies outside Haringey will need to apply directly to the LA (local authority) in whose area the school is situated.

4. The admission authorities within Haringey will not use supplementary forms except where the information available through the School Admissions Application Form is insufficient for consideration of the application against their published oversubscription criteria.

5. Where supplementary forms are used, they will be available from the school concerned. Haringey's admission booklets and website will indicate which schools require supplementary forms to be completed and from where they can be obtained.

6. Where an admission authority in Haringey receives a supplementary form, it will not consider it to be a valid application until such time as the parent/carer has listed the school on their home LA's School Admissions Application Form.

7. Where only the School Admissions Application Form is received, schools MUST rank the application according to the information available to them.

8. Applicants will be able to express a preference for a maximum of six schools within Haringey.

9. The order of preference given on the In-Year School Admissions Application Form will not be shared with any school.

10. The Haringey Schools Admission Service will carry out address verification for each application made to a maintained school or academy in Haringey. Where Haringey is not satisfied as to the validity of an address of an applicant it will advise the admission authority schools.

11. Haringey will check the status of any applicant who is a 'looked after or was previously looked after but immediately after being looked after became subject to an adoption, child arrangements or special guardianship order.'

PROCESSING

12. Parents/carers applying for schools in Haringey must complete the in-year e-form available on the Haringey website or request a paper application form available from the Haringey School Admissions Service.

13. Where an application is not fully completed, Haringey will not treat the application as valid until all information is received.

14. In the event that a Haringey resident applies to a non-Haringey school, Haringey will write to the parent/carer advising them to apply directly to the LA in whose area the school is situated.

15. If a pupil is currently on roll at a school in Haringey or a school in a neighbouring borough, the Admissions Service will advise the parent/carer to discuss the transfer with the Headteacher or senior Teacher at the school.

OFFERS

16. If a school has a vacancy, it is expected that an offer of a place will be made to the child entitled to that place in accordance with the published oversubscription criteria. The Local Authority will offer places at community schools and will also make offers on behalf of own admission authority schools should they so wish.

17. Haringey will write to parents who have not been offered a place at any of their preferred schools giving reasons and informing them of their right of appeal to an independent panel in accordance with the School Standards and Framework Act 1998.

18. Haringey will notify the Home LA of the outcome of applications for their residents.

19. When a child has been offered a place at a higher preference school, the lower ranking preferences will be withdrawn.

20. When a child has been offered a place at a lower preference school, the higher preferences will also be withdrawn unless the parent indicates otherwise. Only where a parent/carer has expressly set out that they wish to be put on the waiting list of those schools which are a higher preference will this be done.

21. Where a home applicant who is out of school cannot be offered a place at one of their named preferences, Haringey will offer the nearest community (or own admitting authority if the governors have agreed to this) school to the home address with an available place.

22. Where it is known that a non-Haringey resident is out of school and cannot be offered a place at one of their named preferences, Haringey will notify the home LA who will be responsible for identifying a school place for the child.

POST OFFER

23. Parent/carers will be expected to accept or decline the offer of a place as soon as possible. Parents must be given a reasonable amount of time to consider the offer (7 days minimum).

24. Where a parent does not respond within this timeframe Haringey will make every reasonable effort to contact the parent to find out whether or not they wish to accept the place. Where the parent fails to respond the offer of a place will be withdrawn.

25. Haringey will notify the home LA of any appeals that are upheld for Haringey schools.

26. Children will remain on the waiting list until the end of the academic year in which the application was made and Haringey will write to all parent/carers asking them to complete a new application form if they wish to stay on the waiting list(s) beyond this timeframe.

HARINGEY SCHOOLS

27. The Haringey School Admissions Service will require a list of every child on roll in every year group in all the relevant Haringey schools.

28. Schools will be required to provide a weekly roll update so that it is clear on a week by week basis where there are vacancies across all schools and year groups.

29. When a child leaves a Haringey school, the name of the child and the child's future educational provision must be communicated to the School Admissions Service.

TRANSFERRING BETWEEN SCHOOLS

30. Parent/carers wishing to move their children between local schools will be encouraged to discuss their reasons with their current school.

31. Parent/carers need to be aware of and consider the potential impact that any move might have on the education and wellbeing of their child(ren).

32. Parent/carers moving address will also be advised to think carefully before requesting to move their child(ren) to another school.

33. Where a parent/carer insists on a transfer, it would be unlawful for an admission authority to refuse a place if a vacancy exists.

FRAUDULENT APPLICATIONS

34. An offer on the grounds of proximity is conditional on the child being solely or mainly resident at the address provided at the time of application. A business address, a childminder's address, or any other address other than the child's home will not be accepted. Proof of address will be sought and may be subject to further investigation.

35. Haringey Council will make every effort to prevent fraudulent applications. Haringey will carry out random checks on a number of applications and reserve the right to carry out home visits to the address provided on the application form.

36. A school place obtained using a false address will be withdrawn and given to the child who was entitled to that place. If a place is obtained for an older child using fraudulent information, there will be no sibling connection available to subsequent children from that family.

Pan-London Co-ordinated Scheme for Reception and Junior Admissions

APPLICATIONS

1. Haringey Local Authority will take all reasonable steps to ensure that every parent/carer who is resident in Haringey and has a child in a nursery class within a maintained school or academy, either in Haringey or any other maintaining LA, is informed how they can make application in the forthcoming academic year.

2. Haringey residents can apply online at www.haringey.gov.uk/schooladmissions or alternatively submit a paper application available from the School Admissions Service.

3. Haringey Local Authority will take all reasonable steps to ensure that every parent who has a child in their last year of primary education within a maintained school, either in Haringey or elsewhere, and who is resident in Haringey can be signposted to a copy of Haringey's booklet which will be available in early September .

4. The booklet will also be available to parents who are non-residents and will include information on how they can access their home local authority's equivalent School Admissions Application Form.

5. The admission authorities within Haringey will not use supplementary information forms except where the information available through the School Admissions Application Form is insufficient for consideration of the application against the published over subscription criteria. Where supplementary information forms are used by the admission authorities within Haringey, the LA will seek to ensure that they only collect information which is required by the published oversubscription criteria, in accordance with paragraph 2.4 of the School Admissions Code 2021.

6. Where supplementary forms are used, they will be made available directly from the relevant schools. Such forms will advise parents that they must also complete their home local authority's School Admissions Application Form. The Haringey schools' booklet will indicate which Haringey schools require supplementary information forms to be completed.

7. Where a school in Haringey receives a supplementary information form, it will not be considered a valid application unless the parent/carer has also listed the school on their home LA's School Admissions Application Form.

8. Haringey Local Authority will share the details of each application for a Haringey voluntary-aided school, foundation school or academy with that school. Schools that require a supplementary information form will check that each parent has completed one. If one has not been received the school will make contact with the parent and ask them to complete one. The school will also check that each parent that has completed a supplementary form has also completed a School Admissions Application Form. If any parent has not completed a School Admissions Application Form, the school will share that information with Haringey Local Authority who will then contact the parent and ask them to complete one.

9. Applicants will be able to express a preference for six schools located within and/or outside Haringey Local Authority.

10. The order of preference given on the School Admissions Application Form will not be revealed to a school. However, where a parent resident in Haringey expresses a preference for schools in the area of another local authority, the order of preference will be revealed to that local authority in order to determine the highest preference offer in cases where a child is eligible for a place at more than one school.

11. Haringey undertakes to carry out the address verification process set out in its entry in LIAGG Address Verification Register. This will in all cases include validation of resident applicants against this LA's primary school data and the further investigation of any discrepancy. Additional information will be requested from parents at the time of application and this will be explained in the secondary booklet. Where this LA is not satisfied as to the validity of an address of an applicant whose preference has been sent to a maintaining LA, it will advise the maintaining LA no later than .

12. Haringey will confirm the status of any resident child for whom it receives an Application Form stating that s/he is a 'Child in Care' and will provide any additional evidence on receipt of a reasonable request to the maintaining LA in respect of a preference for a school in its area by .

13. Haringey will advise a maintaining LA of the reason for any preference expressed for a school in its area, in respect of a resident child born outside of the correct age cohort, and will forward any supporting documentation to the maintaining LA by .

PROCESSING

14. Applicants resident within Haringey must complete and return the School Admissions Application Form, which will be available on-line, by . However, Haringey LA encourages applicants to submit their application by to allow sufficient time to process and check all applications before the mandatory date when data must be sent to the Pan London Register (PLR).

15. Any application forms, changes to preferences or preference order received after will be treated as late. This means that such applications will be considered after those applicants who have applied on time.

16. Haringey will accept late applications and process them as on time only if they are late for a good reason and supported by written independent evidence. Upon receipt of the written independent evidence, each case will be decided on its own merits.

17. Where such applications contain preferences for schools in other LAs, Haringey will forward the details to maintaining LAs via the Pan-London Register (PLR) as they are received. Haringey will accept late applications which are considered to be on time within the terms of the home LA's scheme.

18. The latest date for the upload to the PLR of late applications which are considered to be on-time within the terms of the home LA's scheme is .

19. Where an applicant moves from one participating home LA to another after submitting an on-time application under the terms of the former home LA's scheme, the new home LA will accept the application as on-time up to , on the basis that an on-time application already exists within the Pan-London system.

20. Application data relating to applications for schools in other participating local authorities will be up-loaded to the Pan-London Register (PLR) by . Supplementary information provided with the School Admissions Application Form will be sent to Haringey voluntary-aided schools/maintaining local authorities by the same date.

21. Application data relating to Haringey schools from out-of-borough pupils will be received from the Pan London Register on .

22. Haringey Local Authority will notify each school within Haringey that is its own admission authority of every preference that has been made for the school, forwarding to them all relevant details from the School Admissions Application Form by .

23. Between and , voluntary-aided, foundation schools and Academies will assess their applications according to their admissions criteria.

24. Haringey will participate in the application data checking exercise scheduled between in the Pan-London timetable.

25. All preferences for schools within Haringey will be considered by the relevant admission authorities without reference to preference order. Voluntary-aided schools, Academies, Free schools and Foundation schools to provide Haringey LA with an electronic list of their applicants in rank order by . When the admission authorities within Haringey have provided a list of applicants in rank order, Haringey Local Authority shall, for each applicant to its schools for whom more than one potential offer is available, make the offer to the highest ranked school.

26. Haringey Local Authority will send the first ALT file to the Pan-London Register (PLR) giving offer details for their school by . The PLR will transmit the highest potential offer specified by the maintaining LA to the Home LA.

27. Haringey will eliminate all but the highest ranked offer where an applicant has more than one potential offer. This will involve exchanges of preference outcomes between the LAS (Local Admissions System) and the PLR which will continue until notification that a steady state has been achieved or until if this is sooner.

28. Haringey will not make an additional offer between the end of the iterative process and which may impact on an offer being made by another participating LA.

29. Notwithstanding paragraph 28 if an error is identified within the allocation of places at one of our schools, Haringey LA will attempt to manually resolve the allocation to correct the error. Where this impacts on another LA (either as a home or maintaining LA) Haringey LA will liaise with that LA to attempt to resolve the incorrect offer and any multiple offers which might occur. However,

if another LA is unable to resolve a multiple offer, or if the impact is too far reaching, Haringey will accept that the applicant(s) affected might receive a multiple offer.

30. Haringey will participate in the offer data checking exercise scheduled between .

31. Haringey will send a file to the E-Admissions portal with outcomes for all resident applicants who have applied online no later than .

OFFERS

32. Haringey will ensure, so far as is reasonably practical, that each resident applicant who cannot be offered a preference expressed on the School Admissions Application Form receives the offer of an alternative school place. The applicant will be offered a place at the nearest community school (or own admitting authority school if the governors have agreed to this) to the home address with an available place.

33. Haringey will inform all resident applicants of their highest offer of a school place and, where relevant, the reasons why higher preferences were not offered, whether they were for schools in the Home LA or in other participating LAs.

34. Haringey will use the form of Notification Letter set out in this document.

35. Notification of the outcome will be sent to parents on .

36. Details of the pupils to be offered will be made available to each Haringey primary school by .

37. Parents who are not offered a place at their preferred schools will be offered the right of appeal.

POST OFFER

38. Parents must accept or decline the offer of a place by . If they do not respond by this date the local authority will make every reasonable effort to contact the parent to find out whether or not they wish to accept the place. If the parent fails to respond to the local authority the school place will be withdrawn.

39. Where a parent accepts or declines a place by this information will be passed to the maintaining LA by **.** Where such information is received from applicants after , this LA will pass it to the maintaining LA as it is received.

40. Where a place becomes available in an oversubscribed maintained school or academy in Haringey, it will be offered from a waiting list ordered in accordance with paragraph 2.15 of the School Admissions Code 2021.

41. Haringey will inform the home LA, where different, of an offer for a maintained school or Academy in Haringey which can be made to an applicant resident in the home LA’s area, in order that the home LA can offer the place.

42. When acting as a maintaining LA, Haringey LA and the admission authorities within it will not inform an applicant resident in another LA that a place can be offered.

43. Haringey will offer a place at a maintained school or Academy in another LA to an applicant resident in its area, provided that the school is ranked higher on the School Admissions Application Form than any school already offered.

44. Where Haringey is informed by a maintaining LA of an offer which can be made to an applicant resident in Haringey which is ranked lower on the School Admissions Application Form than any school already offered, it will inform the maintaining LA that the offer will not be made.

45. Where Haringey, acting as a home LA, has agreed to a change of preference order for good reason, it must inform any maintaining LA affected by the change.

46. Haringey will inform the home LA, where different, of any change to an applicant's offer status as soon as it occurs.

47. Haringey will accept new applications (including additional preferences) from home LAs for maintained schools and Academies in its area.

WAITING LISTS

48. Where a child does not receive an offer of their first preference, his/her name will automatically be placed on the waiting list for each Haringey school for which he/she is eligible, that is a higher preference school to the one that has been offered. Parents will be advised that if they want to go on the waiting list for an out-of-borough school, that they must put this in writing to the School Admissions Service in Haringey.

49. Parents will be given the opportunity to make applications to Haringey schools to which they did not originally apply.

50. Waiting lists will be kept by all maintained admission authorities in Haringey and coordinated centrally by this local authority as part of the coordination of all admission applications. Academies, voluntary-aided and foundation schools will apply their own admission arrangements. Haringey local authority will keep a mirrored waiting list and will offer places on behalf of the governing body. Waiting lists for community schools will be administered centrally by the local authority.

51. Waiting lists for entry to Reception in September will be compiled after (after the deadline for acceptance of places) and will be kept in strict criteria order with no differentiation between on-time or late applications.

52. Waiting lists will be maintained and places allocated, as they become available, in accordance with each admission authority's published admission and oversubscription criteria.

53. Children will remain on the waiting list until the end of the Summer Term of the application year, unless parents contact the School Admissions Team to extend this further.

Timetable for entry to school in September

	Recommended closing date for receipt of the School Admission Application Form
	Statutory deadline for return of application to the Home LA
	Deadline for the transfer of application information by the Home LA to the PLR and supplementary information to Haringey VA schools/maintaining local authorities
–	Voluntary-aided schools and Academies will order their applications according to their admissions criteria
	Deadline for the upload of applications that are late but are considered to be on-time, to the PLR
	Pan-London data checking exercise of pupil applications exchanged via the PLR
	Voluntary-aided schools, Academies, Free schools and Foundation schools to provide Haringey LA with an electronic list of their applicants in rank order
	Deadline for the transfer of highest potential offer information from the Maintaining LAs to the PLR
	Final ALT file to the PLR
	Pan-London data checking exercise of pupil offer data
	Deadline for on-line ALT file to portal
	eAdmissions offers made/offer letters posted where applicants have made paper applications
	Date by which parents accept or decline offers
	Date by which LA will pass information to schools within Haringey (or for out-of-borough schools, to the maintaining LA) on parents who have accepted or declined a place.

NOTIFICATION LETTERS AND EMAILS

A. Offer Letter

Dear salutation,

Reception Admissions –firstname surname (DOB)

I am writing to let you know the outcome of your application for a primary school place. I am pleased to tell you that we are able to offer your child a place at School_name.

Please respond now to this offer online here: bit.ly/SchoolPlaceConfirmation. You must respond by (Date TBC) or the offer may be withdrawn.

When you respond online you will need to provide the following information:

Pupil ID	
First Name	
Surname	
Date of Birth	

Alternatively you can inform us by email using the address below. Failure to respond to your offer may result in the offer being withdrawn.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. This is the highest offer we can currently provide your child with.

The school will contact you shortly to provide further information about the arrangements for admission.

If you were not offered a higher preference school
I am sorry that it was not possible to offer your child a place at any of the schools listed as a higher preference on your application form. For each of these schools, there were more applications than places available and other applicants had a higher priority than your child under the school's published admission criteria. If you would like further information about why your child was not offered a place at one of your higher preference schools, please contact the admission authority for that school.

We are the admission authority for community and voluntary controlled (VC) schools in Haringey. For all other schools and academies in Haringey, please contact them directly to find out why your child was not offered a place. If you have applied for a school outside the borough then please contact the school admissions service in the borough where the school is located. The contact details for Haringey schools or the relevant admissions service in other boroughs can be found in our Primary Admissions Booklet and online at www.haringey.gov.uk/schooladmissions. Details of how places were offered in Haringey are published online at www.haringey.gov.uk/starting-primary-school.

Waiting lists
Please note that applications for any school that you listed lower on your application form have been automatically withdrawn.

I can confirm that your child's name will be placed on the waiting list for any Haringey Schools listed higher on your form. If you would like to be added to any other school waiting list (or removed from a list), please put your request in writing to the email address below. You can only be considered for a maximum of 6 schools at any time. If we can offer your child a place from a waiting list we will contact you. This process will start from [date TBC], after which you can check waiting lists positions online here: www.haringey.gov.uk/waiting-lists.

Please note that being on a waiting list does not guarantee your child a place at the school and their position on the list could go down as well as up as other applicants join the list.

Your right to appeal
You have the right of appeal if your child is refused a place at the schools listed on your form.
Full details of how to appeal are on our website: www.haringey.gov.uk/appeals.
Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. Accepting a school place will not influence the outcome of your appeal or your child's position on a waiting list.

If you have any questions about this letter please contact us using the contact details below.

Haringey School Admissions Service

B. Allocation Letter

Dear salutation,

Reception Admissions –firstname surname (DOB)

I am writing to let you know the outcome of your application for a primary school place. I am sorry to tell you that we have not been able to offer your child a place at any of the schools you listed on your application form. For each of these schools, there were more applications than places available and other applicants had a higher priority than your child under the school's published admission criteria.

Your child has been offered a place at School_name. This is the nearest Haringey school to your home address with an available place.

Please respond now to this offer online here: bit.ly/SchoolPlaceConfirmation. You must respond by [date TBC] or the offer may be withdrawn.

When you respond online you will need to provide the following information:

Pupil ID	
First Name	
Surname	
Date of Birth	

Alternatively you can inform us by email using the address listed below. Failure to respond to your offer may result in the offer being withdrawn.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. This is the highest offer we can currently provide your child with.

The school will contact you shortly to provide further information about the arrangements for admission.

If you would like further information about why your child was not offered a place at one of your higher preference schools, please contact the admission authority for that school. We are the admission authority for community and voluntary controlled (VC) schools in Haringey. For all other schools and academies in Haringey, please contact them directly to find out why your child was not offered a place. If you have applied for a school outside the borough then please contact the school admissions service in the borough where the school is located.

The contact details for Haringey schools or the relevant admissions service in other boroughs can be found in our Primary Admissions Booklet and online at www.haringey.gov.uk/schooladmissions. Details of how places were offered in Haringey are published online at www.haringey.gov.uk/starting-primary-school.

Waiting lists
I can confirm that your child's name has been put on the waiting list for all Haringey schools listed on your form. If you would like firstname to be added to any other school waiting list (or removed from a list), please put your request in writing to the email address below. You can be considered for a maximum of 6 schools at any time. If we can offer your child a place from a waiting list we will contact you. This process will start from [date TBC], after which you can check waiting lists positions online here: www.haringey.gov.uk/waiting-lists.

Please note that being on a waiting list does not guarantee your child a place at the school and their position on the list could go down as well as up as other applicants join the list.

Your right to appeal
You have the right of appeal if your child is refused a place at the schools listed on your form.
Full details of how to appeal are on our website: www.haringey.gov.uk/appeals.
Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of your appeal or your child's position on a waiting list.

If you have any questions about this letter please contact us using the contact details below. Officers are working remotely, so please respond by email.

Haringey School Admissions

C. Offer Email 1

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are pleased to be able to offer you your first preference school. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. Applications for any school that you listed lower on your application form have been automatically withdrawn. You can find further information about how school places were offered on our website.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

If you have any questions please contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

D. Offer Email 2

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are pleased to be able to offer you one of your preferred schools. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. We are sorry that it was not possible to offer a place at any of your higher preferences. For each of these schools there were more applications than places available, and other applicants had a higher priority than your child under the school's admission criteria. You can find more information on how school places were offered on our website.

Haringey waiting lists will open from [date TBC] and from that date you will be able to check your child's position online. Your child will automatically be placed on the waiting list for any Haringey schools listed higher on your application. Applications for any school listed lower on your application have been automatically withdrawn. Being on a waiting list does not guarantee your child a place at the school, and their position on the list could go down as well as up. To add or remove your child from waiting lists, email schooladmissions@haringey.gov.uk.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023. Accepting a school place will not influence the outcome of your appeal or your position on a waiting list.

If you have any questions contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

E. Allocation Email

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are sorry that we have not been able to offer your child a place at any of your preferred schools. This is because all the available places were offered to applicants who had a higher priority than your child under the school's admission criteria. Your child has been offered a place at the school listed above. You can find more information on how school places were offered on our website.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of an appeal or your position on a waiting list. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

Haringey waiting lists will open from [date TBC] and from that date you will be able to check your child's position online. Your child will automatically be placed on the waiting list for all Haringey schools listed on your application. Being on a waiting list does not guarantee your child a place at the school, and their position on the list could go down as well as up. To add or remove your child from waiting lists, email schooladmissions@haringey.gov.uk.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

If you have any questions contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

Pan-London Co-ordinated Scheme for Secondary Admissions

APPLICATIONS

1. Haringey Local Authority will advise home local authorities during the Summer Term of Year 5 of their resident pupils on the roll of Haringey's maintained primary schools and whose parents are eligible to make application in the forthcoming academic year.

2. Haringey residents can apply online at www.haringey.gov.uk/schooladmissions or alternatively submit a paper application available from the School Admissions Service.

3. Haringey Local Authority will take all reasonable steps to ensure that every parent who has a child in their last year of primary education within a maintained school, either in Haringey or elsewhere, and who is resident in Haringey can be signposted to a copy of Haringey's booklet which will be available in early September .

4. The booklet will also be available to parents who are non-residents and will include information on how they can access their home local authority's equivalent School Admissions Application Form.

5. The admission authorities within Haringey will not use supplementary information forms except where the information available through the School Admissions Application Form is insufficient for consideration of the application against the published over subscription criteria. Where supplementary information forms are used by the admission authorities within Haringey, the LA will seek to ensure that they only collect information which is required by the published oversubscription criteria, in accordance with paragraph 2.4 of the School Admissions Code 2021.

6. Where supplementary forms are used, they will be made available directly from the relevant schools. Such forms will advise parents that they must also complete their home local authority's School Admissions Application Form. The Haringey schools' booklet will indicate which Haringey schools require supplementary information forms to be completed.

7. Where a school in Haringey receives a supplementary information form, it will not be considered a valid application unless the parent/carer has also listed the school on their home LA's School Admissions Application Form.

8. Haringey Local Authority will share the details of each application for a Haringey voluntary-aided school, foundation school or academy with that school. Schools that require a supplementary information form will check that each parent has completed one. If one has not been received the school will make contact with the parent and ask them to complete one. The school will also check that each parent that has completed a supplementary form has also completed a School Admissions Application Form. If any parent has not completed a School Admissions Application Form, the school will share that information with Haringey Local Authority who will then contact the parent and ask them to complete one.

9. Applicants will be able to express a preference for six schools located within and/or outside Haringey Local Authority.

10. The order of preference given on the School Admissions Application Form will not be revealed to a school. However, where a parent resident in Haringey expresses a preference for schools in the area of another local authority, the order of preference will be revealed to that local authority in order to determine the highest preference offer in cases where a child is eligible for a place at more than one school.

11. Haringey undertakes to carry out the address verification process set out in its entry in LIAGG Address Verification Register. This will in all cases include validation of resident applicants against this LA's primary school data and the further investigation of any discrepancy. Additional information will be requested from parents at the time of application and this will be explained in the secondary booklet. Where this LA is not satisfied as to the validity of an address of an applicant whose preference has been sent to a maintaining LA, it will advise the maintaining LA no later than .

12. Haringey will confirm the status of any resident child for whom it receives an Application Form stating that s/he is a 'Child in Care' and will provide any additional evidence on receipt of a reasonable request to the maintaining LA in respect of a preference for a school in its area by .

13. Haringey will advise a maintaining LA of the reason for any preference expressed for a school in its area, in respect of a resident child born outside of the correct age cohort, and will forward any supporting documentation to the maintaining LA by .

PROCESSING

14. Applicants resident within Haringey must complete and return the School Admissions Application Form, which will be available on-line, by . However, Haringey LA encourages applicants to submit their application by to allow sufficient time to process and check all applications before the mandatory date when data must be sent to the Pan London Register (PLR).

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16. Haringey will accept late applications and process them as on time only if they are late for a good reason and supported by written independent evidence. Upon receipt of the written independent evidence, each case will be decided on its own merits.

17. Where such applications contain preferences for schools in other LAs, Haringey will forward the details to maintaining LAs via the Pan-London Register (PLR) as they are received. Haringey will accept late applications which are considered to be on time within the terms of the home LA's scheme.

18. The latest date for the upload to the PLR of late applications which are considered to be on-time within the terms of the home LA's scheme is .

19. Where an applicant moves from one participating home LA to another after submitting an on-time application under the terms of the former home LA's scheme, the new home LA will accept the application as on-time up to , on the basis that an on-time application already exists within the Pan-London system.

20. Application data relating to applications for schools in other participating local authorities will be up-loaded to the Pan-London Register (PLR) by . Supplementary information provided with the School Admissions Application Form will be sent to Haringey voluntary-aided schools/maintaining local authorities by the same date.

21. Application data relating to Haringey schools from out-of-borough pupils will be received from the Pan London Register on .

22. Haringey Local Authority will notify each school within Haringey that is its own admission authority of every preference that has been made for the school, forwarding to them all relevant details from the School Admissions Application Form by .

23. Between and , voluntary-aided, foundation schools and Academies will assess their applications according to their admissions criteria.

24. Haringey will participate in the application data checking exercise scheduled between in the Pan-London timetable.

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26. Haringey Local Authority will send the first ALT file to the Pan-London Register (PLR) giving offer details for their school by . The PLR will transmit the highest potential offer specified by the maintaining LA to the Home LA.

27. Haringey will eliminate all but the highest ranked offer where an applicant has more than one potential offer. This will involve exchanges of preference outcomes between the LAS (Local Admissions System) and the PLR which will continue until notification that a steady state has been achieved or until if this is sooner.

28. Haringey will not make an additional offer between the end of the iterative process and which may impact on an offer being made by another participating LA.

29. Notwithstanding paragraph 28 if an error is identified within the allocation of places at one of our schools, Haringey LA will attempt to manually resolve the allocation to correct the error. Where this impacts on another LA (either as a home or maintaining LA) Haringey LA will liaise with that LA to attempt to resolve the incorrect offer and any multiple offers which might occur. However,

if another LA is unable to resolve a multiple offer, or if the impact is too far reaching, Haringey will accept that the applicant(s) affected might receive a multiple offer.

30. Haringey will participate in the offer data checking exercise scheduled between .

31. Haringey will send a file to the E-Admissions portal with outcomes for all resident applicants who have applied online no later than .

OFFERS

32. Haringey will ensure, so far as is reasonably practical, that each resident applicant who cannot be offered a preference expressed on the School Admissions Application Form receives the offer of an alternative school place. The applicant will be offered a place at the nearest community school (or own admitting authority school if the governors have agreed to this) to the home address with an available place.

33. Haringey will inform all resident applicants of their highest offer of a school place and, where relevant, the reasons why higher preferences were not offered, whether they were for schools in the Home LA or in other participating LAs.

34. Haringey will use the form of Notification Letter set out in this document.

35. Notification of the outcome will be sent to parents on .

36. Details of the pupils to be offered will be made available to each Haringey primary school by .

37. Parents who are not offered a place at their preferred schools will be offered the right of appeal.

POST OFFER

38. Parents must accept or decline the offer of a place by . If they do not respond by this date the local authority will make every reasonable effort to contact the parent to find out whether or not they wish to accept the place. If the parent fails to respond to the local authority the school place will be withdrawn.

39. Where a parent accepts or declines a place by this information will be passed to the maintaining LA by **.** Where such information is received from applicants after , this LA will pass it to the maintaining LA as it is received.

40. Where a place becomes available in an oversubscribed maintained school or academy in Haringey, it will be offered from a waiting list ordered in accordance with paragraph 2.15 of the School Admissions Code 2021.

41. Haringey will inform the home LA, where different, of an offer for a maintained school or Academy in Haringey which can be made to an applicant resident in the home LA’s area, in order that the home LA can offer the place.

42. When acting as a maintaining LA, Haringey LA and the admission authorities within it will not inform an applicant resident in another LA that a place can be offered.

43. Haringey will offer a place at a maintained school or Academy in another LA to an applicant resident in its area, provided that the school is ranked higher on the School Admissions Application Form than any school already offered.

44. Where Haringey is informed by a maintaining LA of an offer which can be made to an applicant resident in Haringey which is ranked lower on the School Admissions Application Form than any school already offered, it will inform the maintaining LA that the offer will not be made.

45. Where Haringey, acting as a home LA, has agreed to a change of preference order for good reason, it must inform any maintaining LA affected by the change.

46. Haringey will inform the home LA, where different, of any change to an applicant's offer status as soon as it occurs.

47. Haringey will accept new applications (including additional preferences) from home LAs for maintained schools and Academies in its area.

WAITING LISTS

48. Where a child does not receive an offer of their first preference, his/her name will automatically be placed on the waiting list for each Haringey school for which he/she is eligible, that is a higher preference school to the one that has been offered. Parents will be advised that if they want to go on the waiting list for an out-of-borough school, that they must put this in writing to the School Admissions Service in Haringey.

49. Parents will be given the opportunity to make applications to Haringey schools to which they did not originally apply.

50. Waiting lists will be kept by all maintained admission authorities in Haringey and coordinated centrally by this local authority as part of the coordination of all admission applications. Academies, voluntary-aided and foundation schools will apply their own admission arrangements. Haringey local authority will keep a mirrored waiting list and will offer places on behalf of the governing body. Waiting lists for community schools will be administered centrally by the local authority.

51. Waiting lists for entry to Year 7 in September will be compiled after (after the deadline for acceptance of places) and will be kept in strict criteria order with no differentiation between on-time or late applications.

52. Waiting lists will be maintained and places allocated, as they become available, in accordance with each admission authority's published admission and oversubscription criteria.

53. Children will remain on the waiting list until the end of the Summer Term of the application year, unless parents contact the School Admissions Team to extend this further.

Timetable for entry to school in September

	Recommended closing date for receipt of the School Admission Application Form
	Statutory deadline for return of application to the Home LA
	Deadline for the transfer of application information by the Home LA to the PLR and supplementary information to Haringey VA schools/maintaining local authorities
–	Voluntary-aided schools and Academies will order their applications according to their admissions criteria
	Deadline for the upload of applications that are late but are considered to be on-time, to the PLR
	Pan-London data checking exercise of pupil applications exchanged via the PLR
	Voluntary-aided schools, Academies, Free schools and Foundation schools to provide Haringey LA with an electronic list of their applicants in rank order
	Deadline for the transfer of highest potential offer information from the Maintaining LAs to the PLR
	Final ALT file to the PLR
	Pan-London data checking exercise of pupil offer data
	Deadline for on-line ALT file to portal
	eAdmissions offers made/offer letters posted where applicants have made paper applications
	Date by which parents accept or decline offers
	Date by which LA will pass information to schools within Haringey (or for out-of-borough schools, to the maintaining LA) on parents who have accepted or declined a place.

NOTIFICATION LETTERS AND EMAILS

A. Offer Letter

Dear salutation

Secondary Transfer – firstname surname (DOB)

I am writing to let you know the outcome of your application for a secondary school place. I am pleased to tell you that we are able to offer your child a place at schoolname

Please respond now to this offer online here: bit.ly/SchoolPlaceConfirmation, or by post using the form attached to this letter. You must respond by [date TBC] or the offer may be withdrawn.

When you respond online you will need to provide the following information:

Pupil ID	
First Name	
Surname	
Date of Birth	

Alternatively you can visit one of Haringey's Customer Service Centres, or inform us by email using the address listed below. Failure to respond to your offer may result in the offer being withdrawn.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. This is the highest offer we can currently provide your child with, and we do not anticipate a large amount of movement for applicants this year.

The school will contact you shortly to provide further information about the arrangements for admission. If the school do not contact you within a week please contact the school directly.

If you were not offered a higher preference school
I am sorry that it was not possible to offer your child a place at any of the schools listed as a higher preference on your application form. For each of these schools, there were more applications than places available and other applicants had a higher priority than your child under the school's published admission criteria. If you would like further information about why your child was not offered a place at one of your higher preference schools, please contact the admission authority for that school.

We are the admission authority for community schools in Haringey. For all other schools and academies in Haringey, please contact them directly to find out why your child was not offered a place. If you have applied for a school outside the borough, then please contact the school admissions service in the borough where the school is located.

The contact details for Haringey schools or the relevant Admissions Service of the other boroughs can be found in our secondary school booklet online at www.haringey.gov.uk/schooladmissions. Details of how places were offered in Haringey are given at the end of this letter.

Waiting lists
Please note that applications for any school that you listed lower on your application form have been automatically withdrawn.

I can confirm that your child has been placed on the waiting list for all Haringey schools listed higher on your form. There are currently also places available at several schools in neighbouring boroughs.

If you would like firstname to be added to any other school waiting list (or removed from a list), including those outside Haringey, please put your request in writing to the email address below. You can only be considered for a maximum of 6 schools at any time. If we can offer your child a place from a waiting list we will contact you. This process will start from date [TBC], after which you can check waiting lists positions online here: www.haringey.gov.uk/waiting-lists. Please note that being on a waiting list does not guarantee your child a place at the school and their position on the list could go down as well as up as other applicants join the list.

Your right to appeal
You have the right of appeal if your child is refused a place at the schools listed on your form.
Full details of how to appeal are on our website: www.haringey.gov.uk/appeals. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of your appeal or your child's position on a waiting list.

If you have any questions about this letter, please contact us using the contact details below. Officers are still working from home, please respond by email.

School Admissions Service

B. Allocation Letter

Dear salutation

Secondary Transfer – firstname surname (DOB)

I am writing to let you know the outcome of your application for a secondary school place. I am sorry to tell you that we have not been able to offer your child a place at any of the schools you listed on your application form. For each of these schools, there were more applications than places available and other applicants had a higher priority than your child under the school's published admission criteria.

Your child has been offered a place at schoolname. This is the nearest Haringey school to your home address with an available place.

Please respond now to this offer online here: bit.ly/SchoolPlaceConfirmation, or by post using the form attached to this letter. You must respond by [date TBC] or the offer may be withdrawn.

When you respond online you will need to provide the following information:

Pupil ID	
First Name	
Surname	
Date of Birth	

Alternatively, you can visit one of Haringey's Customer Service Centres, or inform us by email using the address listed below. Failure to respond to your offer may result in the offer being withdrawn.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. This is the highest offer we can currently provide your child with, and we do not anticipate a large amount of movement for applicants this year.

The school will contact you shortly to provide further information about the arrangements for admission. If the school do not contact you within a week please contact the school directly.

If you would like further information about why your child was not offered a place at one of your preferred schools, please contact the admission authority for that school. We are the admission authority for community schools in Haringey. For all other schools and academies in Haringey, please contact them directly to find out why your child was not offered a place. If you have applied for a school outside the borough, then please contact the school admissions service in the borough where the school is located.

The contact details for Haringey schools or the relevant Admissions Service of the other boroughs can be found in our secondary school booklet online at www.haringey.gov.uk/schooladmissions. Details of how places were offered in Haringey are given at the end of this letter.

Waiting lists

I can confirm that your child has been placed on the waiting list for all Haringey schools listed on your form. There are currently also places available at several schools in neighbouring boroughs.

If you would like firstname to be added to any other school waiting list (or removed from a list), including those outside Haringey, please put your request in writing to the email address below. You can only be considered for a maximum of 6 schools at any time. If we can offer your child a place from a waiting list we will contact you. This process will start from [date TBC], after which you can check waiting lists positions online here: www.haringey.gov.uk/waiting-lists. Please note that being on a waiting list does not guarantee your child a place at the school and their position on the list could go down as well as up as other applicants join the list.

Your right to appeal

You have the right of appeal if your child is refused a place at the schools listed on your form.

Full details of how to appeal are on our website: www.haringey.gov.uk/appeals. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

We strongly recommend that you accept the place you have been offered as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of your appeal or your child's position on a waiting list.

If you have any questions about this letter, please contact us using the contact details below. Officers are working remotely, so please respond by email.

School Admissions Service

C. Offer Email 1

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are pleased to be able to offer you your first preference school. You must respond to this offer by [Date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. Applications for any school that you listed lower on your application form have been automatically withdrawn. You can find further information about how school places were offered on our website.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [Date TBC] for your appeal to be heard before September 2021.

If you have any questions please contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

D. Offer Email 2

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are pleased to be able to offer you one of your preferred schools. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. We are sorry that it was not possible to offer a place at any of your higher preferences. For each of these schools there were more applications than places available, and other applicants had a higher priority than your child under the school's admission criteria. You can find more information on how school places were offered on our website.

Waiting lists will open from [date TBC] and you will be able to check your child's position online. Your child will automatically be placed on the waiting list for any Haringey schools listed higher on your application. Applications for any school listed lower on your application have been automatically withdrawn. Being on a waiting list does not guarantee your child a place at the school, and their position on the list could go down as well as up. To add or remove your child from waiting lists, email schooladmissions@haringey.gov.uk.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023. Accepting the place will not influence the outcome of your appeal or your position on a waiting list.

If you have any questions contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

E. Allocation Email

PLEASE RESPOND TO YOUR OFFER NOW BY CLICKING THE REPLY BUTTON BELOW

We are sorry that we have not been able to offer your child a place at any of your preferred schools. This is because all the available places were offered to applicants who had a higher priority than your child under the school's admission criteria. Your child has been offered a place at the school listed above. You can find more information on how school places were offered on our website.

We strongly recommend that you accept the place you have been offered, as this will ensure that your child has a school place in September. Accepting the place will not influence the outcome of an appeal or your position on a waiting list. You must respond to this offer by [date TBC]. You will then receive a confirmation email and the school will write to you at a later date with further details.

Waiting lists will open from [date TBC] and you will be able to check your child's position online. Your child will automatically be placed on the waiting list for all Haringey schools listed on your application. Being on a waiting list does not guarantee your child a place at the school, and their position on the list could go down as well as up. To add or remove your child from waiting lists, email schooladmissions@haringey.gov.uk.

You have the right of appeal if your child is refused a place at any of the schools you listed on your form. Full details of how to appeal are on our website. Appeal forms must be submitted by [date TBC] for your appeal to be heard before September 2023.

If you have any questions contact us on 020 8489 1000 or email schooladmissions@haringey.gov.uk
Haringey School Admissions Team

Haringey Scheme for In-Year Admissions

APPLICATIONS

1. Applications from Haringey and non-Haringey residents for schools in Haringey must be made directly to the Haringey Schools Admission Service.

2. The in-year e-form is available to complete on the Haringey website or a paper application is available on request from the Haringey School Admissions Service.

3. Haringey residents applying for places at maintained schools and academies outside Haringey will need to apply directly to the LA (local authority) in whose area the school is situated.

4. The admission authorities within Haringey will not use supplementary forms except where the information available through the School Admissions Application Form is insufficient for consideration of the application against their published oversubscription criteria.

5. Where supplementary forms are used, they will be available from the school concerned. Haringey's admission booklets and website will indicate which schools require supplementary forms to be completed and from where they can be obtained.

6. Where an admission authority in Haringey receives a supplementary form, it will not consider it to be a valid application until such time as the parent/carer has listed the school on their home LA's School Admissions Application Form.

7. Where only the School Admissions Application Form is received, schools MUST rank the application according to the information available to them.

8. Applicants will be able to express a preference for a maximum of six schools within Haringey.

9. The order of preference given on the In-Year School Admissions Application Form will not be shared with any school.

10. The Haringey Schools Admission Service will carry out address verification for each application made to a maintained school or academy in Haringey. Where Haringey is not satisfied as to the validity of an address of an applicant it will advise the admission authority schools.

11. Haringey will check the status of any applicant who is a 'looked after or was previously looked after but immediately after being looked after became subject to an adoption, child arrangements or special guardianship order.'

PROCESSING

12. Parents/carers applying for schools in Haringey must complete the in-year e-form available on the Haringey website or request a paper application form available from the Haringey School Admissions Service.

13. Where an application is not fully completed, Haringey will not treat the application as valid until all information is received.

14. In the event that a Haringey resident applies to a non-Haringey school, Haringey will write to the parent/carer advising them to apply directly to the LA in whose area the school is situated.

15. If a pupil is currently on roll at a school in Haringey or a school in a neighbouring borough, the Admissions Service will advise the parent/carer to discuss the transfer with the Headteacher or senior Teacher at the school.

OFFERS

16. If a school has a vacancy, it is expected that an offer of a place will be made to the child entitled to that place in accordance with the published oversubscription criteria. The Local Authority will offer places at community schools and will also make offers on behalf of own admission authority schools should they so wish.

17. Haringey will write to parents who have not been offered a place at any of their preferred schools giving reasons and informing them of their right of appeal to an independent panel in accordance with the School Standards and Framework Act 1998.

18. Haringey will notify the Home LA of the outcome of applications for their residents.

19. When a child has been offered a place at a higher preference school, the lower ranking preferences will be withdrawn.

20. When a child has been offered a place at a lower preference school, the higher preferences will also be withdrawn unless the parent indicates otherwise. Only where a parent/carer has expressly set out that they wish to be put on the waiting list of those schools which are a higher preference will this be done.

21. Where a home applicant who is out of school cannot be offered a place at one of their named preferences, Haringey will offer the nearest community (or own admitting authority if the governors have agreed to this) school to the home address with an available place.

22. Where it is known that a non-Haringey resident is out of school and cannot be offered a place at one of their named preferences, Haringey will notify the home LA who will be responsible for identifying a school place for the child.

POST OFFER

23. Parent/carers will be expected to accept or decline the offer of a place as soon as possible. Parents must be given a reasonable amount of time to consider the offer (7 days minimum).

24. Where a parent does not respond within this timeframe Haringey will make every reasonable effort to contact the parent to find out whether or not they wish to accept the place. Where the parent fails to respond the offer of a place will be withdrawn.

25. Haringey will notify the home LA of any appeals that are upheld for Haringey schools.

26. Children will remain on the waiting list until the end of the academic year in which the application was made and Haringey will write to all parent/carers asking them to complete a new application form if they wish to stay on the waiting list(s) beyond this timeframe.

HARINGEY SCHOOLS

27. The Haringey School Admissions Service will require a list of every child on roll in every year group in all the relevant Haringey schools.

28. Schools will be required to provide a weekly roll update so that it is clear on a week by week basis where there are vacancies across all schools and year groups.

29. When a child leaves a Haringey school, the name of the child and the child's future educational provision must be communicated to the School Admissions Service.

TRANSFERRING BETWEEN SCHOOLS

30. Parent/carers wishing to move their children between local schools will be encouraged to discuss their reasons with their current school.

31. Parent/carers need to be aware of and consider the potential impact that any move might have on the education and wellbeing of their child(ren).

32. Parent/carers moving address will also be advised to think carefully before requesting to move their child(ren) to another school.

33. Where a parent/carer insists on a transfer, it would be unlawful for an admission authority to refuse a place if a vacancy exists.

FRAUDULENT APPLICATIONS

34. An offer on the grounds of proximity is conditional on the child being solely or mainly resident at the address provided at the time of application. A business address, a childminder's address, or any other address other than the child's home will not be accepted. Proof of address will be sought and may be subject to further investigation.

35. Haringey Council will make every effort to prevent fraudulent applications. Haringey will carry out random checks on a number of applications and reserve the right to carry out home visits to the address provided on the application form.

36. A school place obtained using a false address will be withdrawn and given to the child who was entitled to that place. If a place is obtained for an older child using fraudulent information, there will be no sibling connection available to subsequent children from that family.

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Final report on Isos Partnership support to address the challenge of falling primary rolls in Haringey

Summary

This paper sets out the conclusions of the first phase of work undertaken by Haringey Local Authority, supported by Isos Partnership, to address the issue of falling school rolls in primary schools in Haringey, and the associated impact on primary school finances. At the end of this report a plan for further work between January 2022 and November 2022 is set out to reach conclusions on how to address the shortfall in primary-aged pupils. The Local Authority will be working with schools to put this into effect over the next 11 months.

Scope of work

In September 2021, Isos Partnership was commissioned by Haringey Local Authority to support them, and schools in the borough, to address the issue of falling primary rolls. The purpose of this work was to:

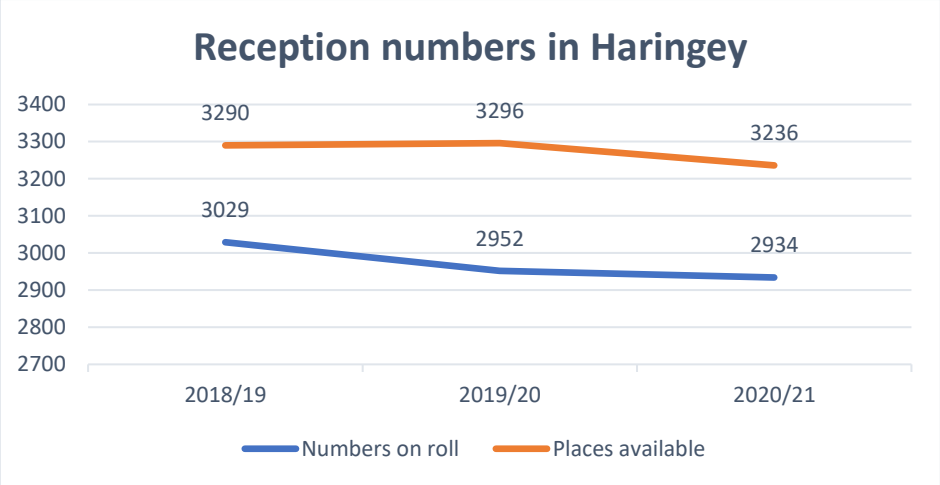
- Support the local authority and schools in developing a forward plan for addressing the shortfall in primary-aged children.
- Establish a shared understanding of the current context and future projections for primary rolls.
- Shed light on successful approaches that have been used elsewhere to address financial and capacity challenges.
- Recommend a process and governance options for taking forward decision-making in relation to primary capacity.

In carrying out this project we held individual interviews with headteachers, and in some cases also chairs of governors, in 13 primary schools; analysed the relevant data and documentation; engaged headteachers and chairs of governors in an open-invitation online briefing session; and carried out six locally based cluster meetings to explore the challenges and potential solutions in greater detail. This report brings together the findings of this process.

Current situation in terms of vacancies at borough level

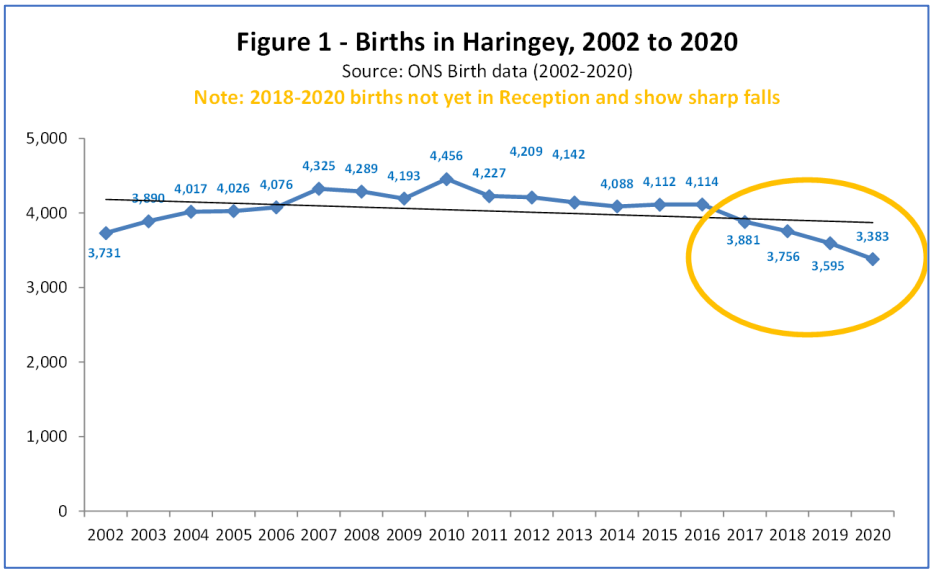
Overall vacancy numbers

As the chart below shows, the last three years have seen a reduction of 3% in the numbers of Reception-aged pupils on roll in Haringey primary schools. Currently, there are temporary caps in place in 6 primary schools, removing 6 forms of entry from the September 2021 intake. As of November 2021, there are 389 surplus Reception places – a vacancy rate of 13% across the whole borough. Across all primary year groups the overall vacancy rate is 10.7%.



Why are Haringey primary schools experiencing vacancies?

The experience of reducing numbers of primary-aged children is not unique to Haringey. It is being seen, to a greater or lesser extent, across almost all London boroughs. There are several factors which appear to be contributing to the reductions in primary aged children. Perhaps the most pertinent, and the easiest to demonstrate in terms of data, is the falling birth rate. The chart below shows that live births in Haringey fell from 4115 in 2015 to 3,383 in 2020. The September 2021 cohort of children entering Primary school was born in 2017, so the full extent of a falling birth rate has not yet fully worked through the system. This suggests that primary schools should prepare for further pupil reductions.



However, a falling birth rate is not the only factor contributing to the drop in pupil numbers. There is also evidence from schools, and others who engaged in this project, that:

- Reducing levels of inward migration, either as a result of Brexit or other economic or social forces, is leading to fewer families moving to London.
- Benefit caps and pressure on social housing has led to families being rehoused in other areas outside Haringey.

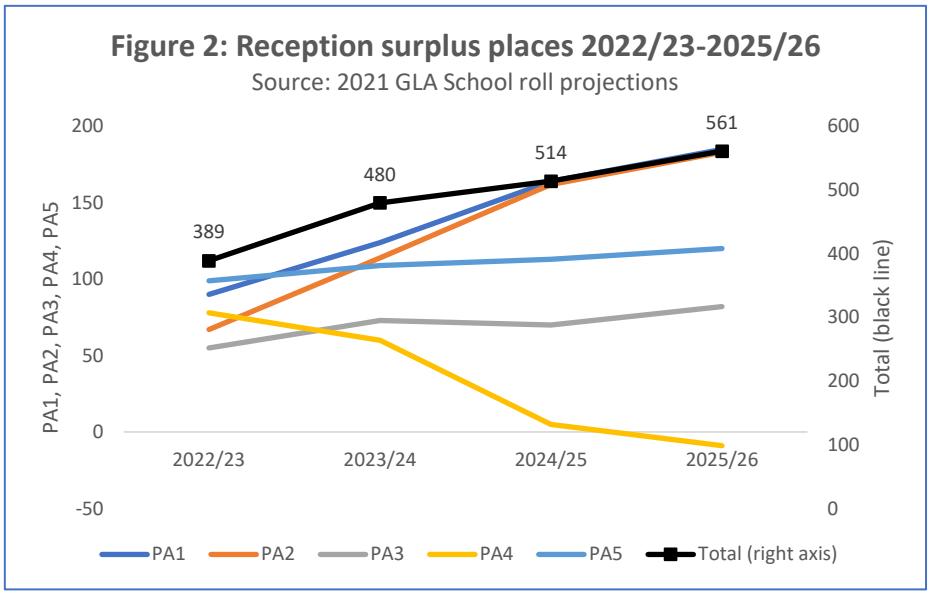
- The affordability and scarcity of family housing means that increasing numbers of families choose to move out of central London as their children get older.
- Increasing levels of vacancies in primary schools in other Inner London boroughs supports increased movement of primary-aged pupils across LA boundaries.
- Covid has amplified the trends of less inward migration and more outward migration of London families.

These compounding factors explain why, in addition to higher vacancy rates in the Reception, Year 1 and Year 2, schools are also experiencing increasing levels of pupil mobility leading to vacancies in older age ranges.

Future projections

Projecting the number of primary places needed in the future is very complex. Like any projections, estimates of pupil numbers tend to become less reliable the further forward one looks. The factors which are taken account in pupil projections include some known variables, such as the birth rate, and a range of unknown variables such as future levels of migration (both inwards and outwards), pupil yield from planned housing developments, parental decisions about whether to educate their children in the state sector or the independent sector, and movement of pupils between boroughs.

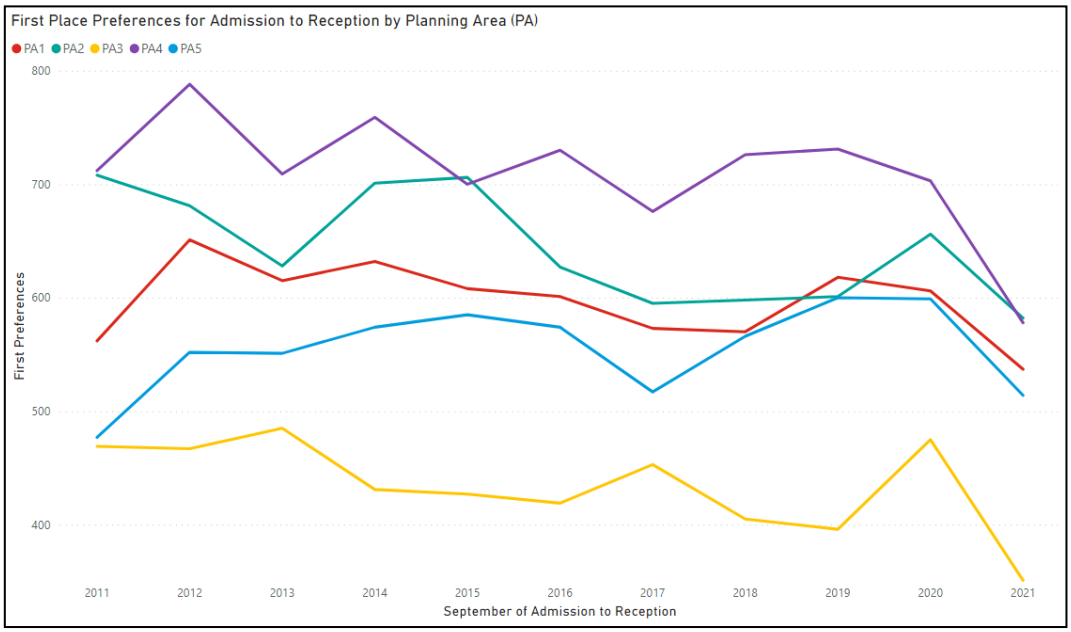
Haringey's forward projections, based on GLA school roll data, show that the anticipated number of Reception vacancies will rise from 389 to 561 over the next four years. Four out of the five planning areas in the borough are forecast to experience rising vacancy levels over this period.



Impact of Covid 19 pandemic on pupil numbers

There is an even greater degree of uncertainty at present around future pupil numbers due to the unknown long-term impact of the Covid 19 Pandemic. It is likely that the full ramifications will not be known for a few years. This makes it all the more important to build flexibility into any future decisions. Modelling by PWC suggested that the London population may fall by as many as 300,000 people as a result of the pandemic. Whether this is a long-term change in behaviour or a short-term response to the crisis is not yet clear.

The very sharp drop between 2019/20 and 2020/21 in first place preferences for Haringey schools, as shown in the chart below, may be indicative of the Covid impact in addition to the other factors discussed above.



Projections for individual schools

If pupil projections at borough level are complex, pupil projections for individual schools are fraught with difficulty. It was evident from our interviews and workshops with schools, and from analysis of the data, that the conditions that govern whether an individual school is empty or full are extremely difficult to model. School vacancies will of course be determined by the number of children of primary school age living in the immediate area, and by the concentration of other primary schools within walking distance. However, the popularity of the individual school, the ease of access and the demographic make-up of the intake will also play a significant part. For example, a school serving a relatively affluent population may lose more pupils to transfers to the independent sector or international families relocating with work. Schools serving more deprived communities may lose more pupils as a result of changes to benefits and rehousing outside London where social housing is not locally available.

It is also apparent that as overall pupil numbers fall, greater flexibility in the system allows for more parental choice which means that the difference between more or less popular schools in an area becomes amplified. Furthermore, oversubscribed schools are able to draw on their waiting lists if vacancies occur. This, in effect, means that the vacancies are passed on to other schools that are not oversubscribed.

Implications at planning area and school level

Although the borough average level of vacancies currently stands at 13% this differs markedly between different areas of the borough and between schools.

Variation in vacancy levels by locality

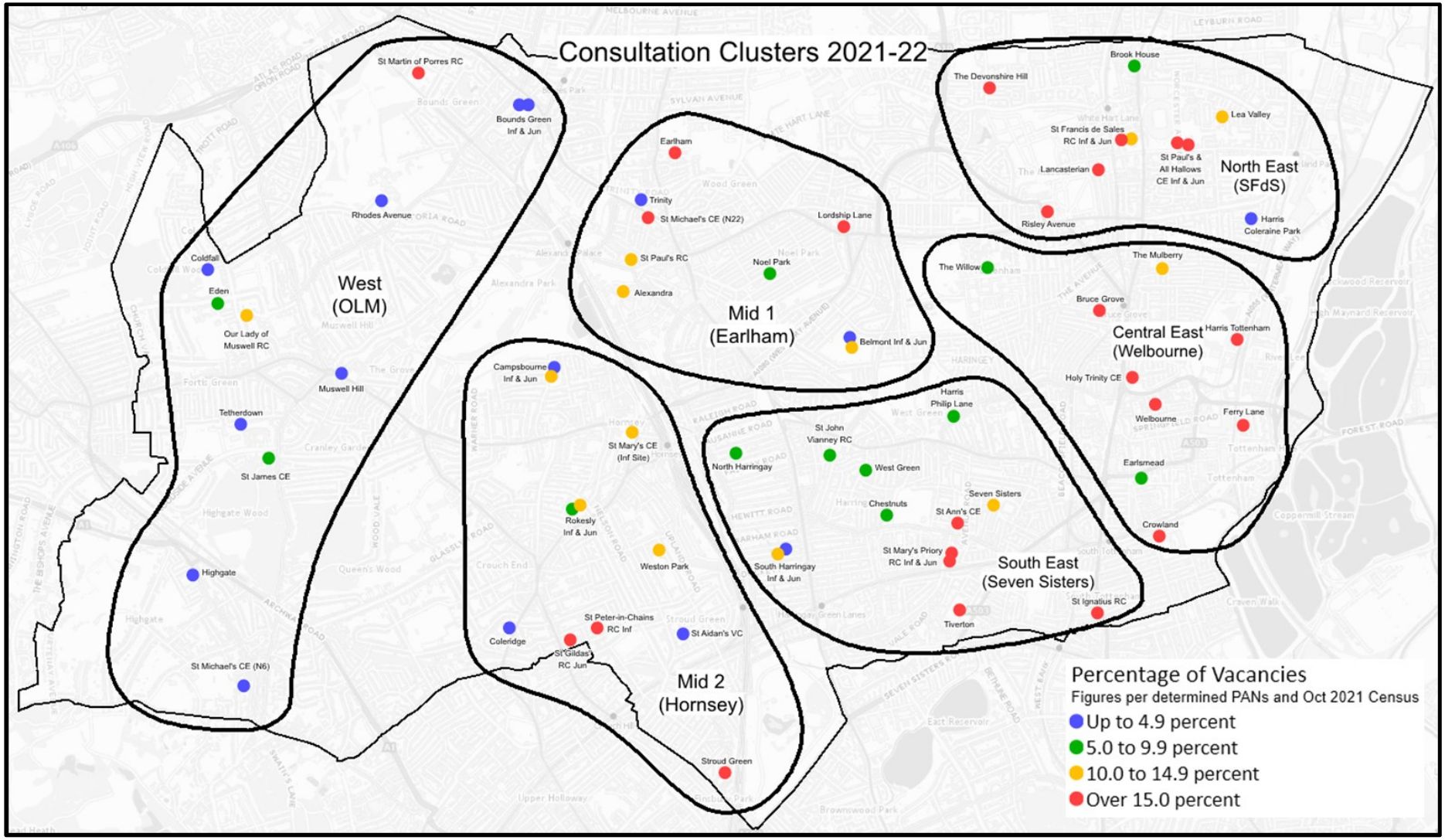
The table below shows overall primary capacity and vacancy levels across six locality clusters in November 2021. Annex A shows a breakdown of schools by cluster area:

Cluster name	Capacity	Numbers on roll	Vacant numbers	Vacant percentages
South East (Seven Sisters)	3,330	2,831	499	15.0%
Central East (Welbourne)	3,120	2,655	465	14.9%
North East (St Francis de Sales)	3,669	3,160	509	13.9%
West (OLM)	4,620	4,435	195	4.0%
Mid 1 (Earlham)	3,198	2,889	309	9.7%
Mid 2 (Hornsey)	4,590	4,157	433	9.4%

Variation between individual schools

At individual school level the variation in vacancies is unsurprisingly even more marked than at planning area level and range from no vacancies to around 35% vacant at a small number of schools.

The map below shows all schools and their level of vacancy. In general, schools in the East of the borough are experiencing higher vacancy levels than those in the West. It is also apparent from the geographical distribution that localities with very high concentrations of primary schools within a comfortable walking distance tend to have one or more schools with high vacancy levels. It also highlights the potential vulnerability of schools very close to a local authority border.


Consultation Clusters 2021-22
West (OLM)
Mid 1 (Earlham)
Mid 2 (Hornsey)
North East (SFdS)
Central East (Welbourne)
South East (Seven Sisters)
St Martin of Porres RC
Bounds Green Inf & Jun
Rhodes Avenue
Coldfall
Eden
Our Lady of Muswell RC
Muswell Hill
Tetherdown
St James CE
Highgate
St Michael's CE (N6)
Earlham
Trinity
St Michael's CE (N22)
Lordship Lane
St Paul's RC
Noel Park
Alexandra
Belmont Inf & Jun
Campsbourne Inf & Jun
St Mary's CE (Inf Site)
Rokesly Inf & Jun
Weston Park
Coleridge
St Peter-in-Chains RC Inf
St Aidan's VC
St Gildas RC Jun
Stroud Green
Brook House
The Devonshire Hill
Lea Valley
St Francis de Sales RC Inf & Jun
St Paul's & All Hallows CE Inf & Jun
Lancasterian
Risley Avenue
Harris Coleraine Park
The Willow
The Mulberry
Bruce Grove
Harris Tottenham
Holy Trinity CE
Welbourne
Ferry Lane
Earlsmead
Crowland
Harris Philip Lane
St John Vianney RC
North Harringay
West Green
Chestnuts
Seven Sisters
St Ann's CE
South Harringay Inf & Jun
St Mary's Priory RC Inf & Jun
St Ignatius RC
Tiverton
Percentage of Vacancies
Figures per determined PANs and Oct 2021 Census
Up to 4.9 percent
5.0 to 9.9 percent
10.0 to 14.9 percent
Over 15.0 percent

Financial implications of low pupil numbers

Overall finance situation

In Haringey, the overall financial situation for primary schools is challenging. In 2019/20, 40 primary schools in Haringey reported in-year deficits. Although this number is likely to fall in 2020/21, due to the financial impact of school closures on budgets, the expectation is that the respite will be short-lived.

Clearly there is a strong relationship between low pupil numbers and financial insecurity at school level. Estimating the financial impact of losing a pupil is challenging due to the range of different funding streams which can attach to individual pupils. In Haringey, the age weighted pupil unit (AWPU) for primary schools in Haringey is set at £4,187 per pupil.

The modelled example below shows the impact of falling pupil numbers on a fairly typical 2 form entry primary school in another London Borough. A reduction in the pupil roll of about 7% in the pupil roll leads to a reduction in annual budget of over £100,000.

In 2019/20 the school had **374** pupils on roll, with **38** children in reception. The upper years of the school were close to full; the lower years of the school were not. The table below shows the school's income in 2019/20, based on 374 pupils and compares that with the projected income in 2024/25 for that school if it **continued to recruit at the same level as it did in 2019/20** for the next 5 years. This is **just** the impact of lower reception numbers working through the school. It does **not** assume any further reduction in numbers across the borough which may further impact the school in question. This is based on losing AWPU plus a percentage of other pupil-driven elements of the funding formula.

	2019/20	2024/25	Cumulative loss
Pupils	374	347	-27
Income	2,770,000	2,660,000	-£110,000

Summary of the activities undertaken during the course of this project to respond to these pressures

Supported by Isos Partnership, the local authority has worked with schools over the course of the Autumn term on three main activities:

Individual interviews with 13 primary schools

The individual interviews that Isos carried out with a selection of primary schools demonstrated schools' keen awareness of the problem, but less confidence in finding solutions.

Schools were coming to terms with the data, and recognised rolls were falling, but many were thinking more about how to minimise the impact for their school than the strategic challenge across the borough. There was uncertainty about the impact of regeneration planning and the relationship between housing strategy, capital spend and what the best solutions for the education community might be. There was also some concern that falling rolls planning is disproportionately impacting on disadvantaged areas.

Some schools were hoping that the LA would be able to give financial support whilst they went through a challenging period of low numbers. Others were considering the potential for permanent CAPs, and other possible changes, including different uses of the building.

Funding of SEND came up in many schools as a financial challenge. Some schools had been able to use space in their buildings to trial different approaches to SEND and AP.

Although data is in the public domain, and there is a Place Planning Strategy, few schools felt familiar with the principles involved or the likely impacts. Most said that they would welcome further information about what is likely to happen in their areas.

The issues raised all fed into planning for the Open Briefing and the Regional Workshops.

The Open Briefing

This was well attended, with 60 Headteachers and Chairs of Governors present.

Setting out the context in this way was very clear for schools and provided a good overview of issues the family of schools are facing.

Amongst points raised were

- Need to refresh School Place Planning Principles for a different era
- Concern about how the "Master Plan" and School Place Planning dovetail
- Re-assurance was given that Housing, Education and Regeneration Teams are working together
- Schools felt that a very clear message had now been given about the future and that it was time to consider future possibilities
- They would like further information about the LAs view of how much reduction is needed
- Finances are particularly pressured because of not receiving Inner London weighting but having to pay Inner London salaries, and the impact of SEND numbers and processes.
- They would like to be clearer about timescales and direction of travel

Regional workshops built on the points raised.

Regional Workshops

These were held on 25th and 29th November. Local Authority officers set out the context and the challenge facing primary schools in the locality, with Isos Partnership contributing information about partnership models and their impact, and some specific examples of the impact these changes had in some other Boroughs. In the second part of the sessions schools were asked to feedback to other schools present their current situation, and any plans they had that might reduce future risks.

The sessions were held in 6 areas around Haringey, and were attended by a range of representatives from schools including headteachers, governors and school business managers. Almost all schools attended at least one workshop.

Local data sheets were provided which included an indication for each area of the potential forms of entry that need to be reduced.

As a next step, schools said that they would value facilitated discussion in smaller groups, with more detailed inputs on the possible options for reductions that could be put in place in targeted areas.

Next steps

Reducing surplus capacity

Following the workshops, the Local Authority and schools will need to work together to identify the options for removing surplus capacity from the system in order to maintain the quality and financial sustainability of the primary offer in Haringey. Haringey Local Authority currently projects that up to

13 forms of entry will need to be removed by 2022/23 to sustain a well-functioning primary system. The table below shows how they are distributed between local cluster areas. It also shows existing temporary capping arrangements that are currently in place which account for 6 forms of entry. The target to remove 13 forms of entry is based on permanent published admissions numbers. If the existing temporary caps were made permanent, then a further reduction by 7 forms of entry would be required.

Cluster Name	Reduce PAN permanently by	Current temporary reception PAN reductions in place
Mid 1 (Earlham)	2FE	2FE
Mid 2 (Hornsey)	2FE	None
West (OLM)	2FE	None
South East (Seven Sisters)	2FE	1FE
North East (Frances de Sales)	2-3 FE	2FE
Central East (Welbourne)	2-3 FE	1FE
Total	Up to 13FE	6FE

The local authority, the Dioceses and individual school governing bodies will need to consider the full range of possible solutions to remove forms of entry in a fair and constructive way that prioritises the quality of education and good outcomes for children and young people. The range of possible solutions will entail temporary and permanent capping arrangements, federations, executive leadership models, and amalgamations.

Principles to guide the work

In order to guide such a significant programme of organisational change, the local authority, schools and partners will need to be informed by a set of principles. These were discussed with schools at the open briefing session and re-presented at the workshops. The following principles respond to the suggestions made by schools and could, following any further consultation and comment, be adopted as a foundation for the work going forwards:

1) When evaluating different options to reduce surplus places, prioritise those decisions most likely to deliver the best outcomes for children in Haringey.

2) Have regard to the impact of any changes on the viability and standards at existing schools, enshrining the sustainability of all schools where possible;

3) Bring forward proposals that make best use of scarce capital resources; prioritise forms of school organisation that will remain financially viable under a range of different funding scenarios and provide flexibility to address population change;

4) Work with schools to provide the optimum forms of entry appropriate to the capacity of the school site and the level of demand for that particular school, giving each school the capacity to meet our aspirations;

5) Maximise opportunities for children, families and professionals by working across institutions where applicable;

6) Wherever possible use changes in the supply of school places as an opportunity to improve and maximise the potential of sites and premises that can enhance flexibility and react to

changes in demand;

7) Where supply of school places exceeds demand undertake a process of research and consultation to establish which planning areas and schools should reduce in PAN on a temporary or permanent basis whilst observing principles 2-7 above.

Consideration of risk

Schools also asked for guidance on a range of risk factors that they might consider, with their governing bodies, in order to support a future assessment of options. The risk indicators should be objective, transparent and agreed with schools. An initial proposition for the indicators that might be included is set out below. However, more thought needs to be given to these both individually and in terms of how they interact. For example, a school may not be 'high-risk' if it hits just one of the risk indicators, but it may be if it hits three or more or if it exhibits both rolls risk and financial risk simultaneously. Further thought also needs to be given to the rapidity with which schools can change and therefore the time period over which the risk indicator set might be applied. A possible set of risk indicators, for further consultation with schools, is:

a) Reception intake below 24 (in a 1 form entry primary school) or below 48 (in a 2 form entry)

b) More than 3 vacancies per FE across the school (so more than 10% vacancies overall)

c) Unsuitable/poorly positioned building

d) Potential senior leadership (especially HT) changes

e) In year deficit

f) No (or negative) reserves

g) School standards low or slipping

It is recommended that schools are engaged and consulted in the New Year on whether these are the right risks to consider, and how they might be used to inform meetings with governors or with other schools.

Governance

It is helpful, in implementing a complex and difficult change process, to be clear about where governance of that process lies. Key decisions, with regard to Local Authority maintained schools, will be taken by Cabinet. However, it is also helpful to have formal oversight of the process by a representative group that includes schools of all types. It is therefore proposed that Schools Forum should be asked to maintain a collective and collaborative governance of the process going forward.

Reaching decisions on where surplus capacity will be removed

The next period will be critical in evaluating potential solutions to the challenges facing primary schools and reaching decisions about how and where surplus capacity can be removed. Our experience from other areas suggests that this process is most likely to lead to secure and sustainable solutions when there is a coming together of bottom-up ideas, generated by schools, and top-down suggestions made by the local authority and the Dioceses, based on the best available data and analysis.

Over the coming months there are several key milestones which are likely to influence this process. The first is the new data on applications for the September 2022 intake that will be available in February. This will provide the first indication of how the trends in pupil numbers are playing out in Haringey. The second is the potential publication of a Schools White Paper at some point in the New Year. This may coincide with the findings of the national SEND review. Finally local elections will cement the borough's local political priorities. These three factors make it prudent to use the January to April period to start to generate future options through further analysis of the data, more detailed modelling for example of pupil travel to school patterns, and schools' own deliberations individually and collectively. The local authority will be ready to support this process with practical and technical advice.

In May, following the local government elections and the further information that will be available at that point, including early offers data, the plan is to bring schools together in smaller cluster workshops to develop and agree concrete proposals for reducing capacity that will form the basis for a formal September consultation for changes in September 2024/25. Prior to this, close working with the Schools Adjudicator should ensure that the opportunity for additional reductions to PAN at schools across the whole borough reduce immediate surplus capacity in advance of more permanent adjustments.

The timetable below describes these key activities on a monthly basis:

Month	Activity
February 2022	LA to write to schools with a timetable to support the change process asking for comments and reminding schools that comments are welcome on risks and principles. Task Schools Forum with providing strategic oversight and governance of the process.
February 2022	LA to hold briefing to update schools on early applications information and January census. Latest data used to revisit proposed reductions in FE per area. Keep Schools Adjudicator updated Re. processes. Ensure Financial/HR/Strategic/Governance support is available for schools.
March / April	Provide schools with any further support that they may request on an individual or group basis in order to further their planning and consideration of options. This might include: - one to one discussion with LA - facilitated discussion between a group of schools - mapping of pupil routes to school - LA support to liaise with specific schools either within or outside LA, - Facilitated discussions with GBs - Timetable planning for change processes

	- Consideration of organisational change processes and timetables for staff reductions During this period, any activity will need to be governed by the rules concerning the pre-election period. Depending on publication timing, the Local Authority will also want to consider the implications of the direction of travel set out in the anticipated DfE white paper and provide guidance to schools on this.
May / June	Share early offers data May 5th elections May/June Training for new LA administration. LA Cluster workshops with schools. Potential approach to Schools Adjudicator (maintained schools) / Secretary of State (Academies) re potential early CAPs (in-year variation) - this would need to include evidence of future consultation plans Discuss the possibilities for starting school level or borough wide consultation , share ideas about ways to manage consultations (for example, schools may want to delegate responsibility to LA to consult i.e. holistic approach).
September	Consultation(s) must take place to allow for statutory changes to be included as part of annual admissions cycle.
October	Preparation of Cabinet Report for changes planned for Sept 2024/5 (Adjudicator /Secretary of State briefed on planned reductions via consultation to allow scope for them to take effect immediately from Sept 2023/24) Further workshop/training on managing organisational change. Including input from HR, pensions, finance.
November	Cabinet decides on consultation outcomes.

Longer term

It has become apparent, during the course of this project, that a likely implication of the need to reduce surplus capacity in the primary sector in Haringey will be an increase in the proportion of 1FE schools. The small number of larger primary schools (3FE+) in Haringey means that some of the burden of reduction is likely to fall on 2FE schools reducing to a single form of entry. In the current financial climate, when schools budgets are under pressure from many sources, 1FE schools can often experience more significant financial challenges than larger schools. This is often because the “fixed costs” of the school – leadership, teaching staff, premises etc – form a greater proportion of the overall budget than in a larger school leaving less flexibility for achieving savings. If the future shape of the primary system in Haringey is to be financially sustainable, this may require a conscious

strategy to put in place measures that will enable 1FE schools to operate as efficiently as possible. This is likely to involve exploring the full range of partnership options, including federation and executive leadership, that enable costs to be shared across multiple schools.

Conclusion

The delivery of the suggested programme will be led by Council Officers with oversight and decision making from Cabinet and continuing support by the Haringey Education Partnership and the ISOS Partnership. ISOS Partnership will be able to provide a breadth of experience and suggest objective informed approaches whilst HEP will be in a position to support school business and governance processes including training on alongside curriculum, pedagogy, inclusion and leadership.

Isos Partnership will be able to provide some strategic, training and mentoring support but the LA, HEP and Schools themselves will need to consider how they will develop the capacity to manage change whilst protecting quality.

The evidence seen by Isos so far suggests that whilst this is a challenging time the strength of the partnerships in Haringey mean that collectively there is the commitment, as well as the skills and experience to move forward positively, but there is a need to shift from discussing the problem to active development and implementation of solutions. In the long run this will be positive for Haringey children, but there will be some difficult decisions along the journey.

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Proposed Admission Arrangements for Secondary Transfer Admissions to Woodside High School in September 2024

Published admission number (PAN)

The admission number for Woodside High School for entry to year 7 in September 2024 is **240**.

Oversubscription criteria

When the school is oversubscribed, after the admission of pupils with an Education, Health and Care plan naming Woodside High School, priority for admission will be given to those children who meet the criteria set out below, in priority order:

1. **Children Looked After**

Children who are looked after by a local authority or were previously looked after but immediately after being looked after, became subject to an adoption, child arrangements, or special guardianship order, including those who appear to the admission authority to have been in state care outside of England and ceased to be in state care as a result of being adopted.

A looked after child is a child who is (a) in the care of a local authority, or (b) being provided with accommodation by a local authority in the exercise of their social services functions (see the definition in Section 22(1) of the Children Act 1989).

2. **Social Medical**

Children who the Governors accept have an exceptional medical or social need for a place at Woodside High School. Applications will only be considered under this category if they are supported by a written statement from a doctor, social worker or other relevant independent professional. The information must confirm the exceptional medical or social need and demonstrate how Woodside High School is the only school that can meet the defined needs of the child.

3. **Brother or Sister (sibling)**

Children with a brother or sister already attending Woodside High School and who will still be attending in years 7-11 on the date of admission.

If a place is obtained for an older child using fraudulent information, there will be no sibling connection available to subsequent children from that family.

4. **Children of staff**

- Children of teaching staff of Woodside High School where the member of staff has been employed at the school for two or more years at the time of application, and/or

- Children of a member of staff who has been recruited to fill a vacancy for which there is a demonstrable skill shortage.

5. Distance

Children whose home address is closest to Woodside High School.

Distance will be measured in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system.

Tie breakers

Children cannot be considered under more than one criterion. Within each criterion the sole tiebreaker to decide between two applications is children whose home address is closest to the school, measured in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system.

The tiebreaker for two or more applications whose home address is exactly the same distance from the school (and who are not from multiple births) will be random allocation using a computerised system. The random allocation process will be supervised by an independent body.

Multiple births

If only one place is available at the school and the next child(ren) who qualifies for a place is one of multiple birth, Woodside High School will admit them over their published admission number.

Notes

(i) Home address is defined as the child's only or main residence. A business address, a childminder's address or any address including a family member's address other than the child's only or main residence will not be accepted.

(ii) If parents are separated, the application should be made by the parent the child normally lives with. Where a child spends equal time during the school week with each parent, the exact arrangements must be made clear in a letter with a copy of any custody or residency order submitted with the application. It is the parents' responsibility to agree between themselves and make clear which address will be used and to provide supporting evidence in respect of that address. An application can only be processed from one address. The final decision about which address is to be used rests with the Governors.

(iii) Previously looked after children include those children who appear (to the admission authority) to have been in state care outside of England and ceased to be in state care as a result of being adopted. A child is regarded as having been in state care outside of England if they were in the care of or were accommodated by a public authority, a religious organisation, or any other provider of care whose sole or main purpose is to benefit society.

(iv) A sibling is a full brother or sister, a step/half brother or sister, a foster brother or sister or an adopted brother or sister living at the same address as the child for whom the application is being made.

(v) Priority for children of teaching staff will be limited to one place for each form of entry in any year. Exception to this will apply to children of multiple birth or those born in the same academic year. All such applications be accompanied with the relevant paperwork supporting an application on these grounds. The applicant must take sole responsibility to provide such paperwork. Without the provision of the relevant papers, priority will not be given on these grounds.

(vi) Woodside High School uses Haringey Council's distance measurement system. Haringey measures distance in a straight line from the Ordnance Survey address point of the child's home to the Ordnance Survey address point of the school, calculated using a computerised mapping system. Measurements by alternative systems or to other points will not be taken into account in any circumstances. Where applicants have identical distance measurements, priority amongst them will be determined at random using a computerised system.

Waiting lists

Where a child does not receive an offer at Woodside High School, parents can request that their name is placed on the waiting list. Waiting lists are ordered, and places allocated as they become available, strictly in accordance with the school's admissions criteria.

Waiting list positions can change at any time and a child's position may go down as well as up if other applicants with higher priority join the waiting list. Being on the waiting list does not guarantee a place in the school.

Waiting lists are maintained throughout the year and are refreshed on an annual basis at the end of the summer term. At this time parents will be contacted to confirm if they wish for their child to remain on the waiting list.

Requests for children to be educated outside their chronological age group

Where families request that their child is educated outside their chronological age group the Governors will make a decision on the basis of the circumstances of the case and in the best interests of the child concerned. This will include taking account of the child's individual needs and abilities and to consider whether these can best be met in their chronological year or a different year group. It will also involve taking account of:

- the parents' views
- information about the child's academic, social and emotional development
- where relevant their medical history and the views of a medical professional
- whether they have previously been educated out of their normal age group
- whether they may naturally have fallen into a lower age group if it were not for being born prematurely, and

- where relevant, the potential impact on the child of being admitted to their chronological year group without first having completed the preceding year.

The views of the headteacher will be an important part of this consideration.

Parents should write to Haringey Council giving reasons for their request. This should be accompanied by an application for the child's actual year group. The application will be processed and a school place secured in the child's actual year group.

This place can later be withdrawn if the request for delayed admission is approved. Parents who are granted their request must then make a fresh application for a place in the agreed year group. This application will be considered in accordance with the school's oversubscription criteria in the event of oversubscription. The decision will be reviewed once the child has started school at intervals agreed by the family and the school.

Requests will be considered by the Governors during the summer term before the September in which the child will be admitted to his or her correct age group. This panel will meet following the secondary National Offer Day. For late or in-year requests the panel will meet to consider applications regularly throughout the school year. If parents would like to make an application for an own admission authority school, they will need approach the relevant school with their request.

Parents have a statutory right to appeal against the refusal of a place at a school for which they have applied. This right does not apply if they are offered a place at the school but it is not in their preferred age group.

Proposed Admission Arrangements for In-Year Admissions to Woodside High School in September 2024-25

Applications for in-year admissions to Woodside High School are processed by Haringey Council on behalf of the school. In-year applications can be submitted online here: www.haringey.gov.uk/in-year-admissions-school.

The criteria set out above will be applied.

Report for: Cabinet – 8 November 2022

Title: Review of the Resident Carers' Permit

Report authorised by: Eubert Malcolm, Interim Director of Environment and Neighbourhoods.

Lead Officer: Ann Cunningham, Head of Highways and Parking
ann.cunningham@haringey.gov.uk

Ward(s) affected: All

Report for Key/ Non-Key Decision: Key Decision

1. Describe the issue under consideration

1.1 The Council agreed the development of a redesigned parking permit offer to support residents being cared for in their homes, as part of the annual Parking Investment Plan report, approved on 7th March 2022.

1.2 Paragraph 6.18 of that report committed the Council to co-producing a parking solution with residents who receive care at home to meet their complex needs. It was anticipated that any new solution would be offered free of charge.

1.3 The recommendations in this report represents a solution that has been designed in consultation with residents who receive care at home, as well as carers and representative groups.

2 Cabinet Member Introduction

2.1 The Council is committed to supporting people who are cared for at home, either by professional care providers or family and friends, helping them to stay in their own homes for as long as possible. We are aware that while parking controls benefit the many, they can also create barriers for the most vulnerable. The proposals in this report will remove barriers to the provision of care in residents' own homes and reduce the financial burden on older and vulnerable residents being cared for at home.

3 Recommendations

Cabinet is recommended:

3.1 To note the outcome of the consultation on the parking needs of residents being cared for in their homes set out in section 7 of the report and agrees for the Council to proceed to statutory consultation on the Proposed Care at Home parking permit set out in Appendix 2.

3.2 To approve that the existing Resident Carer Permit scheme be replaced with a new Care at Home parking permit that offers one free transferable permit to

residents living within a Controlled Parking Zone (CPZ), who require essential home visits by a doctor, district nurse, similar healthcare professional or voluntary carers.

3.3 To approve that the Care at Home Permit:

a) is limited to the CPZ in which the applicant resides
b) may be used only in resident permit holder and shared use (permit holder or pay by phone) parking bays
c) is in paper form, allowing it to be transferred between vehicles for use solely by carers
d) may be used without time limit, whilst care is being provided

3.4 To approve that the entitlement is limited to one free Care at Home permit per applicant and that the permit will be valid for 3 years; and that residents requiring more than one carer at a time can access paper visitor parking permits at the concessionary charge.

3.5 To agree that a further report be brought back to Cabinet for a final decision following the statutory consultation.

4 Reasons for decision

4.1 The Council is committed to supporting people who are cared for at home. The Council's consultation and engagement with those residents, carers and representative groups has highlighted the challenges that current parking arrangements can present to those individuals.

4.2 Parking policies have not kept pace with changes in how personal care arrangements are now provided. This often involves a range of carers attending to an individual, where car use is common and considered, by some, as essential. Proposals in this report aim to address those challenges and remove barriers and seeks approval to proceed to the formal process make changes to the traffic management orders.

5 Alternative options considered

5.1 Consideration was given to relying on existing parking permit schemes. In addition to the Resident Carer and Essential Service Permit schemes, elderly and disabled residents may purchase visitors permits without an upper limit at a reduced charge.

5.2 Consideration was given to arrangements involving more than one carer attending an individual at the same time and allowing more than one free permit in those circumstances. The engagement with stakeholders and professionals indicated that more complex care needs requiring more than one carer at the same time are less common. It was considered that residents requiring this level of support may be entitled to housing adaptations and assistive technologies that are on offer. It was therefore felt that that one free permit would be a reasonable

offer and that residents needing more than one career at any one time can still access visitor (paper) permits at a concessionary rate.

5.3 Consideration was given to widening the scope of this new arrangement to foster carers. Foster carers appear to have a particular problem in parking outside the Maya Angelou Contact Centre in Wood Green, when dropping off or picking up children in their care. Those concerns will be addressed through the provision of additional short-stay parking facilities at that location.

5.4 In addition to feedback given through this consultation, the Council also received representations for a range of support, including free parking for foster carers. Their position is that this concession is required when taking children to their many appointments, for example with doctors, family contact centres and court hearings. This new permit offer would not meet the needs of Foster Carers and the design and management of such a scheme would be challenging as there is no practical means of limiting the use such a concession to when looked after children are being transported. Those venues are all supported by short term parking arrangements. Those arrangements can be extended if needed.

6. Background information

6.1 Parking controls help manage the finite supply of street parking space and are critical when demand outstrips supply. Controls ensure that those who are most in need of parking are given priority. However, it is recognised that controls can present challenges for some, and in this case, residents being cared for in their own home. Personal care arrangements offered to those residents has changed significantly in recent years. In many cases, this involves a range of carers attending to an individual, where car use is common and considered, by some, as essential.

6.2 The Council currently offers three permit types to support those providing care. This includes the Resident Carer and Essential Service Permits. Both permits schemes are specific to an individual vehicle. There is an option to purchase a transferable ESP, which will support services or organisations where a permit can be shared by staff. This will not benefit professional care providers, where all staff are visiting clients daily. Elderly and disabled residents can also access an unlimited supply of visitor permits at a concessionary charge of 41p per hour. The charges for Resident Carer and ESPs are attached as Appendix 1.

6.3 At present, only 72 Resident Carer permits are currently in operation. Professional care providers have stated that ESPs are not affordable for them as an organsiation or for their staff. The cost of parking is therefore met by residents who are required to provide visitor parking permits. While the concessionary charge for visitor permits is relatively low, the cumulative impact for individuals who need regular (including daily) care and, in many cases, multiple carers can be significant.

7. Co-design stage

7.1 Consultation was undertaken with relevant stakeholders between March and June 2022, to understand challenges and help inform the development of a new or revised permit solution.

7.2 This involved an online survey, with paper copies of the survey being made available from mid-May. The survey was publicised through social media and supported by a press release to raise awareness and encourage feedback. Details were shared with representative groups to ensure participation and feedback.

7.3 The Council received 150 responses to the consultation. While the consultation was aimed at understanding the parking needs of people being cared for in their homes, responses were also received from foster carers, and care homes seeking access to parking permits. Registered care providers accounted for the highest number of responses.

7.4 The consultation feedback highlighted the changes to personal care arrangements, which in many cases involves a range of carers attending to an individual, where car use is regarded as essential. This can range from family members to professional care arrangements. Feedback indicated that parking arrangements currently in place have not kept pace with those changes.

7.5 The most practical solution is to replace the existing Resident Carer Permit scheme with a free transferable Care at Home permit. The resident being cared for (or someone acting on their behalf) will need to apply for and hold the permit for the relevant CPZ. This will introduce flexibility and ensure control of the permit, only allowing its use when care is being provided. The proposed revised scheme is attached as Appendix 2 and will require those applying to submit evidence of a need for care to be provided in their home. This will be a letter from their GP, hospital or registered care provider, evidence of receipt of the daily living part of the Personal Independence Payment (PIP), Attendance Allowance or the care component of the Disability Living Allowance.

7.6 The consultation report is attached as Appendix 3.

8. Consultation and Implementation.

8.1 Once the statutory consultation process has concluded, a communications plan will be developed to raise awareness of the offer and ensure that those entitled can easily access the revised permit scheme. This will involve engaging with residents, professional care providers as well as GPs and all carers representative groups.

8.2 There will be practical considerations to be taken into account, including developments to the existing IT system.

8.3 It is therefore anticipated that, subject to approvals, this new scheme would be operational from 1 April 2023.

9 Contribution to strategic outcomes

9.1 Protecting and supporting older and vulnerable residents is at the heart of the living well approach. Proposals in this report will reduce the parking burden on people being cared for at home, helping them stay at home for longer.

10 Statutory Officers' comments

Finance

10.1. This report seeks to recommend the Council proceed to statutory consultation on the Proposed Revised Resident Carer Permit Scheme whereby the existing Resident Carer Permit scheme be amended to offer one free transferable permit to residents living within a Controlled Parking Zone (CPZ), who require essential home visits by a doctor, district nurse, similar healthcare professional or voluntary carers

10.2 This permit will be valid for 3 years and subject to appropriate restrictions. A further report will be presented to Cabinet for formal approval following the outcomes from the consultation.

10.3 Any loss of income arising will be managed within existing budgets

Procurement

10.3 Not applicable.

Legal

10.4 The Council may, under sections 6 of the Road Traffic Regulation Act 1984, (the 1984 Act), make an order for controlling or regulating vehicular and other traffic (including pedestrians) for the purpose under schedule 1 of the 1984 Act. This includes places in streets where vehicles, or vehicles of any class, may, or may not, wait, either generally or at particular times. Prior to making any order the Council must carry out carry out the consultations as set out in Schedule 9 of the 1984 Act and Regulations 6 and 7 of the Local Authority Traffic Orders Procedure Regulations 1996.

10.4 A consultation will not be lawful unless it is (1) undertaken at a time when proposals are still at a formative stage; (2) sufficient reasons are given for any proposal to enable people who are interested in the same to consider the proposals and make representations; (3) adequate time has been given for such consideration and response; and (4) all representations have been conscientiously taken into account when finalising the proposals.

10.5 Once the statutory consultation has been completed a further report will be brought back to Cabinet for a final decision.

Equality

10.6 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not.

10.7 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.

10.8 This new permit offer will support disabled and older people who are being cared for at home, providing a flexible offer to meet their complex needs. It will eliminate many existing barriers, ranging from practical parking arrangements to affordability.

11 Use of Appendices

Appendix 1 - Current Carer and Essential Service Permit charges.

Appendix 2 - Proposed Revised Resident Carer's Permit Scheme

Appendix 3 - Feedback on the survey undertaken on parking needs of residents being cared for in their homes

12 Local Government (Access to Information) Act 1985

Cabinet Member signing report of 7 March 2022 entitled Parking Investment Plan.

Appendix 1 – Essential Service and Carers Parking Permit Charges

Essential Service Permits

CO2 Emission Band	Essential Service Permits
Up to 100 CO2 g/km including electric vehicles	£165
101-110 CO2 g/km	£207
111-120 CO2 g/km	£248
121-130 CO2 g/km	£289
131-140 CO2 g/km	£331
141-150 CO2 g/km	£372
151-165 CO2 g/km	£517
166-175 CO2 g/km	£558
176-185 CO2 g/km	£599
186-200 CO2 g/km	£640
201-225 CO2 g/km	£682
226-255 CO2 g/km	£723
Over 255 CO2 g/km	£764

Vehicles registered before 1 March 2001 (or where the CO2 emission is not documented) - engine sizes and prices

Engine size	Essential Service Permits
Not over 1549cc	£372
Over 1550cc to 3000cc	£599
3001cc and above	£764
Transferable Permit (10 permits maximum)	£764
Essential Service Daily Voucher permit (300 daily vouchers per annum)	£11 each

Resident Carer permits

12 Month Resident Carer's permits

CO2 Emission Band	Permit price (annual)	Permit Price with £80 surcharge on diesel vehicles
Up to 100 CO2 g/km including electric vehicles	£31	£111
101-110 CO2 g/km	£41	£121
111-120 CO2 g/km	£51	£131
121-130 CO2 g/km	£72	£152
131-140 CO2 g/km	£93	£173
141-150 CO2 g/km	£113	£193
151-165 CO2 g/km	£155	£235
166-175 CO2 g/km	£175	£255
176-185 CO2 g/km	£196	£276
186-200 CO2 g/km	£217	£297
201-225 CO2 g/km	£237	£317
226-255 CO2 g/km	£279	£359
Over 255 CO2 g/km	£299	£379

Engine size	Permit price (annual)	Permit price with £80 surcharge on diesel vehicles
Not over 1549cc	£82	£162
Over 1550cc to 3000cc	£196	£276
3001cc and above	£299	£379

Vehicles registered before 1 March 2001 (or where the CO2 emission is not documented) - engine size and prices

Appendix 2. Proposed Care at Home Parking Permit Scheme

Eligibility:

The resident must:

(a) Reside within a Controlled Parking Zone (CPZ).

(b) Provide evidence of a need for care to be provided in their home either being a letter from their GP, hospital or registered care provider or evidence of receipt of the daily living part of the Personal Independence Payment (PIP), Attendance Allowance or the care component of the Disability Living Allowance.

Evidence must be dated within 3 months of the application and be provided at initial application and renewal.

Number of permits available per person:

1 (one) permit will be issued per applicant. Residents needing more than one carer at any one time , can access paper visitors permits at the concessionary rate.

Cost:

Free of charge

The permit will be valid for 3 years.

Validity

The Care at Home Permit will be valid on the public highway, when displayed in a vehicle so all the details of the permit can be seen by a Civil Enforcement Officer:

(a) only in the Controlled Parking Zone of the applicant
(b) only in resident permit and shared use (permit or pay by phone) parking bays
(c) during all controlled hours/days of the zone, with no time limit

The permit will not be valid:
(a) on any yellow line restrictions, or in bus lanes or mandatory cycle lanes
(b) on the footway, unless there are signs in place to advise that parking on the footway is allowed
(c) over the flat section of a dropped kerb unless permission has been provided by the house holder of the property the dropped kerb provides access to
(d) in a disabled bay, car club bay, loading bay, doctors bay, motorcycle bay, or any other restricted bay
(e) in off-street car parks
(f) in private parking areas

Change in circumstances:

The permit holder must advise the Council of any change in circumstances, such as change in care needs or change of address. The permit will cease to be valid if the change in circumstances leads to the permit holder no longer meeting the criteria for the permit. A penalty charge notice (PCN) will be issued to any vehicle displaying the invalid permit.

Lost/Stolen Permits:

The safety of the permit lies with the permit holder, and they must ensure that they receive the permit back after it has been used by their carer.

The permit should never be removed from the application address unless it is being used in the zone for which it is valid. Stolen permits will require a crime reference number to be provided before reissue. Lost permits will require the details of the last person/organisation who the permit was given to before reissue.

The permit must not be altered or changed in any way, or it will render it invalid and any vehicle displaying the invalid permit will be issued a penalty charge notice (PCN).

Vehicle restrictions:

The permit will only be valid for passenger vehicles, goods carrying vehicles or motorcycles: (a) not exceeding 2.28m in height (b) not exceeding 5.25m in length

Any vehicle not meeting the above criteria, displaying a permit, will be issued a penalty charge notice.

Appendix 3- Consultation Report - Feedback on the survey undertaken on parking needs of residents being cared for in their homes

A total of 150 responses were received by the closing date.

Q2. The table below details the number of respondents residing within an existing CPZ or elsewhere.

	Count	**%**
Reside within a CPZ	112	75%
Elsewhere	38	25%
	150	100%

Responses were also received from those residing outside the borough.

Q3. The table below provides information on those who replied to the survey.

	Count	**%**
Resident receiving care	40	27%
On behalf of resident	110	73%
	150	100%

Responses were received from

- Residents being cared for
- Residents caring for children with special needs
- Relatives of those being cared for
- Professional care providers,
- Foster carers
- Care homes.

Q4. The table below provides information in response to who (mainly) provides the care.

	Count	**%**
Registered care provider	65	43%
Family/ friend/ neighbour	38	25%
Other care service	16	11%
Private / agency care	16	11%
Medical (doctors, nurses)	15	10%
Total	150	100%

Q5. The table below details the response to how often care is provided (multiple responses)

	Count	%
Daily – multiple visits	71	47%
Daily- full time care	27	18%
Daily- one visit	26	17%
Weekly	9	6%
Other	17	11%
	150	100%

Q6. The table below sets out the number of respondents who have more than one carer attending at any one time.

	Count	%
Yes	73	51%
No	69	49%

The response to this question may require further interpretation. The commentary available suggests that while it is not common to have more than one carer at a time, it can happen at change over times. This was explored further in conversations with professionals.

Q7. Nature of care provided (multiple responses apply).

	Count
Personal care (dressing, washing, lifting, medication, prescriptions etc)	122
Domestic support (cleaning, cooking, washing, ironing, shopping, paying bills)	91
Emotional support	59
Medical professional	38
Other type	22

The answer to '*other type'* includes :

- 24-hour care
- Organizing activities for clients - independent living support and reading inaccessible documents and assisting with accessing IT.
- Escort for shopping, outdoor engagement and appointments.
- Every meal, feeding, documentation, hospital, church
- Feeding - Peg Fed
- Foster caring (10 responses)
- Mental health
- My son is autistic and needs round the clock care.
- Reading meters - too high, changing light bulbs, carrying items up and down stairs, respite carer
- Social workers visit. Health and safety visits. Play therapist visit. Independent review officer visit.

- Support clients to go out to access meaningful activities in their local community.
- Support worker for a care home
- The majority of care provided by care workers is related to personal care needs.
- Total support for the service users' activities of daily living. Fully dependent on their carers to meet their needs.

Q8. How the carer travels (Multiple responses may apply**)**

	Count	**%**
Drive	122	83%
Public transport	57	39%
Already lives here (in the property)	16	11%
Walk/cycle	15	10%
Don't know	1	1%
Total	147	100%

Q9. The table below details the response to the purchase of visitor permits for carers and/or others providing support

	Count	**%**
Yes	48	34%
No	93	66%
Total	141	100%

Typical weekly numbers of VP purchased varies between 15 and 20. Many residents try to avoid visits during the CPZ hours of control.

Q10. The table details if a Blue Badge is registered to someone living in the property.

	Count	**%**
Yes	55	38%
No	90	62%
Total	145	100%

Many respondents will be housebound and therefore will not require or be entitled to a Blue Badge.

Q11. The table below details who uses the Council's new online system to buy visitor parking permits (VPS)

	Count	**%**

Yes	19	18%
No	86	82%
Total	105	100%

Paper VPs have been retained for residents who cannot access digital permits.

Q12 Is there anything else related to parking that you would like to tell us about?

The main problems are:

1. High cost of permits and the short time limits
2. Carers receiving PCNs
3. Lack of available parking space

Verbatim comments are listed below. 82 respondents have commented on parking issues

Case Summaries

	Anything else related to parking?
69	All residents in the building are qualified for a blue badge permit. The registered manager resumes office across two schemes within the borough (N15 6PP and N7 6QJ). None of the staff lives local and travels approximately 30miles to work at the addresses. Some of the team also drive into work. It would be helpful if we could benefit from a local resident permit or waiver
70	Any further parking restrictions will mean that I am more isolated, less cared for and will probably have to apply for council care, therefore costing the council more money. Traffic and congestion and pollution has become so much worse since the school streets have been brought in so god forbid I am still alive if you bring in ltns, because my life and many other elderly and Disabled people's lives will be ruined.
71	As a carer, I receive respite support for myself to allow me to continue caring. Would that person be eligible for a carer permit as it is one step removed?
72	As a foster carer I have to take the children I foster several times to Maya Angelou Contact Center which is right in the middle of a residence parking restriction area. We often have to leave our cars on yellow lines are in residence bays with our hazards on panicking if we are going to get a ticket or get towed, there is no parking provided at the Contact Center and so it would be really helpful and useful for both the children I look after and myself if we could have a parking permit to allow us to take the time we need to settle the children with their birth families for Contact.

73	As a foster carer to babies I need to visit the Maya Angelou centre at least 5 times a week for contact with the babies parents or family member, I need to park up and carry the baby into the centre for contact, as foster carers it's important for us to do this as smoothly as possible for the sake of our children .
74	At least Haringey appears to be consulting residents, unlike Enfield. However, from experience I now have little confidence that residents' views will be considered given the ideological nature of your schemes and the pressure from DfT / TfL
75	Being a carer providing a service for disabled children in their home. A family that I work with requires two carers only one of us can use the blue badge, if I park near to the house it cost at least £7 in wood Green and if I park in the Mall, which is a bit cheaper in the winter nights as a woman walking on her own is not safe.
76	Careers are getting parking tickets having to rely on someone to watch their car
77	Carers are now refusing come as I cannot give them permits anymore
78	Carers frequently tell us that parking and access is the single most important element of their role. Good parking and good access facilitates their ability to move around the borough, undertake their daily tasks and to best support their loved one. Where permits are not vehicle specific, they are most beneficial, as in addition to supporting the care needs at the time, they also enable family members to use them, which improves the person mental wellbeing.
79	Carers have difficulties finding parking in the area, especially those that drive.
80	Carers most disappointed moment is when they get a ticket for looking after someone and are unable to find parking to do their job with comfort.
81	Council advised me to get a designated parking bay to stop other people using bay outside my house. I'm waiting for an outcome to my application.
82	Design a system that has the registered address linked to a sticker in the window with the zone it covers simples
83	Disabled people that can't walk very far need more options for blue badge use in this area. Thanks
84	Elderly and those who cannot use a computer are now unable to arrange parking. They are now reliant on neighbours to help them
85	Expensive
86	Finding pay and display and overall parking is the issue, and receiving a ticket makes the caring job unattractive.
87	Foster carer uses Winkfield road Maya Angelo Center can be daily for contact with family . Need permit for this Road

88	Foster carers need to be able to park in Winkfield Road parking bays for contact at Maya Angelo contact centre. Some sort of permit is desperately required as it causes a lot of problems trying to park when visiting the contact centre
89	I am a foster career who take the young person to contact and counsellors. It's difficult to do my job without being penalised
90	I am a foster carer and drop and collect children to/from contact centre. Need parking permit as a result.
91	I am continually having issues with the price of permits. I work 40+ hours a week and help my dad and sister plus have to try and help myself. I am a mental health patient and am struggling with this council continuously
92	I cannot afford it on carers allowance
93	I care for May and often use pay and display however this is not paid for by my company
94	I don't think it is fair that if I had been able to get a council or charity carer when my husband died they would have been eligible for a carer's permit but since I have to pay an agency (a lot) for my care I also have to pay for parking permits with all the hassle that entails.
95	I find it ridiculous that Haringey only provide blue badges for high rate mobility. My son aged 11 has been in receipt of DLA since diagnosis aged 3 and its only now that he's older that a blue badge would be so useful but due to his DLA band not being high enough, the council won't even look at his record. Ben was in a pram and non-verbal until aged 5 years. He has no sense of danger and will run out in the roads if given the opportunity so being able to park closer to the shop and our home would be a simple but an amazing blessing to our family life. I do not feel it appropriate to have his DLA to be re looked at as I am working and that's why I do not receive carers allowance. Any feedback would be appreciated
96	I have a problem of getting my carer's parking permit and visitor's parking permit, and till now I do not have any and I have contacted council many times but was no help only what I was told that I should apply it online whereby I have no knowledge of doing it, and I will be more than happy if this problem will be resolved Thank you so much
97	I have day time and night time carers. My carers are unable to park near to my home on event days, even if the event has finished.
98	I hope that the council does not ignore the needs of carers and disabled people in the wider 'green' debate.
99	I love my carer but he has trouble finding parking space every time he visits me. I have had carers refused attending because they often got tickets and told us that it was not worth doing the job.
100	I need permits so that I can facilitate my looked after child for his various appointments, therapies, activities.

101	I very much oppose the introduction of LTNs. These will make our lives so much more complicated, adding yet more barriers to an already barrier filled life.
102	I work mostly in Haringey and Hackney sometimes in Wood Green, Muswell Hill, and Islington I drive and I parked my car outside the Service Users House
103	I would like people who come to help and visit me be able to come without hindrance or feel they may get parking fines or traffic violation fines. CPZs cause my family and visitors concern that they may be penalised in trying to help and support me. This causes me a lot of stress and anxiety. Please do not introduce this terrible scheme as the vulnerable section of society invariably suffer as a result.
104	I would need a parking permit to do contact at the Maya Angelou centre because there are not enough parking spaces available and the only way I can get there from Epping is to drive there with 3 children.
105	If the person receiving the car is in receipt of Attendance Allowance they do not qualify for the tax reduction and they have to pay the ULEZ tax every time they visit. If they are on the carer's allowance then this wipes out their carers allowance. If they are on DLA (under pension age) this does not apply, as they can apply for the tax reduction on the vehicle. However if the cared for person is getting Attendance Allowance (over state pension age benefit) these rules do not apply. This seems totally unfair for those caring for elderly people which is going to be the largest group of people requiring care. Unpaid carers save the government a huge amount of money and this creates a real barrier for people caring for their relatives who want to stay in their own homes.
106	It needs to be simpler to get permits. It’s complicated.
107	It would be much easier to transport my foster children across the borough for appointments and activities.
108	It would benefit the carer to have a designated parking space specific for her cared for.
109	Lime bikes frequently abandoned on pavements and restricted bays blocking wheelchairs and disabled parking bays
110	Me and my husband care for our son who has severe cerebral palsy. We have people to help us with our domestic tasks. We have people come providing health support for him and us. I have a multitude of health conditions and my husband has too. I am convinced my health needs and disabilities have been driven by my caring duties eg diabetes, hip.and back issues from nearly 2 decades of 24/7 care, sleep deprivation, manual handling, hyper vigilance and isolation.
111	My carers have received parking tickets when parked outside my house, and for this reason they do not want to attend anymore.

112	My Mum's house has a drive but people regularly park in front of it to nip to the local shop of near by take aways - if this happens I need to park in the road and use a permit. It would be good if something more could be done to prevent drivers parking across the drive. Thanks
113	My mum's care needs vary from week to week depending on her condition. I do not have specified times I can keep to. The recent access restrictions due to be being on a school road are hugely inconvenient and disruptive to my ability to access the road to provide care. My mum has multiple health and support needs and is totally dependent on me having easy access to her home.
114	Need for more dropped kerbs allowing wheelchair access to the disabled parking space. Of I do not have a car, but use my blue badge in many vehicles as a passenger. There are many blue badge holders close to my address...whole area by my house totally filled with blue badges parking in street...physically no space for ambulance pick up and drop off....and often have to be dropped off by the driver in the middle of the street. I need help to get out get to house, and help getting into house... .this can mean street blocked by my driver helping me...this may also be an ambulance hospital transport....I feel a second grade citizen.....maybe a space if no parking would be a solution with blue badge access for pick up drop off.
115	No pay and display around the area carers do not have anywhere to park. When they do park they have received parking tickets many times
116	No pay and display in the area and my carers cant find space to park. they have received parking fines when coming to complete service at my house
117	none
118	Not enough parking spaces, some customers don't have permits in their homes and I have had multiple tickets while delivering care to housebound customers. The council does not make my job easy at all
119	Occasionally visitors permits were provided, however this is an ongoing issue and we cannot have the visitors permits each time we visit.
120	On the 16th of March I received a fine because of the road that the patient live in when it's my job and needs my urgent care and I didn't know the road has cameras now
121	Our Blue Badge was stolen from outside our house. As the person is bedbound, we have been unable to renew it
122	Our carers are encouraged and prompted to use their cars instead of public transport to ensure their safety at all times and compliance with infection control protocols. This additional cost puts significant pressure on our budget and continuity of service at risk.
123	Parking is a nightmare in Haringey over all.
124	Parking outside the Maya Angelou Centre is problematic

125	Please do not restrictions more on disabled people we have enough stress and struggles daily
126	Prefer using the paper permits. Revert back to the old system please
127	Should be able to apply online for a paper visitors vouchers as before. To have to go online when a visitor arrives to input their registration number is absurd and runs the risk of the visitor receiving the parking ticket whilst the resident goes online to input the visitors registration number, particularly important for example when having an emergency plumber. This process will be even more difficult for me as a disabled person, at the moment you can only apply for paver visitors vouchers by filling in a form which because of my dexterity problems I can no longer do.
128	The cost of permits is far too high for such a short time period and do not resolve the parking issues as we residents are paying for a service they are not getting. Also, as a key worker with the rising cost of living I am now having to park far away from my home as I can no longer afford the permit at the current price.
129	there is extremely limited pay and display bays around the area and carers struggle daily finding parking when attending my service.
130	There is no pay and display parking anywhere in the surrounding area so carers have received tickets multiple times and for this reason do not want to attend
131	There is parking pay and display at the end of the road, it costs half of what I get per hour that I work and we cannot park there more than 2 hours.
132	Think about elderly and disabled residents. The delay in getting them to appointments and hospitals is a problem caused by LTNs and other road restricting schemes.
133	This client lives in an estate where it is residents parking, we have to park on off roads but again this is in controlled parking zone.
134	This household of five adults did not support a CPZ for this road or the surrounding areas either.. We would however support a PPA. I worry about managing the cost of permits and also the added burden of keeping on top of the online ordering etc.
135	This household responded to the CPZ consultation with a positive response but then explained only if it were a PPA there were 5 people in the household who hold this view which is not reflected in the figures as many in Farrer Road feel this same way. CPZ would lose us parking spaces on the road by introducing double yellow lines across dropped kerbs preventing people from parking across their own drives or inviting their visitors to do so.
136	This is essential service parking, and the disabled person should not have to pay from their benefits. The digital system is very hard to handle and often goes wrong,

137	This road was used to be free of charge just a year or two ago. There is nowhere to park.
138	Very difficult trying to buy and get permits
139	Very limited parking in the surrounding area. carer struggles daily finding parking and has received tickets on many occasions
140	Very limited pay and display parking in the area. Carers often do not find a space to park their cars
141	Was told disabled bay would be extended to 6.6m but still waiting. No information ever seems to come back on updates. Was told gulleys wouldn't be cleaned. I was given another place to Park my car - that was excellent but gulleys were not cleaned.
142	We are a nursing home with 117 beds. On a daily basis our residents receive visitors and we don't have a parking facility.
143	We feel that carers should be able to park without charge as they are providing essential services to very vulnerable people and it is unfair to add an additional parking charge to the current cost of living crisis at a time when social care is also under significant pressure.
144	We have 15 care workers who drives and when they have to go for 30 mins they are been fined several times as most of the time care workers look on the window if they are fined due to controlled restriction zone. This would help care worker and field care supervisor to do the assessment and meet caring needs
145	We hear that there is much difficulty getting through on line. So far our daughter has bought them for us We used to go to Wood Green and get them over the counter at the Station Road One Stop Shop. Happy days.
146	We would like a free carers permit.
147	Would wish to apply for registered disabled bay as many a time other shoppers occupy the disabled bay in front our flat
148	Yes better communication to provider regards Permit and how to access online digital permits as was not communicated with
149	Yes. If can have her space mark it, because her neighbour, has a driveway garage, but still block the carer car access in front of her house.
150	You need to have meetings so residents can have their say directly to the rule makers. Leaflets will not help those who are illiterate or don't speak English or don't have the capacity to process the information so they can make an informed decision.
Total	82 responses

Report for: Cabinet – 8 November 2022

Title: Wood Green Business Improvement District Re-Ballot

Report authorised by: David Joyce, Director for Placemaking and Housing

Lead Officer: Diane Southam, Head of Economic Development and Keith Trotter, High Streets Manager

Ward(s) affected: Woodside, Noel Park, West Green, and Harringay

Report for Key/ Non-Key Decision: Key Decision

1. Describe the issue under consideration

1.1. The purpose of this report is to consider the BID proposal put forward by Future Wood Green Business Improvement District ('the BID') in accordance with the relevant provisions of the Local Government Act 2003 ("the LGA 2003") and the Business Improvement Districts (England) Regulations 2004 ("the BID Regs. 2004") (both together 'the BID Legislation').

1.2. The Wood Green BID was established in 2018 for a period of 5 years from 1 July 2018 to 30 June 2023. The BID has approached the Council to request that a re-ballot be held in January/February 2023 to seek to continue the BID for a second term and to include a bigger area (shown edged blue and orange on the plan attached as Appendix 7). Their decision has been based on the success of the BID's first term and a need to continue to support businesses in the BID area. This will mean eligible businesses will be required to pay a 'BID levy' if the ballot is successful.

1.3. On 12th July 2022 the Chair of the BID, as the party proposing the second term of the BID (the 'BID Proposer') served a minimum of 84 days' notice on the Council and the Secretary of State for Levelling Up, Housing and Communities of the intention to request the Council, as the billing authority, put the BID Proposal to a ballot, as required under the BID Legislation.

1.4. The BID Company is a private limited company known as Future Wood Green Ltd owned and led by local businesses, addressing issues and concerns as well as creating opportunities for cost savings and capacity building exercises.

1.5. On 23rd September, the Acting Chair of the BID, as the BID Proposer, has again written to the Council with the documents outlined in Regulation 4 of the BID Regulations 2004 and has requested that the Council instruct a ballot to be held. These documents are included in the appendices.

1.6. The purpose of this report is to ask Cabinet to consider the BID proposals for a second term (Appendix 1 BID Proposal) and agree recommendations that will enable a BID Ballot to take place for affected businesses in the proposed BID area on the BID Proposals (a 'BID Ballot') and, if successful, the second term to commence on 1 July 2023 for a term of 5 years.

1.7. As per 'Business Improvement Districts (England) Regulations 2004' the Council is obliged to respond to the request of the BID proposer and support them in their attempt to continue the BID.

2. Cabinet Member Introduction

2.1 Business Investment Districts (BIDs) across the United Kingdom have been proven to be highly effective at improving the conditions for – and of - local businesses. The proposal to continue the BID in Wood Green is supported and led by businesses in Wood Green and Turnpike Lane and could play a significant role in revitalising Wood Green's town centre. This decision by the BID follows the success of the BID's first term and that of other BIDs in London and across the UK. I'm confident that the BID will continue to meet its objectives, making a positive contribution to business growth in Haringey at this critical time. The BID will also be a key partner in our wider Wood Green and Turnpike Lane Placemaking Programmes.

2.2. Investment in Wood Green, the borough's largest town centre and employment hub, is central to the Council's ambition to support businesses and economic growth. Wood Green boasts a huge shopping centre with many leading and popular brands. But it is also home to a rich community of small and medium sized independent businesses. Wood Green is home a strong, growing and tasty culinary offer and the area is home to a rich and diverse cultural and creative sector, particularly specialising in music and performance/recording. It has excellent public transport links and is the gateway to Alexandra Palace, a historic venue hosting events attended by people from across the world. However, local businesses have reported that a lack of high street variety, crime and negative public perceptions about the area are significant barriers to business improvement, and that continuing a BID in Wood Green will make a strong contribution in tackling these issues. The BID would play a leading role in supporting businesses through the continuing impact of the Coronavirus pandemic, staff shortages and supply chain issues associated with Brexit, and the worsening cost of living crisis. A stronger local

economy will provide job security, opportunities for our residents and an attractive environment for employers, workers and visitors.

2.3. The BID will assist the Council in delivering its commitments set out in the Haringey Labour Manifesto 2022-26 including but not limited to:

- Working with trader groups and town centre forums to shape our local area
- Improving community safety and cohesion
- Developing a markets strategy
- Tackling empty shops and increasing affordable workspaces
- Achieving 50% recycling by 2030
- Greening the borough
- Establishing new food festivals and cultural events.

2.4. The BID has set out ambitious proposals including a planned expansion to incorporate Turnpike Lane local centre and Clockwise offices on Station Road. It has also frozen its levy rate and increased the threshold of levy payment meaning smaller businesses with less reliable finances will be able to benefit from the BID's operation without being charged.

3 Recommendations

Cabinet is recommended:

3.1 To endorse the Wood Green Business Improvement District (BID) Proposals set out in paragraph 4.3 of the report, formally submitted by Future Wood Green BID in accordance with the BID Legislation.

3.2 To note that the Wood Green BID Proposals do not conflict with any formally adopted or published policies of the Council.

3.3 To instruct the Returning Officer to hold a BID Ballot in relation to the Wood Green BID Proposals with the final day of the ballot ('Ballot Day') being scheduled for 23 February 2023.

3.4 To agree to delegate authority to the Director of Placemaking and Housing to vote on behalf of the Council, after consultation with the Cabinet Member for Economic Development, Jobs, and Community Cohesion, in the Wood Green BID Ballot, as a non-domestic ratepayer of Council-owned properties in the proposed Wood Green BID area.

3.5 In the event that the outcome of the BID ballot is in favour of the Wood Green BID, to agree to delegate authority to the Director of Placemaking and Housing, after consultation with the Head of Legal and Governance, to make decisions on behalf of the Council in connection with, and during, the process of the setting up the second term of the BID, including

authority to finalise two agreements (a Baseline Agreement for the Provision of Standard Services and an Operating Agreement) with the BID Company regarding the operation of the BID.

4 Reasons for decision

4.1 A BID is a defined area within which businesses pay a levy in order to fund projects and improvements (typically related to safety/security, cleansing and environmental measures, marketing and business support) within the district's boundaries.

4.2 The BID has developed Proposals for the BID's second term, including the amount of levy to be paid by eligible businesses, and plans for the expenditure. These Proposals are the subject of the BID Ballot campaign and vote.

4.3 The BID Proposer has drawn up the BID Proposals (Appendix 1), which will set out the services to be provided and the size and the scope of the Business Improvement District. The Business Improvement District will now be larger than the previous BID and will include the areas shown edged blue and orange on the plan attach as Appendix 7. It also sets out who is liable for the levy, the amount of levy to be collected and how it is calculated. The BID proposals cover all the following items subject to BID Regs (2004) Schedule 1 sub-paragraphs (2) and (3):

(a) a statement of the works or services to be provided, the name of who will provide them (the name of the BID body or local authority BID body) and the type of body the provider is (whether a local authority, a company under the control of the authority, a limited company or a partnership)

(b) a statement of the existing baseline services (if any) provided by the relevant billing authority or other public authority

(c) a description of the geographical area (including a map showing that area) in which the proposed BID arrangements are to have effect

(d) a statement of whether all non-domestic ratepayers in the geographical area or a specified class of them are to be liable to the BID levy, an explanation of how the amount of the BID levy to be levied is to be calculated and an explanation of whether any of the costs incurred in developing the BID proposals, holding of the ballot or implementing the BID are to be recovered through the BID levy

(e) a statement of the specified class of non-domestic ratepayer (if any) for which and the level at which any relief from the BID levy is to apply

(f) a statement of whether the BID arrangements may be altered without an alteration ballot and, if so, which aspects of the BID arrangements may be altered in this way

(g) a statement of the duration of the BID arrangements; and

(h) a statement of the commencement date of the BID arrangement.

Where there is a renewal:

The matters which shall be included in renewal proposals are:

(a) a statement of the proposed period (not exceeding 5 years) of the renewed BID arrangements; and

(b) a summary of the BID arrangements (including the geographical area of the BID, the works or service provided, an explanation of who is liable for the BID levy, the level of the BID levy and how it is calculated).

4.4 The BID proposer has supplied the above information in the BID Proposal document shown in Appendix 1 and this document complies with the BID regulations.

4.5 In accordance with Regulation 3(2) of the Bid Regulations, on 12th July 2022 the Chair of the BID as the BID Proposer served 84 days' notice on the Council and the Secretary of State, of the BID's intention to request the Council as billing authority to put BID Proposals to a ballot.

4.6 Under the BID Regulations, the Council has a duty to receive BID Proposals as part of the process leading to a ballot. The Council has a role in ensuring compliance and has the power under the BID Regulations to veto a BID proposal after ballot where it believes the BID proposals:

i. are likely to materially conflict with any of the Council's formal policies
ii. place an inequitable and significantly disproportionate financial burden on any class of non-domestic ratepayer as a result of manipulation of the BID area or BID levy.

4.7 The recommendations are in support of the Wood Green BID Proposal as it is considered to:

i. conform to all requirements of the BID Regulations; and
ii. provide leverage of additional resource for the placemaking and improvement of the Wood Green and Turnpike Lane area.

4.8 Council officers have studied the BID Proposals and are of the opinion that it does not conflict with any of the Council's formal policies, and it does not place any disproportionate financial burden on any class of non-domestic rate payers as the result of the proposed BID area or the levy rate.

5 Alternative options considered

5.1 Officers have been exploring the opportunity for BIDs in the borough since 2014 when a borough-wide feasibility study highlighted Wood Green as the most likely area for a successful BID. Wood Green is currently the only BID in Haringey although officers are currently exploring a potential BID in Green Lanes with the Harringay and Green Lanes Traders Association subject to the funding of a feasibility study. Other centres including Tottenham, as well as industrial estates, have also been considered, although there are no plans to explore further at this time.

5.2 Should the Council vote not to support the BID Proposal, it would risk:

i. Losing the opportunity for potential investment in the BID area of approximately £334,000 per annum over five years (totalling £1.67M), to be raised from the BID levy and any additional funding secured through the BID accessing external sources of funding and in-kind support to be used by the BID Company. This, working with the Council, could support the promotion and placemaking of the Wood Green and Turnpike Lane areas

ii. Losing the opportunity for attracting additional leverage and match funding over the next five years; and

iii. Damaging business relationships and causing the dis-engagement of local businesses from working in partnership with each other and with the Council for the improvement of the area at a critical period for business and the economy in general.

6 Background information

BID Regulations and Legal Agreements

6.1 Legislation for BIDs is set out in the Local Government Act 2003 and The Business Improvement Districts (England) Regulations 2004. Over 300 English BIDs (70 in London) are now in operation. The Regulations permit local business communities to set up a BID. The BID has the autonomy to develop a programme of business activity, events and a campaign that would lead into a BID ballot.

6.2 A ballot is run by the local authority or outsourced by the authority to a third party (with local authority oversight). All businesses eligible to pay the

levy are balloted. The vote for a BID is carried out by secret postal ballot and eligibility to vote is based on one vote per hereditament situated in the BID area.

6.3 Each business entitled to vote in a BID ballot is allowed one vote per property occupied or (if unoccupied) owned by them in the geographical area of the BID. A successful vote is one that has a simple majority both in number of votes cast and in rateable value of votes cast. This ensures that the interests of large and small businesses are protected. There is no minimum turnout threshold.

6.4 Once the BID is established, an income is generated through the BID levy (based on rateable values of properties) for the BID company to be financially self-sustaining for the duration of the BID term, usually five years.

6.5 The additional levy is charged on all businesses within the BID area above an agreed Rateable Value threshold (regardless of whether or how that business voted in the ballot). To continue for another term a new ballot (re-ballot) must be held.

Operating Agreement

6.6 An Operating Agreement establishes the arrangements by which the BID Levy shall be collected and general arrangements as to the relationship to be established between the council and the BID Company for the duration of the BID. The Council is the billing authority for the purposes of the Local Government Act 2003 and is responsible for collecting the BID Levy and administering the BID Revenue Account which shall be used towards the operation of the BID. The BID Company is responsible for the operation of the BID and for using the BID Levy for the purposes of achieving the objectives and aspirations set out in its Proposals. A draft Operating Agreement, based on that in force for the BID's current first term, is attached at Appendix 3.

6.7 The agreement:

- Establishes the procedure for calculating the BID Levy
- Confirms the basis upon which the council will be responsible for collecting the BID Levy
- Sets out the enforcement mechanisms available for collection of the BID Levy
- Sets out the procedures for accounting and transference of the BID Levy
- Provides for the monitoring and review of the collection of the BID Levy

- Confirms the manner in which the Council's expenses incurred in collecting the BID Levy shall be paid (by the BID Company).

Baseline Services Agreement

6.8 A Baseline Services Agreement sets out the schedule of baseline (standard) services included in the BID Proposals, which are provided by the Council within the BID Area and that may overlap with the BID's area of activity. The Baseline Agreement seeks, for the avoidance of doubt, to set out:

- The standard services provided by the Council within the BID Area
- The benchmark levels against which the provision of these services will be measured so as to ensure that whenever the BID Company wishes to provide any additional/complementary services these services are not services which the Council should be providing pursuant to their existing statutory duties
- The mechanism for the continued monitoring and review of the standard services.

6.9 It ensures that the BID Levy will not be used by the council to fund or procure the standard services and establishes general principles of partnership between the Council and the BID company to help ensure the effective delivery of any complementary services agreed during the BID term. A draft of the Baseline Agreement is attached at Appendix 1A. Both this and the Operating Agreement will be finalised before the second term of the BID commences. A Services Review Panel will also be held regularly between the BID and Council as detailed in the Agreement.

Post-Ballot

6.10 Post-ballot, if successful, the BID will continue to operate. The BID Company will be responsible for delivery of the business plan and will be accountable to its levy payers, including the Council as a levy payer. As a private not-for-profit company limited by guarantee, the BID Company will be required to submit annual accounts to Companies House. Procedures governing the administration of the BID levy are outlined in the BID Regulations and in the draft Operating Agreement.

6.11 Should the BID fail at ballot, the costs of the ballot will be funded by the BID and the company would cease trading by the end of the first term (30 June 2023).

7 Future Wood Green BID – First Term and Second Term Proposals

7.1 Wood Green is Haringey's only metropolitan scale town centre and is home to some of the most successful businesses in the borough. It has a vibrant and diverse mix of shops from large multinationals found nowhere else in North London, to major shopping centres such as The Mall, unique small businesses across retail, hospitality and leisure sectors and market traders in The Mall and on street throughout the town. Wood Green can also boast a thriving creative and cultural scene both within its Cultural Quarter and all throughout the area and parks and open spaces such as Ducketts Common which also hosts several pivotal events in the borough's cultural calendar. It is a town centre to celebrate and be proud.

7.2 A successful Wood Green contributes hugely to Haringey's wider economy, not least as a driver for local jobs, the huge choice of products and services on residents' doorsteps and as a destination in its own right and as the gateway to Alexandra Palace and Park.

7.3 Following the Council's BID feasibility study, the Council, at its October 2017 Cabinet, approved Wood Green's BID Proposals and agreed to hold a BID ballot in 2018. After a 'yes' vote at ballot, the BID commenced on 1 July 2018 and its first term was set for five years. The ballot in 2018 that established the BID had a turnout of 34% of 340 eligible voters and was approved with 84% and 79% voting in favour of a BID by, respectively, number and rateable value of votes cast.

7.4 The BID was set up to operate with the principles of adding value to existing council services, with a target of leveraging at least 25% additional resources, providing measurable impact, and not being used to off-set spending reductions.

7.5 In summary the BIDs ambitions were:

- to improve the safety and security of Wood Green Town Centre,
- to improve the look and feel of the Town centre through environmental improvements
- to provide business support initiatives such as joint procurement and recycling
- to deliver regular events and marketing of the Town Centre.

7.6 Some of the BID's key achievements in its first term were to:

- Expand and manage the crime information sharing network through the establishment of a Business Crime Reduction Partnership with local traders, the Council and Met Police and support in reporting of over 600 cases of crimes against business
- Create the new Library Garden with support from GLA and Haringey Council
- Support over 140 businesses through the unprecedented COVID-19 Pandemic

- Provide an on-street security presence through the Street Warden Service
- Establish and run Haringey Pride and Wood Green Community Fun Day
- Establish the N22 Networking event series, holding 20 events and 15 workshops
- Hold business training events in, for example, tackling crime
- Undertake additional cleaning in hot spots
- Deliver micro-greening projects
- Undertake training and small match-grant funds for businesses to improve shop fronts
- Adopt the #LoveWoodGreen slogan and Enjoy Wood Green platform to create a PR campaign with a strong visual image for Wood Green
- Partner with the Council and community groups on Eat Wood Green
- Work closely with Alexandra Palace and celebrate Wood Green's assets
- Act as a strong business voice on big issues
- Act as a central conduit to improve communication
- With other key stakeholders, create and deliver a strategy for increasing the restaurant and retail diversity.

7.7 The BID, in its first term, has contributed a great deal to the vitality of Wood Green, especially through the unprecedented economic turmoil of recent years caused by the pandemic, rising supply costs, labour shortages, the energy crisis and rising interest rates. The BID is a valued partner of the Council and other agencies such as the Met Police and has actively delivered benefits to its member businesses and the wider Wood Green economic and community landscape in its first term.

Second Term and New BID Proposals

7.8 In July 2022, the BID wrote to the Government and Council informing them of their intention to put proposals to a renewal ballot and subsequently appointed a consultancy called The Means to provide advice on the feasibility of the second term of the BID in Wood Green Town Centre and potential expansion areas. The Means are specialists (with a successful track record) in BID development and were also engaged in the creation of the BID and taking it through the original ballot process in 2018.

7.9 The decision to continue with a BID into a second term was made following a BID Board decision. A consultation exercise and survey were then devised to seek the views of existing levy payers and prospective levy payers in Turnpike Lane. These results fed into the BID proposals and terms which were approved at a BID Board in September 2022.

7.10 Expanding into Turnpike Lane and at 50 Station Road will allow more businesses to benefit from the BID's services and fill in gaps within the

town centre environment not currently officially covered. Benefits would include access to the street wardens' service, business crime reduction partnership, environmental improvements, business support and cost savings initiatives, promotion and marketing of the area including online promotion and the provision of Christmas lights in line with those supplied in Wood Green. Although asking any additional expense of businesses in the current climate is difficult, the support and services that the BID can offer particularly the smaller businesses could well outweigh the costs – and will be a key focus for the BID in their re-ballot campaign when engaging with the voting businesses to secure a 'yes' vote.

Surveys and Consultation Findings

7.11 The consultation findings summary report is attached as Appendix 4. 60 business interviews took place in Wood Green up to September 2022. The results showed that 48% said they would vote yes, 6% said they would vote no and 46% said they were not sure as they would require further information or discussions before they voted. In addition, consultation with 24 businesses in Turnpike Lane was undertaken to see if they would like to become part of the BID and have the support from the services the BID provides. 42% said they would vote yes, 21% would vote no and 37% would need more information.

7.12 Overall, there is a healthy level of support to continue the BID amongst businesses in Wood Green and consultation with Turnpike Lane businesses regarding its expansion to cover that local centre has proven broadly positive.

7.13 Consultation with businesses highlighted that Safe and Secure was again the strongest theme. Raising the profile of Wood Green and the businesses was joint second with enhancing the environment of the area. Business advocacy, cost savings and networking have also become more of a priority than in the first term. Annual events are also in the top six themes, as in the first term.

7.14 The results of the consultation exercise are considered positive by council officers at this stage in the ballot process prior to the campaign launching (which will formally follow Cabinet decision).

BID Proposal Terms

7.15 A full summary of the BID proposals, written to take into account the results of the consultation exercise, is included at Appendix 1. As referenced above, the BID is proposing to include an extension to its current operating area to include Turnpike Lane local centre and the Clockwise building situated at 50 Station Road, N22.

7.16 A typical BID levy is usually between 1.0%-1.5 % of rateable value. The levy rate will remain unchanged at 1.25% and the threshold for payment of the levy will be increased to include all businesses with a non-domestic rateable value of £15,000 p.a. Based on this new threshold approximately 106 business (of 478 businesses in the catchment area) will be exempt from paying the levy.

7.17 The BID is proposing that occupiers within the managed shopping centre (The Mall) without direct access onto Wood Green High Road will pay levy calculated at a lower rate of 0.625%. This discount is to recognise that these businesses will benefit less from BID initiatives as they receive some similar services included within their commercial agreement.

7.18 Where an occupier or owner liable for the BID levy is a Registered Charity or CIC and is in receipt of Mandatory Rate relief (as prescribed by section 43 and 45 of the Local Government Finance Act 1988 (LGFA88)) except where the property is operated as a 'charity shop', that occupier or owner shall be eligible for the same level of discount on the BID levy. For the avoidance of doubt, hereditaments operated predominantly as charity shops will be charged 100% of the BID levy. This is common practice within BIDs, especially where there is a proliferation of Charity Shops located in high street retail units.

7.19 Voluntary membership is also available where a business which is either below the BID levy of £15,000 rateable value or those outside of the BID area have an opportunity to become a member of Wood Green BID. Businesses or organisations which are located outside Wood Green are only eligible for membership at the discretion of the Board of Directors.

7.20 The proposed BID area is illustrated in Appendix 7 and encompasses the retail area between Wood Green and Turnpike Lane Underground Stations plus expansion west into Turnpike Lane and 50 Station Road. The total number of hereditaments in the BID area is 478. Based on a threshold of £15,000, 372 businesses will be eligible to pay the levy and vote in the ballot. At the rate of 1.25% levy the BID would generate £333,988 of revenue per year. Notwithstanding any changes to the total floorspace of commercial premises, rateable value and the like, over five years the BID levy income would total £1,669,940.

7.21 Examples of typical levy values are provided in the BID Proposals at Appendix 1. A rateable value of £15,000 would equate to a levy of £187.50 per annum and of £30,000 would be £350 p.a. The average a small independent business would be paying is therefore around £200-250 p.a.

7.22 There are 15 hereditaments in the BID area that have Haringey Council as the Property Contact Name on the ratings data within the following properties: 10 Station Rd, 38-46 Station Rd, 48 Station Rd, 40

Cumberland Road, Alexandra House, River Park House, Bury Road Car Park and Wood Green Library. The Council would have a vote for each hereditament. The total levy contribution per annum for these properties would be £29,625 (based on a 1.25% levy).

7.23 In other areas in England where the Council has a significant presence within a BID area, these councils have paid the following amounts annually on their properties:

- In Vauxhall, Lambeth Council pay about £30,000
- In Stratford, Newham Council pay about £21,000
- In Southampton, the City Council pay about £30,000
- In Kensington, K&C Council pay a capped amount of £50,000
- In Stockport, the Town Council pay about: £49,000.

7.24 The BID Company will continue to be governed by a Board of Directors comprised of the representatives of all sections of the business community as follows:

- 2 Large Businesses (defined as BID Members having 20 employees or more)
- 4 Small Businesses (defined as BID Members having fewer than 20 employees)
- 1 Landowner.

7.25 The directors of the BID Company will continue to seek, insofar as people are willing and able to act, to ensure board membership is representative of the variety of businesses who are eligible to pay the BID Levy.

7.26 The following representatives may also be invited to sit on the Board as observers but shall not be entitled to vote:

- Representative of Haringey Council
- Strategic Agency representatives i.e. Police, TfL
- Up to 2 Youth members (Representing Youth Gold/Youth Hub)
- Member representing local residents' organisations / Community Improvement District.

7.27 If places on the Board cannot be filled according to the recommended representation above, the Board will still continue to operate.

7.28 The BID Company will enter a formal agreement (the Operating Agreement) with Haringey's Rates Service to collect the agreed levy on behalf of the BID Company. All costs will be borne by the BID Company. The Council will inform the BID company of the amount of levy collected and instruct the BID Company to invoice the Rates Service to access the money.

7.29 All costs, including the cost of debt collection, will be charged to the BID company. The initial hardware and software costs to set up the system (£30,000) were paid for by the BID in its first term.

7.30 The BID, supported by placemaking consultancy and BID experts The Means, have assisted the Council in fulfilling its regulatory duties in respect of approving the BID Proposal. An Operating Agreement, as part of the financial management arrangements for the BID, is attached in draft form (Appendix 3). A schedule of existing baseline services has been produced by Council officers and is included in the BID Proposals as required in the BID Regs 2004 (Appendix 1). These documents are subject to further discussion and agreement between the parties and would have to be agreed with the BID, after the BID Proposals are approved, should it be successful at re-ballot.

Proposed BID activities in second term

7.31 The BID will continue to pursue its four main themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) as affirmed by the results of the consultation exercise. The BID will continue to curate and hold cultural events such as Haringey Pride and Community Fun Day.

7.32 The BID will work with partners to develop projects to include better greenery, cleaner streets and to improve the look and feel of Wood Green and Turnpike Lane. Businesses in Turnpike Lane will benefit from the BIDs services such as the Street Rangers, marketing and events and business support activities.

7.33 Business support and investment will be enhanced throughout the second term as many businesses have stressed that they would like more to be done to support them. The BID will also look at other ways to support businesses including working with partners to offer support, training, joint procurement and financial savings by offering a Town Centre recycling service.

7.34 There was support for continuing events and marketing of the town centre such as Christmas activities, Small Business Saturday and street animation. Turnpike Lane businesses have requested ideas such as a street festival and to brand their area. The BID will also look at the feasibility of more specialised markets for Wood Green including a Youth Market and Food & Drink Market which complement the others in the Town Centre.

7.35 Continued membership of a BID in Wood Green will allow businesses to continue to come together under a strong partnership, with a collective

voice and to influence the development of the area and benefit from joint investment and procurement exercises.

8 Contribution to strategic outcomes

8.1 **Outcome 9: A healthier, active and greener place:** deliver greening projects, promote sustainable travel, promote community use of parks such as Ducketts Common
Outcome 10: A cleaner, accessible and attractive place: undertake additional street cleansing and rubbish collection services in Wood Green and Turnpike Lane Town Centres, to create a safer and more attractive environment for residents and visitors.
Outcome 11: A culturally engaged place: promoting the area's cultural enterprises and residents, hosting events such as Haringey Pride and the Community Fun Day
Outcome 12: A safer borough: The Wood Green BID can help to fund improvement to crime prevention, coordinate the Wood Green BCRP and Street Warden service and offer crime prevention measures for businesses
Outcome 13: A Growing Economy which provides opportunities for all residents and supports our businesses to thrive: The Wood Green BID can enable businesses to be better supported and connected, providing them with services to improve their offer, boost business and give them a voice in the significant changes due to take place in Wood Green
Outcome 16: Regeneration with social and economic renewal at its heart, focused on Tottenham and Wood Green: Working in partnership with the Council on major placemaking programmes and on such initiatives as Wood Green Voices, Eat Wood Green and Haringey Deal.

9 Statutory Officer Comments (Director of Finance (including procurement), Head of Legal and Governance (Monitoring Officer), Equalities)

Finance

9.1 This report recommends:

- That Cabinet agree to support the BID Proposals and grants approval for the Returning Officer to hold a ballot on behalf of the BID Proposer.
- That in the event of agreeing the recommendation and a BID Ballot taking place, that Cabinet agrees to delegate authority to the Director of Placemaking and Housing to vote on behalf of the Council in the Ballot, in conjunction with the Cabinet Member for Economic Development, Jobs and Community Cohesion – when exercising its voting rights for the Council owned properties in the BID area.

9.2 The services/projects to be carried out by the BID company will not overlap with any statutory service provided by the council.

9.3 This will not affect income from Business Rates as businesses pay a tax (or levy) over and above Business Rates in order to fund projects and improvements (typically related to safety/security, cleansing and environmental measures) within the district's boundaries.

9.4 The occupiers and owner-occupiers of eligible hereditaments will pay BID levy at an indicative rate of 1.25% of Rateable Value per year.

9.5 The number of eligible hereditaments in the BID area is 372 based on the rateable value threshold of £15,000. Based on this threshold, it is estimated that BID levy out-turn will be approximately £334,000 per annum which would be available for allocation against specified BID priorities.

9.6 The council will pay BID levy for council's properties within the BID area. It is estimated that 15 council hereditaments will fall within the BID area. It is estimated that the BID levy will cost the council £29,265 per year.

9.7 In accordance with the BID Regulations, the Council will be responsible for the billing, collection and transfer of the levy to the BID Company.

9.8 The cost of billing, collection and transfer of BID levy (administration costs) is currently estimated at £20,223 annually plus a further £2,000 annual Module Software Maintenance Costs which will be recharged to the BID company in full.

9.9 There will be a one–off ballot cost estimated at £3,000. This cost has been budgeted for by Electoral Services and Regeneration & Economic Development regardless of the outcome of the ballot.

9.10 The BID levy is not VAT-able, so businesses will not pay VAT. Any VAT charged to the local authority by the BID Company can be recovered under section 33, VAT Government and Public Bodies.

Legal

9.11 The Head of Legal and Governance notes the contents of this report on which Legal Services have been consulted.

9.12 The Local Government Act 2003 ("the LGA 2003") and the Business Improvement Districts (England) Regulations 2004 ("the BID Regulations") (both together "the BID Legislation") provide the statutory powers and framework to enable a Business Improvement District (BID) to be renewed and operated.

9.13 Should the proposal succeed it is only the non-domestic rate payers (or a defined class of them) in the BID area who will be liable to pay the BID levy.

9.14 The Council needs to be satisfied that the final BID proposals submitted to the Council include all the necessary information set out in the Bid Regulations and in particular the information required under Schedule 1. This has been confirmed (see paragraph 4.4 of this report).

9.15 In addition as these proposals are not considered to conflict with Council policies, nor place an inequitable and significantly disproportionate financial burden on any class of non-domestic ratepayer as a result of manipulation of the BID area or BID levy (see paragraph 4.7 of this report). The Council is obliged to hold a ballot to enable the affected businesses to vote on the BID proposals. The ballot must comply with the requirements set out in Schedule 2 of the BID Regulations.

9.16 As the Council occupies premises as a ratepayer in the proposed BID area, it will be entitled to vote in the ballot. It is recommended that authority is delegated to the Director of Placemaking and Housing, to vote on behalf of the Council.

9.17 Approval for the proposal in the ballot must meet two tests, designed to prevent big businesses forcing a proposal on smaller interests:

(a) A simple majority of those voting in the BID ballot must vote in favour

(b) Those voting in favour of the proposal must represent a majority by rateable value of the hereditaments (rateable properties) of those voting.

9.18 In the event of a successful ballot legal agreements between the Council and the BID Company will be entered into. The Operating Agreement will cover the process for the collection and enforcement of BID levy charges. The Baseline Agreement will cover the various services that the BID Company will carry out and the services the Council will continue to deliver for the duration of the BID.

9.19 The Head of Legal Services and Governance is not currently aware of any reasons why Cabinet should not make decisions set out in the recommendations.

Equality

9.20 The Council has a public sector equality duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act

- Advance equality of opportunity for those with 'protected characteristics' and those without them
- Foster good relations between those with 'protected characteristics' and those without them.
- The protected characteristics are age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

9.21 Wood Green BID, The Means and the Council have carried out consultation with the business community in 2022 and are continuing to do so. The BID has already consulted with 84 businesses as part of the re-ballot engagement process over the summer months and will continue to do so through the Ballot Campaign.

9.22 Essentially the impact can be assessed against two main stakeholder groups, the business owners themselves (and their employees) and the residents/visitors to the town centre. Most of our data relates to residents with more anecdotal data concerning business ownership and employee make-up. For instance we can assume that smaller businesses in the area will be owned by a higher proportion of BAME owners through business engagement caried out with the BID. The micro businesses (with a rateable value of below £15,000 p.a. will not be charged the BID levy but will indirectly benefit from BID activities such as events, marketing, public realm interventions etc. that would increase footfall and potential customers. This would also apply to family-run businesses and a proportion of employees.

9.23 Working with the BID will enable more accurate equalities data of their business members to be collected and also of the beneficiaries of their activities. Also one of the BID's activities will be to tackle hate crime and community safety (through initiatives such as the Business Crime Reduction Partnership, PubWatch for hospitality businesses and community events such as Haringey Pride and the Community Fun Day which will proactively support community cohesion.

9.24 A copy of an Equality Impact Assessment is attached at Appendix 6. The BID and its activities are considered to have a positive or neutral impact on all equalities groups.

10 Use of Appendices

Appendix 1:	BID Proposal
Appendix 1A:	Draft Baseline Services Agreement
Appendix 2:	Estimated 5-year Business Plan
Appendix 3:	Draft Operating Agreement
Appendix 4:	Summary of levy payer consultation
Appendix 5:	Letter to Request Ballot

Appendix 6: Equality Impact Assessment
Appendix 7: Map of BID area.

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WOOD GREEN BID PROPOSALS FOR NEW BID ARRANGEMENTS

1) A statement of the proposed period of the BID arrangements
2) A summary of the proposed BID arrangements
3) A baseline schedule of services provided by Haringey Council

1. STATEMENT OF THE PROPOSED PERIOD OF THE NEW BID ARRANGEMENTS

These proposals are for a new set of arrangements for the Wood Green Business Improvement District (BID).

It is proposed that, if successful at ballot, the new arrangements will apply for the period of 5 years from 1st July 2023 to 30th June 2028.

2. SUMMARY OF THE BID ARRANGEMENTS / LEVY RULES

This section sets out in further detail the technical information relating to how the Wood Green BID will operate.

1. Definitions

Definitions in these arrangements are as per the Business Improvement Districts (England) Regulations 2004.

2. Who is the BID body that is proposing a BID ballot?

The BID body is Future Wood Green Ltd, incorporated with company number 11269898 ("the BID Company"). The BID will if successful, be known thereafter just as Wood Green BID Limited with new branding.

3. BID duration and the BID body

In the event of a successful ballot, Wood Green BID will be five years in duration, beginning on 1st July 2023 and running until 30th June 2028. The BID Company will be the body responsible for implementing the BID arrangements.

Before the end of this period this body may choose to seek renewal of the BID for a further term of up to five years.

The directors of the BID Company will, insofar as people are willing and able to act, aim to continue representation on the Board at the following minimum levels:

- 2 Large Businesses (defined as BID Members having 20 employees or more)
- 4 Small Businesses (defined as BID Members having fewer than 20 employees)
- 1 Landowner

The directors of the BID Company will continue to seek, insofar as people are willing and able to act, to ensure board membership is representative of the variety of businesses who are eligible to pay the BID Levy.

The following representatives may also be invited to sit on the Board as observers but shall not be entitled to vote:

- Representative of Haringey Council
- Strategic Agency representatives i.e. Police, TfL
- Up to 2 Youth members (Representing Youth Gold/Youth Hub)
- Member representing local residents' organisations / Community Improvement District

If places on the Board cannot be filled according to the recommended representation above, the Board will still continue to operate.

The Board will continue to manage any current staff or new staff recruited to the BID Company team, which will deliver the projects and services as set out in the BID Proposals.

It is expected that working groups will be formed when appropriate to allow BID members who are not involved at Board level to get involved with steering particular projects.

If they are not already, BID levy payers will be invited to become Members of the BID Company Limited by Guarantee and may stand for election to the board at the Annual General Meeting. Any BID levy payers that are already Members of the BID Company will remain so.

4. What is the proposed BID Area covered by the proposals?

The proposed Wood Green BID area comprises the following streets, which includes an extension of the current BID area to include Turnpike Lane businesses and the Clockwise building. This should be read in conjunction with the map shown below:

Alexandra Road (Western side, from High Road to Martins Walk; Eastern side, 108)	High Road (Even, 2 – 240; Odd, 1 – 239)
Brabant Road (Eastern side)	Langham Road (258 – 278)
Brampton Park Road	Lordship Lane (Even, 734 – 748; Odd, 707 upwards)
Buller Road	Lymington Avenue (from jct with High Road to jct with Bury Road/Noel Park Road)
Bury Road (Southwestern side)	Mayes Road (Northern side, from jct with Caxton Road to Park Ridings)
Caxton Road (Eastern side)	Noel Park Road (Western side, from jct with Lymington Avenue to jct with Pelham Road)
Coleraine Road (jct with High Road to jct with Waldegrave Road)	Pelham Road (Southwestern side, from jct with Noel Park Road to jct with Gladstone Mews)
Courcy Road (jct with High Road to Lilac Mews and Wallis Mews)	Redvers Road (from jct with Lordship Lane to jct with Buller Road)

Dovecote Avenue	River Park Road
Ducketts Common	Station Road (Even, 0 – 50; Odd, 1 – 37)
Gladstone Avenue (1-6)	Turnpike Lane including Wellington Terrace (Even, 0-110; Odd, 1-137B)
Gladstone Mews	Westbury Avenue (Odd, 1 – 33; Even, 2-8 inc. Westbury Arcade)
Green Lanes (Jct with High Road to Jct with Carlingford Road, inc. 679)	Whymark Avenue (Whymark House & York House; Northern side jct with High Road to jct with Bury Road)

The area covered by the BID proposal comprises parts of Wood Green as shown in the map below. (NB: blue boundary is the current BID boundary and the orange are proposed extension areas)

5. Governance of the company

The Articles of Association of Wood Green BID are to be found in a separate document.

6. Eligible business types for voting and paying the levy

Section 64 (1) of the Local Government Finance Act 1998 defines a 'hereditament' as 'property which is or may become liable to rate, being a unit of such property which is, or would fall to be, shown as a separate item in the valuation list'.

The following hereditaments will not be eligible for the BID levy or to vote in the ballot:

- Business premises (hereditaments) with a rateable value (RV) below £15,000
- 'Central List' properties that are not contained in the local rating list
- Advertising rights, telephone/communication masts
- Residential estate offices
- Car parks that are owned and used by registered charities

All other hereditaments within the BID Area are eligible to vote in the BID ballot and to be charged the BID levy.

The occupier, or owner-occupier, of an eligible hereditament within the BID area will be the BID levy payer or liable party (as defined by rating regulations – Local Government Finance Act 1988 and General Rate Act 1967) and therefore is subject to pay the BID levy in respect of each chargeable financial year (as defined in section 45 of the Local Government Act 2003) of the BID term.

Where eligible hereditaments are unoccupied at the time of the notice of ballot, the owner will be entitled to vote in the BID ballot. The BID levy payer in cases of unoccupied hereditaments will be the owner of the whole of the hereditament. The term 'owner' is defined in section 65 (1) of the Local Government Finance Act 1988. No void period will be given in relation to the BID levy; those hereditaments that are in receipt of empty property rates relief will not be exempt from the BID levy.

Occupiers within the managed shopping centre without direct access onto Wood Green High Road will pay levy calculated at a lower rate of 0.625% (this discount is to recognise that these businesses will benefit less from BID initiatives as they receive similar services included within their commercial agreement)

Where an occupier or owner liable for the BID levy is a Registered Charity or CIC and is in receipt of Mandatory Rate relief (as prescribed by section 43 and 45 of the Local Government Finance Act 1988 (LGFA88)) except where the property is operated as a 'charity shop', that occupier or owner shall be eligible for the same level of discount on the BID levy. For the avoidance of doubt, hereditaments operated predominantly as 'charity shops' will be charged 100% of the BID levy. This is common practice within BIDs, especially where there is a proliferation of Charity Shops located in high street retail units.

Businesses that begin to occupy existing eligible BID hereditaments during the five-year BID period will be liable to pay the levy for their period of occupation, providing the hereditament remains eligible for BID membership. The BID levy will also be extended to hereditaments built or first occupied in the BID area during the life of the BID, assuming that they are otherwise eligible

If, as a result of a re-valuation, a business' rateable value shall be £15,000 or more at any time during the BID term, they will become eligible for the levy.

Businesses with a rateable value of less than £15,000 are not eligible to pay the levy, but may have the opportunity to opt in to The Wood Green BID by contributing on a voluntary basis at a rate to be agreed by the board.

7. The BID Levy

The BID levy is a daily charge. The BID levy will be charged at 1.25% of the rateable value of each hereditament for each chargeable financial year or part thereof as per the 2017 version of the Non-Domestic Rating list. (Current as of September 2022 and at the time of ballot)

In the first instance this is likely to generate approximately £333,988 for the BID per year.

The levy may rise annually during the life of the BID in line with inflation, and at the discretion of the BID board. The increase for any year may not exceed the published annual Consumer Prices Index or the annual Retail Prices Index (whichever is the higher) at the end of the month of September in the preceding financial year.

Where the occupants of hereditaments pay an inclusive rent or other charge for occupying space that includes the business rates charge, the organisation or person who is liable for paying business rates is liable to pay the BID levy and, consequently, is eligible to vote in the ballot.

The table below sets out the indicative levy payable for businesses depending on their rateable value (based on the 1.25% levy rate).

Example rateable value	Example BID levy for one full financial year (at 1.25%)
£15,000	£187.50
£30,000	£375
£50,000	£625
£100,000	£1,250
£200,000	£2,500
£500,000	£6,250

The BID levy will generate revenue that is ring-fenced for the Wood Green BID and must be spent on projects that benefit businesses in the BID area that pay the BID levy. All services provided by the BID are to be ‘additional’ to those provided by the Council. This is measured through the ‘Baseline Agreement’ between the BID Company and Haringey Council, which sets out the standard level of statutory service that is already provided in the BID area by the Council.

8. Collecting the BID levy

Arrangements for the collection of the BID levy are set out in a formal Operating Agreement between the BID Company and Haringey Council (the billing authority). The Council will be responsible for collecting the BID levy on behalf of the BID Company.

Following a successful ballot, the first BID levy bill will become payable in July 2023, for the period of 1 July 2023 to 31 March 2024. Thereafter:

- The BID levy will be payable in one instalment per year
- Bills will be raised in March and payment will become due on 5th April
- BID levy bills will be issued to each new arising BID levy payer as required
- Refunds will be issued to BID levy payers who have paid the annual BID levy in full but vacate their property in the operating financial year. The amount refunded will be calculated from the later of the certified date of vacation or the date of notification.

Enforcement measures for the collection of the BID levy will be detailed in the Operating Agreement between the BID Company and Haringey Council. The BID levy is a mandatory charge and collection is enforceable in the same way as the business rate. After 14 days non-payment of the BID levy, a reminder will be sent giving a further 14 days to pay. If after a further seven days from the payment date stated in the reminder notice the outstanding sum of the BID levy has not been paid, the billing authority shall make an application to the Magistrates Court for a Liability Order to recover the outstanding sum of the BID levy. Non-payment of the BID levy will incur additional costs to the business in question.

9. The Ballot

The ballot will be conducted by Haringey Council's Electoral Services (the ballot holder) or their contractors in accordance with the process laid down in The Business Improvement Districts (England) Regulations 2004.

The ballot holder shall be the body the billing authority has appointed under section 35 of the Representation of the People Act 1983 (7) as the returning officer for elections to that authority.

A ratepayer shall be entitled to vote in the BID ballot if, on the date the ballot holder publishes the Notice of Ballot, he falls within the class of non-domestic ratepayers to be liable for the BID levy as described in section 6.

Each person entitled to vote in the ballot shall have one vote in respect of each eligible hereditament occupied or (if unoccupied) owned by them in the proposed geographical area of the BID.

A successful ballot will have to meet two tests:

- First, a simple majority of those voting must vote in favour
- Second, those voting in favour must represent a majority of the aggregate rateable value of the hereditaments voting

The ballot will be a secret postal ballot and will run from late January, closing at 5pm on Thursday 23rd February 2023. Where the occupiers of individual eligible hereditaments have nominated in writing the name of the person who should vote on their behalf, the notice of ballot and ballot papers will be sent to them.

10. The cost of the ballot

The cost of the ballot will be paid for by the Ballot Holder. Wood Green BID has put aside a contingency fund of £3,000 to pay for the cost of the ballot should it be requested to do so by the Council if the circumstances in regulation 10 of the Business Improvement Districts (England) Regulations 2004 arise, namely:

- The result of the ballot is a 'no' vote, and
- The turnout of eligible voters in the ballot is less than 20%.

11. Alteration of the BID Arrangements

BID arrangements may be altered during the 5 year term without an alteration ballot, as long as there is no proposal to alter:

(i) The geographical area of the BID
(ii) The BID levy in such a way that would:

- cause any person to be liable to pay the BID levy who was not previously liable to pay; or
- increase the BID levy for any person other than for inflation purposes as set out above

Where BID arrangements may be altered without an alteration ballot, the alteration will be made by a decision of the Wood Green BID Board, following consultation with Haringey Council.
The billing authority shall ensure the BID Arrangements (as altered) are in place by the time those BID Arrangements (as altered) are due to come into force and shall send a notice explaining the reason for and the effect of the alteration to each person liable for the BID levy.

12. The works and services to be provided

Introduction

Wood Green BID is nearing the end of its first five-year term and will be proposing a new BID term at ballot in February 2023. Since beginning operations in 2018 Wood Green BID has focused on a wide range of initiatives outlined in its business plan and has developed into a strong business network and a key stakeholder organisation, playing a positive role in helping to create an overarching vision to improve the environment in which it operates.

Having a BID in Wood Green is key to the Town Centre's ability to compete with surrounding areas.

In the BID's first term proposal, we laid out four key objectives that we sought to achieve, namely:

- Safe and Secure
- Place and Connectivity
- Events and Marketing
- Business and Investment

The BID has delivered in these areas. However, looking to the future the BID is aware that it can have a greater impact by refocusing its efforts and limited resources. Prior to creating these BID proposals, the BID carried out a consultation exercise with businesses in which we sought to gather feedback on business priorities for the BID's second term. This is further detailed in Appendix 1.

Since Wood Green was formed in 2018, there are number of achievements we are proud to have delivered.

Thanks to the investment from the businesses in Wood Green the BID has been able to deliver a range of projects or have made good progress on others.

While we still have lots to do, working with Partners including Haringey Council, Haringey Police, developers and other organisations, we are working hard to support all in the Town Centre. Our top four achievements so far are:

- Supported in reporting of over 600 cases of crimes against business
- Created the new Library Garden with support from GLA and Haringey Council
- Held over 20 Local Networking meetings and Delivered over 15 Workshops
- Supported over 140 businesses through the COVID-19 Pandemic

The BID's second term

We will seek to build upon the foundations laid during our first term and act positively on issues identified through the business consultation to ensure that our priorities and services continue to be in line with businesses requirements. Additionally, we will strengthen our relationships with key local stakeholders, enabling us to be robust to new challenges and open to new opportunities. We will further develop this narrative by embracing and promoting the unique character of Wood Green as a place where businesses are represented and can thrive, residents, employees, are provided for, and visitors are excited to discover.

In order to do this, there are some foundational activities that need to be continued, such as work to improve safety and security, provision of a broader range of business support services and a consolidated representative voice. There are also important and exciting projects that can bring transformational change to the area, such as the opportunity to influence and inform capital regeneration projects scheduled to be delivered in coming years by the council.

Wood Green BID will be crucial in ensuring businesses have a strong input into making local regeneration a success. Additionally, recent events regarding the COVID-19 pandemic means that it is more important than ever for businesses to have a representative body. During the course of the BID term, Working Groups with approval from the Governance Board, may decide to include other projects or events which they feel will best benefit the area around Wood Green.

Wood Green BID has demonstrated itself in its first term to be a valid organisation who have a cohesive vision for the area and are wholly capable of realising that vision.

Wood Green BID is looking to include Turnpike Lane and Greenside House, 50 Station Road into its footprint.

Safe and Secure

The Safe and Secure theme oversee a range of projects to support local businesses and town centre including a town centre safer radio scheme, a monthly meeting for businesses to meet with the police, intelligence database to report issues and much more.

PROJECT DELIVERY

The following items are projects which the BID steering group published within its business plan.

- Business Crime Reduction Partnership (in partnership with Haringey Council and Police)
- BusinessWatch
- Street Rangers
- DISC – Crime reduction database
- Town Centre Radio Scheme
- Women's Night Safety Charter
- Security Workshops and Training
- Safe Places Scheme

Following the survey with businesses, a very high number of replies stated that they felt that Safe and Secure was a priority and the BID would keep all it is currently doing but to increase to cover the proposed area of Turnpike lane.

Place and Connectivity

Wood Green BID hold a Bi-monthly working group meeting which supports the work produced by the BID and partners. The Working Group is open to those who are BID Levy payers or their representatives.

PROJECT DELIVERY

The following items are projects which the BID published within its business plan:

- Wood Green Library Garden
- Monthly Footfall Data Reports
- Hanging Baskets
- Light Installation Projects
- Shop Front Improvement Grants
- Window Dressing Competition and support
- Campaigning to reduce Fly Tipping/Waste
- High Street Cleaning Projects

A high number of those surveyed said that they wanted to see more done to improve the environment of Wood Green making it cleaner and greener with better spaces for people to enjoy. The BID will work with partners to look at projects to include better greenery, cleaner streets and to improve the look and feel of the Town Centre including Turnpike Lane.

Business support and investment

The following items are projects which the BID published within its business plan:

- Cost Reduction / Joint Procurement
- COVID-19 Reopening Packs for Businesses
- Lobbying on behalf of businesses
- N22 Networking and Workshops
- Wood Green Town Centre Vision

Cost Reduction / Joint Procurement will be enhanced throughout the second term as many businesses have stressed that they would like more to be done to support them. The BID will also

look at other ways to support businesses including working with partners to offer support, training and financial savings by offering things for example a Town Centre recycling service.

Events and Marketing

PROJECT DELIVERY

The following items are projects which the BID steering group published within its business plan:

- Christmas Lights
- Specialist Markets
- Small Business Saturday
- Enjoy Wood Green
- Haringey Pride
- Wood Green Community Day
- Street Animation
- PR and Social Media Training
- Town Centre Promotion

During the Second term, the BID will carry on providing events and marketing for the town centre including enhancing the promotion of the Town Centre and other specialist events. Turnpike lane have requested ideas like a street festival and to brand their area. The BID will also look at the idea of more specialised markets for Wood Green including a Youth Market, Food & Drink Market which complement the others in the Town Centre.

3. THE SCHEDULE OF BASELINE SERVICES – Wood Green BID area

This sets out the baseline standard services currently provided by the council.

To be appended.

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BASELINE AGREEMENT FOR THE PROVISION OF STANDARD SERVICES RELATING TO THE WOOD GREEN BUSINESS IMPROVEMENT DISTRICT AREA

Dated

The Mayor and Burgesses of the London Borough of Haringey
(the "Council")

And

Future Wood Green Ltd
(the "BID Company")

Draft

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Draft

Baseline Agreement for the Provision of Standard Services Relating to the Wood Green Business Improvement District

Dated

Between

(1) The Mayor and Burgesses of the London Borough of Haringey whose principal office is at Civic Centre, High Road, Wood Green N22 8LE (the "Council")

(2) Future Wood Green Ltd registered as a company limited by guarantee in England and Wales with company number 11269898 of C/O Mdp Accountancy Services Llp, 6a High Road, Wood Green, London, United Kingdom, N22 6BX (the "BID Company")

Recitals

A The Council is a local authority for the purposes of the Local Government Act 2003 and is responsible for providing the Standard Services within the BID Area

B The BID Company is responsible for the management and operation of the BID and for achieving the objectives and aspirations set out in the BID Business Plan

C The purpose of this Agreement is to set out for the avoidance of doubt:

i) the Standard Services provided by the Council within the BID area;

ii) the benchmark levels against which the provision of the Standard Services will be measured so as to ensure that whenever the BID Company wishes to provide any additional/complementary services these services are not services which the Council should be providing pursuant to their existing statutory duties; and

iii) the mechanism for the continued monitoring and review of the Standard Services.

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It is agreed:

1 Definitions

Ballot Result Date means the date upon which a successful ballot result has been declared in favour of putting in place the BID Arrangements.

BID means the Business Improvement District, within the meaning given in the BID Legislation, which is managed and operated by the BID Company within the BID Area

BID Area means that area within which the BID operates as shown in Schedule 1

BID Arrangements means those arrangements to be put in place for the operation of the BID pursuant to the BID Legislation

BID Business Plan means the plan voted for by the BID Levy Payers which sets out the objectives of the BID

BID Legislation means the Local Government Act 2003 and the Regulations

BID Levy means the charge levied and collected within the BID pursuant to the BID Legislation

BID Levy Payers means the non-domestic rate payers liable for paying the BID Levy

BID Proposal means the plan voted for by the BID Levy Payers in a ballot which sets out the objectives of the BID and identifies the various projects which will be undertaken using funds raised by the BID Levy and/or Voluntary Contributions to achieve those objectives and 'Renewal Proposals' has the same meaning save that 'ballot' shall be replaced with 'renewal ballot' and 'Alteration Proposals' has the same meaning save that 'ballot' shall be replaced with 'alteration ballot'

BID Term means the period of 5 years from 1st July 2023 to 30th June 2028

Complementary Services means services within the BID Area provided by or on behalf of the BID Company which are complementary to the Standard Services by virtue of their similarity in nature. **Complementary Services Agreements** means an agreement entered into between the Council and the BID Company or any further agreement as may be entered into by the BID Company for the provision of Complementary Services

Complementary Service Provider means the provider of Complementary Services

Designated Officer means the Council officer appointed by the Services Review Panel to liaise directly with the BID on issues relating to the performance of that officer's department in respect of the Standard and Complementary Services

Financial Year means the financial year for the BID Company which runs from 1st April to 31st March in the following year

the LGA 2003 means those parts of the Local Government Act 2003 applicable to BIDs, including in particular Part 4, as amended from time to time

Operating Agreement means the agreement entered into on [ ] between the Council and the BID Company which sets out various procedures for the collection, monitoring and enforcement of the BID Levy and for its transfer to the BID Company

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Performance Notice means a notice served by the BID Company on the Council which:

(a) identifies the Standard Service to which the notice relates;

(b) states how the Standard Service is not being provided in accordance with this Agreement; and

(c) requests that the Council liaise directly with the provider or contractor responsible for carrying out the Standard Service as soon as practicable for the purposes of securing compliance with this Agreement.

Protocols means the informal procedures to be agreed between the Council and the BID Company the purpose of which is to assist in the provision of the Standard Services

Regulations means the Business Improvement Districts (England) Regulations 2004 and such amendments to those regulations which may be made by the Secretary of State pursuant to Section 48 of the Local Government Act 2003 from time to time

Services Review Panel means the panel set up pursuant to clause 8 of this Agreement

Standard Services means the services as set out in Schedule 2 provided by the Council within the BID Area, which may be amended by the Council from time to time and notified to the BID Company in writing.

Voluntary Contribution(s) means any contributions or funds paid or made available to the BID Company which do not form part of the BID Levy

Working Day means any day of the week other than a Saturday, a Sunday or a bank holiday

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2 Statutory Authorities

2.1 This Agreement is made pursuant to section 2 of the Local Government Act 2000 and Part IV of the Local Government Act 2003 and Section 111 of the Local Government Act 1972 and all other enabling powers including in particular those set out in the Regulations.

3 Commencement

3.1 The terms of this Agreement shall take effect upon the date of this Agreement.

3.2 This Agreement shall determine and cease to be of any further effect in the event that:

(a) the BID Term expires save where the BID Company secures approval of Renewal Proposals in a renewal ballot or Alteration Proposals in an alteration ballot or Proposals in a reballot in which event this Agreement shall continue until the expiry of the BID Term set out in the Renewal Proposals, Alteration Proposals or the Proposals set out in the reballot provided, in relation to Renewal Proposals and Alteration Proposals, the Council and the BID Company both consent to such continuation; and

(b) the Council terminates this Agreement pursuant to clause 10 of this Agreement;

(c) either the Council or the BID Company terminates this Agreement pursuant to clause 10A.1 of this Agreement.

4 The BID Company's Obligations

4.1 The BID Company agrees that it will provide the Council with any information the Council may reasonably require in relation to the carrying out of the Complementary Services.

4.2 In the event that the BID Company intends to significantly change the Complementary Services the BID Company shall serve notice on the Council for the purposes of arranging a meeting of the Services Review Panel and at such a meeting the BID Company shall consult with the Council in respect of the intended change to the Complementary Services.

5 The Council's Obligations

5.1 The Council agrees to the following:

(a) to provide the Standard Services within the BID Area at its own cost for the duration of the BID Term; and

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(b) not to use the BID Levy at any time to either fund or procure the Standard Services.

5.2 In the event that the Council is unable to continue to provide all or any part of the Standard Services within the BID Area because it has become statutorily barred from doing so in respect of any of the Standard Services or because it does not have sufficient funds to secure the provision of any of the Standard Services it shall provide the following to the BID Company:

(a) a description of the part or parts of the Standard Services it is unable to provide;

(b) a detailed explanation of why such identified Standard Services are to be withdrawn; and

(c) the date upon which the Council will cease to operate the identified Standard Services.

5.3 The Council may provide services that vary from the Standard Services, delayed Standard Services or no Standard Services in the event that it is not reasonably practicable to provide the Standard Services by reason of the following:

(a) adverse weather conditions in the BID Area;

(b) an excessive number of pedestrians in the BID Area which would impede or inhibit the carrying out of the Standard Services;

(c) restrictions by the Police as to the persons and/or number of persons permitted access in the BID Area;

(d) a traffic accident or major spillage or other emergency occasion in the BID Area;

(e) marches, parades, film and theatre premieres, festivals and visits by VIPs in or affecting the BID Area where such activities directly impede or inhibit the Standard Services from being provided;

(f) any other reason in the BID Area or affecting the BID Area beyond the control of the Council

(g) in circumstances beyond the reasonable control of either party provided for under clause 10A.1 of this Agreement

provided always that the Council shall, if possible, provide the BID Company with reasonable notice, if possible in advance, in the event that the Council intends to provide services that vary from the Standard Services, delayed Standard Services or no Standard Services as a

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result of any of the reasons mentioned in this clause and the Council shall, as far as possible, endeavour to recommence providing the Standard Service as soon as reasonably practicable to the same standard as it was immediately before the change.

5.4 The Council agrees to use reasonable endeavours to liaise, and where practicable put in place partnering arrangements (of a formal or informal nature), with the Complementary Services Provider in relation to the Complementary Services or to services which are of a similar nature to the Standard Services and to liaise with the Complementary Services Provider (where appropriate) as part of the Services Review Panel activities.

5.5 The Council agrees to use reasonable endeavours to implement such reasonable recommendations for the carrying out or provision of the Standard Services as may be made by the Services Review Panel.

5.6 The Council agrees, in so far as it is reasonable to do so, that 3 months prior to conducting a review/reletting of a contract relating to the Standard Services it will notify the BID Company informing it of the timescales for carrying out the review/reletting and it will update Schedule 2 of this Agreement with new details within 4 weeks of these being agreed by the Services Review Panel.

5.7 The Council agrees, pursuant to clause 5.6 above to review the provision of the Standard Services as part of the Services Review Panel process and where appropriate and agreed with the BID Company to update Schedule 2 of this Agreement in accordance with the conclusions reached by the Panel.

5.8 In the event that the Council intends to change the Standard Services significantly and permanently the Council shall consult with the BID Company no less than 3 months prior to that change, if possible, and such notice shall include:

(a) a description of the part or parts of the Standard Services the Council intends to change;
(b) a detailed explanation of why the Council intends to change such Standard Services;
(c) the date on which the Council intends to change the Standard Services.

5.9 The Council agrees to use reasonable endeavours not to remove or change any contractor(s) responsible for providing the Standard Services without first serving no less than 3 months' written notice (or such shorter period of notice as may reasonably be practicable) on the BID Company confirming:

(a) the removal or alteration of such contractor;
(b) the Standard Services which such contractor is responsible for providing; and

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(c) the details of the new contractor appointed to provide the Standard Services

unless it is unreasonable or impracticable to give such notice for example, without limitation, where the Council terminates a contract on short notice for material default or in the circumstances of the contractor's insolvency or where the appointment of a new contractor is not completed in enough time before the new contractor's contract starts for a full 3 months' notice to be given.

6 Performance Notice

Upon receipt of a Performance Notice from the BID Company the Designated Officer shall, provided the Council agrees with the contents of the Performance Notice, inform the contractor or provider of the Standard Services of the lapse, carry out a review of the performance and the carrying out of the Standard Services by the contractor or provider of the Standard Services and require the contractor or provider to use reasonable endeavours to secure the improvement of the Standard Services. The Designated Officer in each case shall consult with the BID Company on the action plan arising from such review to secure such improvements, if possible, and keep the BID Company informed of the Council's actions and progress in carrying out the action plan.

7 License

7.1 The Council hereby grants a licence to the BID Company, its agents or Complementary Service Provider to enter onto or upon any land within the Council's ownership and which forms part of the public realm or the highway where this is reasonably required for the purposes of the BID Company its agents or its Complementary Service Providers carrying out any function or service required or secured for (or any ancillary to) the operation of the BID provided that the Council shall be permitted to withdraw such license in the event that in its reasonable opinion the BID Company, its agents or Complementary Service Providers act in such a manner which either contravenes health and safety requirements, damages Council property, prejudices the manner in which the Council can carry out its usual public services or where, in the Council's reasonable opinion, it is necessary to withdraw such license in order to safeguard the health and safety of persons in or around the BID Area or part of the BID Area.

8 Monitoring and Review

8.1 The Council and the BID Company shall set up the Services Review Panel, consisting of a number of representatives from the Council and the BID Company to be agreed between them, within 28 (twenty-eight) days from the date of this Agreement, the purpose of which shall be to:

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(a) review and monitor the carrying out of the Standard Services

(b) make any recommendations required pursuant to clause 5 to the Council and the BID Company

(c) where appropriate, review and monitor the provision of the Complementary Services and make such recommendations to the BID Company as are appropriate;

(d) review any Performance Notices served by the BID Company and steps which should be taken to secure the proper carrying out of the Standard Services and to make recommendations to the Council including recommendations for an improvement in performance in the carrying out of the Standard Services and recommendations for the carrying out of the Standard Services in a manner that facilitates the carrying out of Complementary Services, and to identify the need for any alteration to the Standard Services.

8.1A Where reasonable and practicable, the Council shall adopt any recommendations made by the Services Review Panel pursuant to clause 8.1, provided that none of the recommendations would prejudice or affect the rights discretions powers duties and obligations of the Council under any statute byelaws statutory instruments orders and regulations in the exercise of its functions as a local authority or would require the Council to commit a breach of any contract it has with a third party.

8.2 Within 28 (twenty-eight) days from the date of this Agreement the parties shall agree the dates when there will be meetings of the Services Review Panel and there shall be at least two such meetings in each Financial Year (throughout the duration of the BID Term) and on all other occasions further meetings of the Services Review Panel shall be arranged by the service of written notice by either party on the other, such notice to be provided no less than 28 (twenty-eight) days prior to the date of the proposed meeting (or less if otherwise agreed or in cases of emergency) and provided further that such meetings can be dispensed with altogether upon the written agreement of the parties.

8.3 The Services Review Panel will identify the need for any improvement or alteration to the Standard Services. The Council will in any case formally respond to recommendations from the Service Review Panel within 28 days of receipt, giving reasons for any decision not to implement recommendations in part or in full.

9 Joint Obligations

9.1 Both the Council and the BID Company agree:

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(a) for the purposes only of monitoring the Standard Services and the Complementary Services to review and take account of any representations or recommendations made to them by the Services Review Panel and take such action as may be appropriate;

(b) to agree such Protocols as may be required in order to assist the carrying out or provision of the Standard Services (and thereafter to review them annually);

(c) to operate the Standard Services in accordance with such agreed Protocols.

10 Termination

10.1 The Council may terminate this Agreement:

(a) in the same circumstances in which it may terminate the BID Arrangements under Regulation 18 of the Regulations;

(b) if the BID Company commits a serious and irremediable breach of this Agreement; or

(c) where permitted or required to do so under any statutory enactment or other legislative provision; or

(d) if the Council terminates the Operating Agreement.

10A Circumstances beyond the parties' control

10A.1 Neither party shall have any liability under or be deemed to be in breach of this Agreement for any delays or failures in performance of this Agreement which result from circumstances beyond the reasonable control of that party. The party affected by such circumstances shall promptly notify the other party in writing when such circumstances cause a delay or failure in performance and when they cease to do so. If such circumstances continue for a continuous period of more than six months, either party may terminate this Agreement by written notice to the other party.

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11 Confidentiality

11.1 Both the Council and the BID Company agree to keep confidential and not to divulge to any person without the prior written consent of the other party any information (written or oral) concerning the business affairs of the other nor any information which has been exchanged about the BID Levy Payers or contributors or about other third parties which it shall have obtained or received as a result of operating the BID. This obligation shall survive the termination or lapse of the provision of the BID.

12 Notices

12.1 Any notice required to be given under or in connection to this Agreement shall be in writing, signed by or on behalf of the party giving it and shall be served by delivering it personally, or by sending it by pre-paid first-class post to the address provided for above or such substitute address in England as may from time to time have been notified by the relevant party.

12.2 A notice shall be deemed to have been received:

if delivered personally, at the time of delivery; and

in the case of pre-paid first-class post, 2 Working Days from the date of posting.

13 Miscellaneous

13.1 For the avoidance of doubt where any part of this Agreement is incompatible with the Regulations or any other regulations which the Secretary of State may issue pursuant to Part IV of the Local Government Act 2003 then such part shall be struck out and the balance of this Agreement shall remain

13.2 The headings appearing in this Deed are for ease of reference only and shall not affect the construction of this Agreement

13.3 For the avoidance of doubt the provisions of this Agreement (other than those contained in this Clause) shall not have any effect until this document has been dated

13.4 Where reference is made to a Clause, Part, or Recital such reference (unless the context requires otherwise) is a reference to a clause, part, plan, or recital within or attached to this Agreement

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13.5 References to the Council include any successors to its functions as local authority for the BID Area

13.6 References to statutes, bye laws, regulations, orders, delegated legislation shall include any such instrument re-enacting or made pursuant to the same power

14 Exercise of the Council's Powers

14.1 Nothing contained in this Agreement or implied in it shall prejudice or affect the rights discretions powers duties and obligations of the Council under all statute byelaws statutory instruments orders and regulations in the exercise of its functions as a local authority

15 Contracts (Rights of Third Parties)

15.1 The provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement

16 Arbitration

16.1 The parties shall attempt, in good faith, to resolve any dispute arising out of or in connection with this Agreement promptly by negotiation which shall be conducted as follows:

16.1.1 the dispute shall be referred, by either party, first to the Council's Director of Placemaking and Housing and the BID Company manager for resolution; and

16.1.2 if the dispute cannot be resolved by agreement under clause 16.1.1 within 10 Working Days of the dispute having been referred the parties may either:

16.1.2.1 agree to refer the dispute to an independent person to be appointed by agreement between the parties and any charge made and expenses reasonably incurred by that independent person shall be paid by the parties in equal shares, unless the independent person determines that a greater share should be borne by one of the parties; or

16.1.2.2 agree to refer the matter to an adjudicator who shall determine which party should pay any charge made and expenses reasonably incurred by the arbitrator.

16.3 Without prejudice to their rights and remedies under this Agreement, the parties shall continue

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to perform their respective obligations under this Agreement notwithstanding any dispute or the implementation of the procedures set out in this clause 16.

17 Freedom of Information

17.1 The BID Company accepts that the Council is obliged to comply with the Freedom of Information Act 2000 ("the Act") and the Code of Practice on the Act, and will assist the Council to comply with these obligations. This includes helping the Council comply with its obligation to respond to a request for information within 20 days of receipt; and providing information to the Council where the Council requests.

17.2 The Council is entitled to disclose information unless it believes that the information is exempt under the Act. Exemption may apply where, for example, information is provided in confidence (including that would normally have to be treated as confidential under clause 11 of this Agreement); where the information is a trade secret; or where release is likely to prejudice commercial interests. The Council will decide, acting reasonably, whether information requested under the Act is to be disclosed or not. The Council will where reasonably practicable consult the BID Company and will consider any representations made by it. The Council shall not be liable for any loss or other detriment caused by the disclosure of any information in response to a request for information under the Act.

18 Jurisdiction

18.1 The Agreement shall be governed and construed in accordance with the law of England and Wales and the parties hereto submit to the exclusive jurisdiction of the courts of England and Wales in respect of any dispute or conflict arising from this Agreement.

SIGNED
For and on behalf of
THE MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF HARINGEY

Director Signature: ……

Print Name: ……

Head of Business Unit Signature: ……..

Print Name: ……

SIGNED
For and on behalf of **FUTURE WOOD GREEN LTD**

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Signature: ……

Name: ……..

Title: ……

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SCHEDULE 1

THE BID AREA MAP

Key:

Blue area: Existing BID Area; Orange Area: Proposed BID Expansion Areas

SCHEDULE 2

THE STANDARD SERVICES

This Schedule details the Standard Services.

When reference is made to reports by the public, it should be noted that most issues can be reported either on the London Borough of Haringey website or via the 'Our Haringey' mobile phone app.

1.1 STREET CLEANSING

1.1.1 The services outlined in this section 1 are carried out through a contractor, currently Veolia.

Street sweeping takes place within the BID Area 7 days per week, 365 days per year between the following hours:

- 06:00 – 13:30, and
- 14:00 – 00:00

1.1.2 Constant presence cleansing operates within the hours 0600-1300 & 1400-2130. Waste and recycling bag collections, both residential & commercial, are made between the stated time band zones allocated to roads within the BID area.

1.1.3 The BID Area is classified as Zone 1 and so receives constant daily presence to achieve minimum B grade outcome of cleanliness as set out in the Code of Practice for Litter and Refuse (COPL&R):

Grade A: no litter

Grade B: some litter

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Grade C: Significant litter

Grade D: heavy litter

1.1.4 The Council's contractor is contractually committed to achieving these standards but has flexibility as to how to achieve them. It is not possible therefore to state the exact level of resource that is deployed at any particular time. Typically a small number of personnel are equipped with either barrows or mechanical support. Subsection 1.9 covers more on monitoring of performance.

1.1.5 Dog litter is cleared within 24 hours of being reported.

1.1.6 Deep cleaning of the pavements, such as jet washing or gum removal, happens on an ad-hoc basis as and when funding is available.

1.2 Litter Bins on Highways

1.2.1 Litter bins in the BID Area are emptied within one hour of being reported full. The bin will be emptied and loose waste around the bin will be picked up and removed.

1.2.2 Litter bins in the Bid Area are cleaned and the surrounding pavement washed down once every 6 months.

1.2.3 Damaged litter bins: If repair is possible the bin will be repaired within 5 working days. If replacement is required the bin will be replaced within 5 working days. A like for like replacement may be dependent on stock levels and lead time from the supplier and can take up to 6 weeks.

1.3 Hazardous Waste

1.3.1 Hazardous waste on public land will be removed or contained and controlled within 24 hours of being reported (or sooner dependant on the type of waste). Hazardous waste is waste with properties that make it dangerous or capable of having a harmful effect on human health or the environment.

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1.4 Graffiti removal

1.4.1. Graffiti will be removed from Council land, assets, or premises within the following target timescales:

Hate-crime or offensive graffiti:	within 24 hours of report
All other graffiti:	within 5 days of report – standard 72 hours (excludes the weekend)

1.4.2 Graffiti found on private or business premises is the responsibility of the owner or occupier to remove.

1.5 Fly Tipping Removal

1.5.1 Morning and afternoon crews are deployed to collect reported fly tipping. Fly-tips will be removed within 24 hours of being reported (within 6 hours for zone 1 and 24 hours for zone 2 and 3), unless the Council's Enforcement Service directs that they be left longer to allow evidence to be investigated. Any evidence found in the waste that may link the waste to a person or a property will be passed to the Council's Enforcement Services for further investigation/assessment.

1.6 Trees

1.6.1 Trees within the BID Area are managed under the London Borough of Haringey's Tree Strategy, which outlines the Council's commitment to increasing the total number of trees under its ownership. The majority of street trees are maintained on a four-yearly cycle. Any planned work arising from the inspections or survey is carried out by external contractors.

1.6.2 Instances of unforeseen tree failure (tree or branch fall) will be made safe within 2 hours if presenting a safety hazard or obstruction within the BID Area, or within one week if within a non-urgent category.

1.7 Ducketts Common

1.7.1 The following table provides a breakdown of the current levels of maintenance across various sites within the Wood Green BID Area:

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Location	Operation	Frequency
Ducketts Common	Litter Picking	Daily
	Bin Emptying	Daily
	Mow Grass	Fortnightly – Tractor/ ride-on / strimmer
	Hedge Pruning	Twice per year July / September
	Shrub Pruning	Twice per year summer and winter
	Meadow Areas	Twice per year summer/ autumn
	Weed Control	Twice a year
	Leaf Clearance	Autumn/winter
	Infrastructure Maintenance – Benches / Bins	Reactive maintenance- repaired/replaced or removed as situation and funding dictates
	Railing / Fences	Reactive maintenance – works carried out as required and funds allow
Junction of Wood Green High Road and Bounds Green Road	Mow Grass	Fortnightly - Ride-on / Strimmer

1.7.2. It applies only to those parks and green spaces that come under the ownership and management remit of Parks and Leisure, rather than any other land owned by others that the Parks department may maintain for them, e.g. for Highways or Housing.

1.7.3 Hard assets at Ducketts Common are inspected monthly.

1.7.4 Urgent asset defects that could cause injury if not addressed immediately are made safe within 24 hours.

1.7.5. Repair, replacement or removal of such items will be carried out normally within 3 months of identification, subject to budget availability.

1.7.6 Non-urgent asset defects will be carried out normally within 3 months of identification, subject to budget availability.

1.8 Bury Road MSCP

1.8.1. Bury Road car park decks and stairwells are swept and cleaned daily with rubbish being removed.

1.9 Performance monitoring

1.9.1 The Council has a monitoring function to ensure the Veolia contract operates to specified standards. In particular, with regard to minimum cleanliness, an annual survey is carried out in three tranches across the Borough to an agreed national methodology. Veolia also

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undertakes its own monitoring and performance is discussed at monthly contract meetings.

2 HIGHWAYS

2.1 The services under this section 2 are delivered under a contract between the London Borough of Haringey and a contractor, currently Ringway Jacob.

2.2. Regularity of Highways Inspections in the BID Area

2.2.1 Roads are inspected on frequencies related to their classification (below). Ad hoc inspections of defects reported by members of the public are carried out within 24 hours.

Carriageway Safety Inspection Frequency		
Category		**Frequency**
3a)	Main Distributor	Monthly
3b)	Secondary Distributor	Monthly
4a)	Link Road	3 monthly
4b)	Local Access	Yearly
Haringey Footway Safety Inspection Frequency		
Category		**Frequency**
1	Primary Walking Route	Monthly
2	Secondary Walking Route	3 monthly
3	Link Footway	6 monthly
4	Local Access Footway	Yearly
Haringey Cycleway Safety Inspection Frequency		
Category		**Frequency**
A	Part of Carriageway	As Road

2.2.2 No areas are subject to enhanced inspections.

2.3 Highway Repair Timescales

2.3.1 Haringey follows the Local Authority Association Code of Good Practice (see a summary of Haringey's policy on this in Annex 1) to identify the priority of any defect. Highway Inspectors will then risk assess the defect and assign a priority category ranging from emergency to low. As outlined in Annex 1, defects are made safe within the following timescales:

Defect	**Time to make safe**
Emergency	2 hours
High priority	7 days
Medium	28 days
Low	No timescale

2.3.2 For the purposes of highway maintenance, emergency situations include:

- Road Traffic Collisions
- Diesel / oil spillage

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- Highway subsidence
- Significant damage to highway
- Traffic lights not working
- Temporary traffic lights not working
- Drains overflowing / highway flooding
- Burst water main
- Blocked public sewers (blocked drains to a council property are the responsibility of Haringey Housing)
- Manhole or drain cover missing / damaged
- Gully gratings – missing / damaged
- Potholes – deep / dangerous only
- Dangerous footway defects.

2.4 Public Realm Standards and Remedial Works

2.4.1 Highways in the London Borough of Haringey are maintained to the standards required by national legislation such as the Highways Act 1980 and the New Roads and Streets Act 1991.

2.4.2 To ensure the Council's statutory obligations are met, the Council delivers a programme of regular inspections to identify areas where maintenance is required.

2.4.3 Highways Inspectors are responsible for assessing when defects meet the councils intervention levels

2.4.4 With regards to the standards, companies working on the highway are required to meet and sign off remedial works. The Council through its Network Management Team operate a London Permit Scheme (LoPS) for utilities companies and others to work on the Highway assuming they meet certain criteria. They are required to reinstate the highway or footways they work on to a condition which meets the requirements of the relevant Acts of Parliament (New Roads and Street Works Act 1991) laid out in the Code of Practice: Specification for the Reinstatement of Openings in Highways.

2.4.5 If temporary repairs are made, the company which carried out the works are expected to make good within an agreed timescale. These works are checked by the Network Management Team and a notice may be issued if the works undertaken do not meet the relevant standards. In the case of utility works, companies may be issued with such a notice for a minimum 2-year period. In the case of highway repairs carried out by the Council's contractor, the Council and its contractor remain responsible for any remedial works required.

2.5 Lighting maintenance regime for the BID Area including emergency and non-emergency definitions and timescales

2.5.1 The Council's maintenance contractor carries out a night inspection every two weeks and repairs the faults as reported.

2.5.2 Defects identified either by the Council's central management system, contractor scouting, the Engineer (during monitoring), the public or other sources shall be repaired to the following timescales:

2.5.3 Lighting Unit Priority 1 Fault Repair (7 working days for completion of work unless indicated otherwise):

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a) Repair of faulty lighting units (including footpaths and other remote locations)
b) Repair of faulty subway lighting units
c) Repair of faulty illuminated traffic signs
d) Detect and report underground cable faults
e) Send any DNO and other cable faults to the Engineer via Confirm. The clock will stop at this point so long as the agreed details are provided.
f) Removal of unauthorised signs and attachments
g) Realignment of lit sign face or bollard (24 hours for completion)
h) Securing doors on lighting units (24 hours for completion)
i) Reactive cleaning of lighting units where serviceability affected
j) Reactive pruning or trimming trees and other vegetation affecting serviceability of lighting units.

2.5.4 Emergency attendance associated with contractor's failure to maintain or associated with any works or maintenance undertaken by the contractor - 2 hours for completion.

2.5.5 If the fault is a Distribution Network Operator (DNO) fault, it is referred to UKPN:

DNO Fault	**UKPN Response time**
Emergency	2 hours
Section faults (more than 3)	10 days
Single fault	28 days
Non-routine maintenance	28 days

2.6 Gritting regime

2.6.1 During snow and ice conditions, a priority system for gritting is in place to make sure that the key routes in the borough are kept open. Higher priority roads will be treated first and once the conditions on these routes are satisfactory, lower priority roads will be gritted (if there is capacity to do so). This methodology is applicable within the BID Area.

2.6.2 The Council's gritting activities are organised into two teams, one of which works on the carriageways (the section of the road used by vehicles), and the other on the pavements (for pedestrians).

2.6.3 Categorisation of carriageway and pavement priorities can be found on London Borough of Haringey's online mapping service: http://maps.haringey.gov.uk

2.6.4 The level of service for each carriageway category is as follows:

Carriageway category	**Pre-treatment**	**Post-treatment**
Priority 1	Within a few hours of the beginning of forecast snow	Ongoing treatment as required to keep them open and safe to use
Priority 1A (schools)	Same as Priority 1, if and when Priority 1 roads have been satisfactorily completed	Ongoing treatment as required to keep them open, provided Priority 1 roads are fully operational
Priority 2	No pre-treatment	Provided Priority 1 and 1A have been successfully kept open

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Priority 3	No pre-treatment	May receive treatment during ongoing snow conditions, to support the provision of refuse and recycling collections, or if there is capacity to undertake gritting once higher priority carriageways have been satisfactorily treated

2.6.5 In the event of an ongoing and widespread snow weather event, as was experienced throughout the UK in early 2010, the supplies of grit salt may not meet the demand. This would mean that the Council may not have sufficient stocks to be able to satisfactorily treat the Carriageway Priority 1 routes.

2.6.6 The Carriageway Resilience Network comprises the roads that have been agreed with Transport for London as essential to keep London moving. In the rare event of a grit shortage, only these streets will receive ongoing treatment.

2.6.7 The level of service for each pavement gritting category is as follows:

Pavement category	**Pre-treatment**	**Post-treatment**
Priority 1	Within a few hours of the beginning of forecast snow	Ongoing treatment as required to keep them as safe to use as possible
Priority 1B	Same as Priority 1, if and when Priority 1 roads have been satisfactorily completed	Ongoing treatment as required to keep them as safe to use as possible, provided Priority 1 roads are fully operational
Priority 2 (schools)	Same as Priority 1B, if and when Priority 1 and 1B roads have been satisfactorily completed	Ongoing treatment as required to keep them as safe to use as possible, provided Priority 1 and 1B roads are fully operational
Priority 3	No pre-treatment	May receive treatment during ongoing snow conditions, to support the provision of refuse and recycling collections
Priority 4	No pre-treatment	Unlikely any treatment will be carried out

2.7 Damaged Street Furniture

2.7.1 Street furniture includes, but is not limited to, street lights, road signs, street name plates, barriers and railings, benches, concrete or wooden bollards, manhole covers.

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2.7.2 Reported problems will be inspected within 10 working days, or within 24 hours when identified as urgent or emergencies. Defects are addressed within the following timescales:

Defect	Time to make safe
Emergency	2 hours
High priority	7 days
Medium	28 days
Low	No timescale

2.8 Parking Enforcement

2.8.1 Haringey's parking and traffic enforcement service plays an important role in improving the quality of life in the borough by creating safer, smarter streets and maintaining the flow of traffic. Haringey uses Civil Enforcement Officers and CCTV cameras to enforce parking and moving traffic contraventions. The Wood Green BID Area is covered by the Wood Green CPZ which consists of an Inner Zone, operational Monday to Sunday: 8am to 10pm and an Outer Zone, operational Monday to Saturday: 8am to 6.30pm.

2.8.2 A map of the controlled parking zone is attached (see Annex 2).

2.9 CCTV cameras in the BID Area

2.9.1 There are 64 Council cameras in the Wood Green BID Area (30 on the High Road headers and alleys and 34 in Bury Road Car Park.

2.9.2 The Council maintains a control room that monitors CCTV 24 hours per day.

2.9.3 CCTV cameras are monitored weekly for repair and fixed within 4 hours.

FAULT PRIORITIES: RESPONSE AND REPAIR TIMES		
PRIORITY	DESCRIPTION	RESPONSE /REPAIR TIME
A	Critical Failure	4hrs/12hrs
B	Urgent Failures	24hrs/48hrs
C	Non-Urgent faults	48hrs/72hrs
D	All other faults	48hrs/96hrs
E	Siemens Systems & LaneWatch	24hrs/240hrs

3 PARK HIRE AND EVENTS

3.1 The Council has a small in-house events team which has expertise in commissioning events, including the annual Wireless Festival. Projects commissioned through the team are as a minimum self-financing including covering management overheads.

3.2 Within the BID Area the Council's parks events team facilitates the hire of Ducketts Common for all community and commercial events such as circuses, funfairs, music events, markets and community activities. The team are also able to provide advice and funding to individuals, community groups and organisations wishing to put on community events in parks. All proposed organised activities within Ducketts Common and the

borough's other green spaces – even those organised by the Council and its partners, need prior approval from the Events Team, to take place.

3.3 Markets

3.3.1 The Council's Licensing team oversees the licensing and conditions for market stalls in the BID area. Space is limited and traders are set in their pitches throughout the year rather than on a seasonal basis. Licensing conditions cover the requirements for traders which include time and to an extent quality. There are currently no plans for speciality markets. If a market is proposed for any park or green space managed by the Council, the organiser also needs to seek permission from the Events Team to use the space.

3.4 Christmas

3.4.1 The Council had historically funded Christmas lights in the BID area but have not funded any works in the last two years. There are no plans for Council funded festive lighting in Wood Green as this is being funded by the BID.

3.5 Town Centre Events

3.5.1 It is the Council's intention to work alongside the BID to develop events, markets and the Christmas offer in the town centre further.

4 REGENERATION AND ECONOMIC DEVELOPMENT

4.1 Wood Green is Haringey's biggest and only metropolitan town centre and the subject of a major placemaking programme. The Council has developed a strong vision and a comprehensive programme to positively change the area is underway.

4.2 The Council has set up a dedicated team of officers to drive the placemaking vision of Wood Green and Turnpike Lane forward. The Council and its partners are undertaking a strategic engagement and visioning exercise focussing on the future of placemaking in Wood Green and are progressing improvement works in Turnpike Lane simultaneously.

4.3 Broad objectives for Wood Green are as follows, which will be reviewed during the strategic engagement and visioning exercise beginning in 2022.

1. **Creating a productive and innovative economy:** Redeveloping underused sites to create a range of new workspaces and offices to accommodate growth for local and London-based businesses, creating 4,000 new jobs.
2. **Creating a town centre fit for a modern economy:** Enhancing street activity, revitalising and refreshing the town centre, creating additional places to shop, meet, and relax, improving opportunities to do business by creating space for markets, independent traders, and larger national retailers.
3. **Creating a liveable and interactive urban environment:** Creating safe, welcoming public spaces where people will enjoy spending time.
4. **Revitalising the evening economy:** Bringing more restaurants, cafés and places to socialise, in both the day and the evening, making Wood Green one of the best places to shop, eat, drink, and share ideas in London.
5. **Creating new homes:** Building 7,000 + new homes that current and future residents can afford, with value from these being spent on an improved public realm and other town centre infrastructure.
6. **Serving the borough:** Making the most of Wood Green's accessible location, performing a subregional capital role in supporting and complementing neighbouring town centres.

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7. **Celebrating the area's diversity and heritage:** Build upon the area's existing mix of cultures and lifestyles, heritage, and cultural/community capital, making residents even prouder to live in Wood Green.

4.4 The Council's Town Centre Team within Economic Development is dedicated to the borough's town centres including Wood Green. Their remit is to support businesses, promote the town centres and work with colleagues and partners on initiatives to improve these areas.

5 ENFORCEMENT AND COMMUNITY SAFETY

5.1 There are 3 Area Enforcement Managers across the London Borough of Haringey. The Wood Green BID Area falls into the North area. Within this area there is one dedicated officer per ward (one of whom would cover the BID Area) focussing on environmental crime and Anti-Social Behaviour (ASB) including littering, fly-tipping, aggressive begging etc.

5.2 Enforcement

5.2.1 The Council's Enforcement Service provides expert advice across the borough including working alongside the Police and other partners to tackle ASB, crime, safeguarding and hidden harm issues.

5.3 Regulation

5.3.1 The Council's Regulatory Services function is a small team carrying out all environmental health statutory duties across the borough to include the investigation and enforcement of food hygiene, health and safety and private sector housing offences; statutory nuisances including noise, dust and accumulations that are prejudicial to health; consumer protection advice; and licences, permits, consents and registrations for those activities that require them (including premises selling alcohol and taxis), in order to safeguard the welfare and safety of the general public, animals and environment. The Council's licensing objectives are to prevent crime and disorder, promote public safety, prevent public nuisance and protect children from harm.

5.3 Radios

5.3.1 The Council currently maintains infrastructure for two digital radio networks, both of which have a base unit in the Council's CCTV room.

5.3.2 A system utilising Oscom radios is used for Enforcement Officers and EO's have a connection to Islington and Hackney CCTV control room.

5.3.3 A system utilising DCRS radios is used to connect businesses to the CCTV room. Businesses that want to be linked into this system must pay for their own radio. No businesses are linked into the system. A radio connecting the BID management / staff is in the Council's CCTV control room. The radio will be monitored by Council CCTV operators. A protocol has been agreed in principle between the BID and Council on how communication between BID staff / management and council CCTV operators via the radio is conducted.

6 ROUGH SLEEPING

6.1 The Housing Demand Service fulfils the Council's duties to provide advice and assistance to households who are homeless or threatened with homelessness and

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delivers an annual rough sleeping estimate or street count. The service also includes a team that assess the housing and support needs of single vulnerable people (including rough sleepers, people with mental health and substance use issues) and a Pathway Team who manage movement into, through and out of short term supported housing. A rough sleeping outreach service is also co-located within the service. Rough sleepers can be supported by Streetlink on 0300 500 0914 to access suitable accommodation or will be signposted. Any referrals will then be picked up by the Outreach Worker and if necessary a patrol will go out to help.

6.2 The BID should initially make referrals regarding rough sleepers directly to Streetlink who will log the enquiry, provide a reference number and then will triage to outreach. The BID should make referrals regarding rough sleepers to the council's ASB Enforcement Team ASB.Enforcement@haringey.gov.uk and include the Streetlink reference number. The report will be logged and allocated to an ASB Enforcement Officer who will liaise with the BID as appropriate.

6.3 People vulnerable to and from Rough Sleeping can also receive support from other existing services including Substance Misuse Services, the Homeless Healthcare Team, Community Mental Health teams, open-access Day Centre and street pastors.

6.4 The North London Housing Partnership (LBs of Haringey, Camden and Barnet) has recently secured £917,000 funding from the former Department of Communities and Local Government Homelessness Prevention Programme, which is expected to deliver a reduction of homelessness and rough sleeping in Wood Green.

6.5 The North London Housing Partnership also secured a Rough Sleeping Programme grant of £390,000 to bolster an existing programme to provide more emergency accommodation for rough sleepers or people at imminent risk of sleeping on the streets.

6.6 Outside of those, Haringey has also been given a further Rough Sleeping Programme grant of £397,875 as part of its efforts to support residents who find themselves on the streets.

6.7 The funds will drive a programme delivered by charity Thames Reach to encourage voluntary sector and faith-based organisations to work with existing services to share information and co-ordinate resources to help rough sleepers in the borough.

6.8 They will also be used to fund a project led by homelessness charity St Mungo's to work with mental health, drug and alcohol services. It will also allow them to work with rough sleepers' families and friends to establish a community hosting service to ensure people have a safe place to stay while the Council work with them to resolve their situation.

6.9 The money will also finance the appointment of a dedicated rough sleeping strategy and monitoring co-ordinator to work with north London authorities and the Greater London Authority to tackle homelessness.

ANNEX 1

LONDON BOROUGH OF HARINGEY
(HIGHWAYS MAINTENANCE GROUP)

POLICY FOR REACTIVE MAINTENANCE
(FOOTWAYS & CARRIAGEWAYS)

The Council has a responsibility under the Highways Act 1980 to maintain its carriageways and footways in a **safe** condition. This does not mean that it is required to repair every defect which it is aware of, but that it **must** carry out regular inspections and must have in place a clear maintenance policy. The policy used by the Council is based on the Local Authorities Association (Highways Maintenance – A code of good practice) that is summarised below:

INSPECTIONS

Walked routine safety inspections are carried out to all footways and carriageways in the Borough at predetermined intervals of between 1 & 12 times per annum (dependent on the category of highway) as follows:

PRINCIPAL ROADS	ONCE A MONTH
CLASSIFIED ROADS	ONCE EVERY SIX MONTHS
UNCLASSIFIED ROADS	ONCE EVERY SIX MONTHS
SHOPPING AREAS	ONCE A MONTH
PUBLIC FOOTPATHS	ONCE EVERY SIX MONTHS

Ad-hoc inspections of defects reported by members of the public are undertaken within 24 hours.

DEFECTS MAINTENANCE

In order to ensure that budgets are contained within the allocations, it is necessary that Highway Inspectors objectively assess the severity, nature and location of defects to determine how urgently the repairs must be affected. Defects will only be repaired if they are regarded as hazardous or serious and in order that consistent standards are adopted throughout the Borough, clearly defined categories known as **'Intervention Levels'** are set.

PRIORITIES

When a 'Works Order' is issued for repairs, the priority allocated will again depend on the severity, nature and location of the defect as follows:

Priority	**Severity of Defect**
Emergency Works Order (within 24 hours)	Hazardous defects
Small Works Order (within 7 days)	Serious defects
28-Day Order	Within intervention Levels

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INTERVENTION LEVELS

The following intervention levels apply at present.

Footways	
PRINCIPAL ROADS	**25mm** (Trips / rocking slabs)
CLASSIFIED ROADS	**25mm** (Trips / rocking slabs)
UNCLASSIFIED ROADS	**25mm** (Trips / rocking slabs)
SHOPPING AREAS	**25mm** (Trips / rocking slabs)
PUBLIC FOOTPATHS	**25mm** (Trips / rocking slabs)
Carriageways	
PRINCIPAL ROADS	**50mm** (Potholes)
CLASSIFIED ROADS	**50mm** (Potholes)
UNCLASSIFIED ROADS	**60mm** (Potholes)
SHOPPING AREAS	**50mm** (Potholes)
AREAS WHERE DEFECTS MAY BE PARTICULARLY HAZARDOUS TO PEDESTRIANS / CYCLISTS (SUCH AS PEDESTRIAN CROSSINGS, ROAD JUNCTIONS AND IN OR ADJACENT TO KERBS AND CHANNELS)	**25mm** (Potholes)

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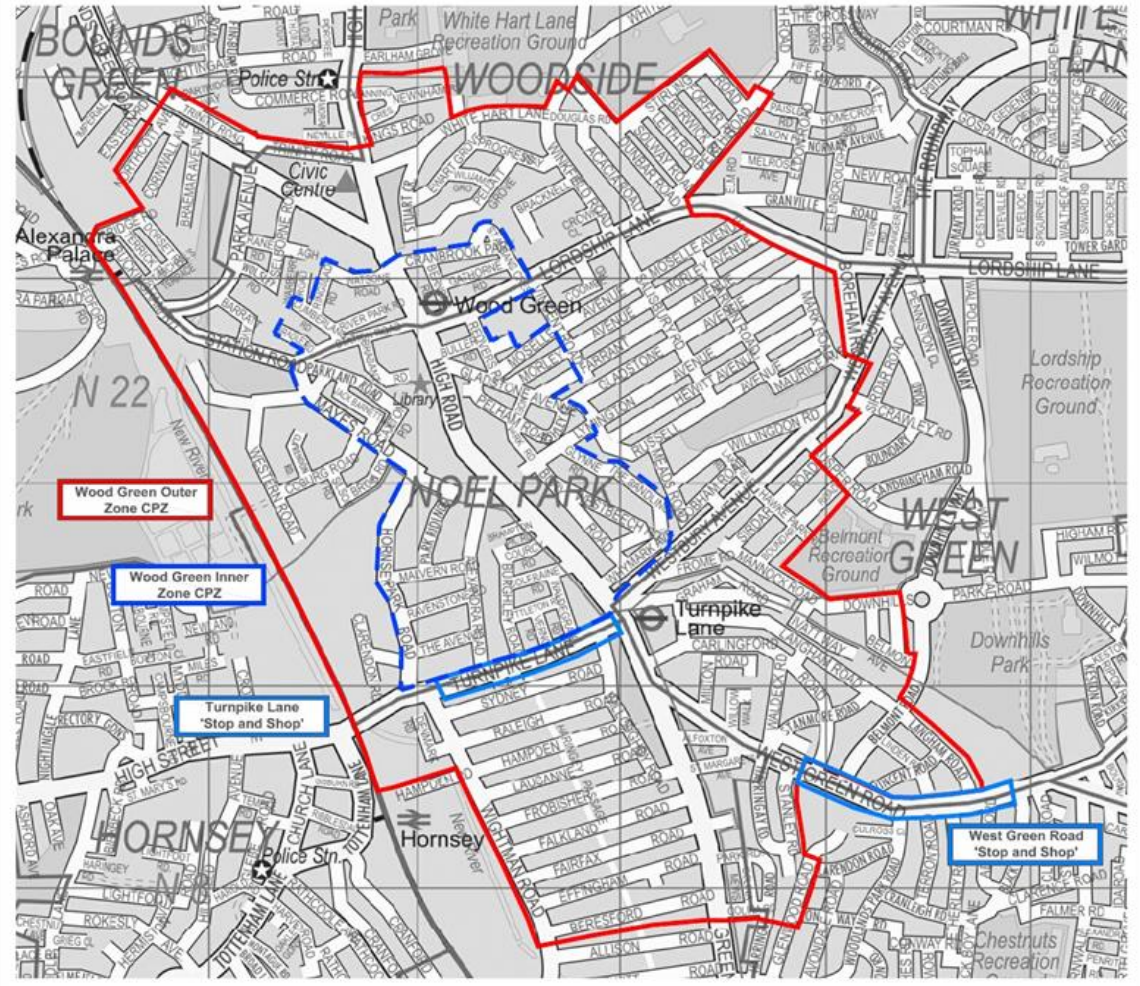
ANNEX 2 – CPZ


Wood Green Outer Zone CPZ
Wood Green Inner Zone CPZ
Turnpike Lane 'Stop and Shop'
West Green Road 'Stop and Shop'
Wood Green
Turnpike Lane
Hornsey
Police Stn
Civic Centre
Library
White Hart Lane Recreation Ground
Lordship Recreation Ground
Belmont Recreation Ground
Downhills Park
Chestnuts Recreation
WOODSIDE
NOEL PARK
WEST GREEN
HORNSEY
BOUNDS GREEN
N 22
HIGH ROAD
LORDSHIP LANE
WEST GREEN ROAD
TURNPIKE LANE
HIGH STREET

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Estimated 5-year Wood Green BID BUDGET

Figures have been estimated as a cost of setting up and running over the course of 5 years.

1.25% levy, threshold £15,000, 80% lower levy rate for charities. This budget excludes indexing but the Arrangements allow for an annual increase in the BID Levy in line with RPI or CPI (whichever is lower) at the discretion of the BID Board. Figures below include discount rate of 0.065% (50% for those inside without access to High Road) in the Mall Shopping Centre and also include new area of Turnpike Lane/50 Station Road.

		2023-24	2024-25	2025-26	2026-27	2027-28	TOTAL (5 Years)
INCOME	Levy Income	£ 333,988.75	£ 333,988.75	£ 333,988.75	£ 333,988.75	£ 333,988.75	**£ 1,669,943.75**
	Other Income (Grants/Funding)	£ 70,000.00	£ 80,000.00	£ 70,000.00	£ 80,000.00	£ 70,000.00	**£ 370,000.00**
	Sponsorship Income	£ 20,000.00	£ 25,000.00	£ 30,000.00	£ 30,000.00	£ 40,000.00	**£ 145,000.00**
	TOTAL (Per Year)	**£ 423,988.75**	**£ 438,988.75**	**£ 433,988.75**	**£ 443,988.75**	**£ 443,988.75**	**£ 2,184,943.75**
	95% Collection rate of Levy	£ 317,289.31	£ 317,289.31	£ 317,289.31	£ 317,289.31	£ 317,289.31	**£ 1,586,446.55**
	TOTAL (Per Year)	**£ 407,289.31**	**£ 422,289.31**	**£ 417,289.31**	**£ 427,289.31**	**£ 427,289.31**	**£ 2,101,446.55**
CORE COSTS	Administration/Employees	£ 28,000.00	£ 30,000.00	£ 31,000.00	£ 33,000.00	£ 34,000.00	**£ 156,000.00**
	Office	£ 15,000.00	£ 15,000.00	£ 15,000.00	£ 15,000.00	£ 15,000.00	**£ 75,000.00**
	General Expences	£ 3,000.00	£ 3,500.00	£ 3,500.00	£ 3,500.00	£ 3,500.00	**£ 17,000.00**
	Financial Management	£ 5,000.00	£ 5,000.00	£ 5,000.00	£ 5,000.00	£ 5,000.00	**£ 25,000.00**
	Levy Collection Cost (Council)	£ 8,000.00	£ 8,000.00	£ 8,000.00	£ 8,000.00	£ 8,000.00	**£ 40,000.00**
	Printed Material for Levy Payers	£ 2,000.00	£ 2,500.00	£ 2,500.00	£ 2,500.00	£ 5,000.00	**£ 14,500.00**
	Legal Payments (Insurance, GDPR, HMRC)	£ 2,500.00	£ 2,500.00	£ 2,500.00	£ 2,500.00	£ 2,500.00	**£ 12,500.00**
	TOTAL (Per Year)	**£ 63,500.00**	**£ 66,500.00**	**£ 67,500.00**	**£ 69,500.00**	**£ 73,000.00**	**£ 340,000.00**

MAIN THEMES	Project / Activity	2023-24	2024-25	2025-26	2026-27	2027-28	TOTAL (5 Years)
Safe and Secure	Street Rangers	£ 125,000.00	£ 128,000.00	£ 130,000.00	£ 132,000.00	£ 134,000.00	**£ 649,000.00**
	Town Centre Radio Scheme	£ 28,000.00	£ 30,000.00	£ 30,000.00	£ 30,000.00	£ 30,000.00	**£ 148,000.00**
	Industry Memberships	£ 1,500.00	£ 1,500.00	£ 1,500.00	£ 1,500.00	£ 1,500.00	**£ 7,500.00**
	DISC Intel System	£ 1,500.00	£ 1,800.00	£ 1,800.00	£ 2,000.00	£ 2,000.00	**£ 9,100.00**
	Wood Green BCRP	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	**£ 5,000.00**
	Staff Resources	£ 14,000.00	£ 14,000.00	£ 14,000.00	£ 14,000.00	£ 14,000.00	**£ 70,000.00**
	TOTAL (Per Year)	**£ 171,000.00**	**£ 176,300.00**	**£ 178,300.00**	**£ 180,500.00**	**£ 182,500.00**	**£ 888,600.00**
Place and Connectivity	Greening Projects	£ 5,000.00	£ 10,000.00	£ 10,000.00	£ 10,000.00	£ 10,000.00	**£ 45,000.00**
	Footfall Data System	£ 18,000.00	£ 18,000.00	£ 18,000.00	£ 18,000.00	£ 18,000.00	**£ 90,000.00**
	Shop Front Program	£ 10,000.00	£ 10,000.00	£ 10,000.00	£ 10,000.00	£ 10,000.00	**£ 50,000.00**
	High Street Cleaning (over & above Council)	£ 10,000.00	£ 10,000.00	£ 15,000.00	£ 15,000.00	£ 10,000.00	**£ 60,000.00**
	Staff Resources	£ 8,000.00	£ 8,000.00	£ 8,000.00	£ 8,000.00	£ 8,000.00	**£ 40,000.00**
	TOTAL (Per Year)	**£ 51,000.00**	**£ 56,000.00**	**£ 61,000.00**	**£ 61,000.00**	**£ 56,000.00**	**£ 285,000.00**
Events and Marketing	Events and Activities General	£ 10,000.00	£ 10,000.00	£ 10,000.00	£ 15,000.00	£ 15,000.00	**£ 60,000.00**
	Yearly Festivals	£ 20,000.00	£ 20,000.00	£ 20,000.00	£ 20,000.00	£ 20,000.00	**£ 100,000.00**
	Christmas Lights & Trees	£ 40,000.00	£ 40,000.00	£ 40,000.00	£ 40,000.00	£ 40,000.00	**£ 200,000.00**
	Town Centre Promotion	£ 3,500.00	£ 5,000.00	£ 5,000.00	£ 6,000.00	£ 6,000.00	**£ 25,500.00**
	Staff Resources	£ 10,000.00	£ 12,000.00	£ 12,000.00	£ 12,000.00	£ 12,000.00	**£ 58,000.00**
	TOTAL (Per Year)	**£ 83,500.00**	**£ 87,000.00**	**£ 87,000.00**	**£ 93,000.00**	**£ 93,000.00**	**£ 443,500.00**
Business and Investment	Cost Reduction Service	£ 10,000.00	£ 10,000.00	£ 10,000.00	£ 10,000.00	£ 10,000.00	**£ 50,000.00**
	Network N22 Workshops/Support	£ 2,000.00	£ 5,000.00	£ 2,500.00	£ 2,500.00	£ 2,500.00	**£ 14,500.00**
	Wood Green & Turnpike Lane Vision	£ 5,000.00	£ 10,000.00	£ -	£ -	£ -	**£ 15,000.00**
	Turnpike Lane Branding/Promotion of Area	£ 2,500.00	£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 2,000.00	**£ 10,500.00**
	Staff Resources	£ 8,000.00	£ 8,000.00	£ 8,000.00	£ 8,000.00	£ 8,000.00	**£ 40,000.00**
	TOTAL (Per Year)	**£ 37,500.00**	**£ 35,000.00**	**£ 22,500.00**	**£ 22,500.00**	**£ 22,500.00**	**£ 140,000.00**

TOTAL INCOME/OUTGOING	2023-24	2024-25	2025-26	2026-27	2027-28	TOTAL
TOTAL INCOME (100%)	**£ 423,988.75**	**£ 438,988.75**	**£ 433,988.75**	**£ 443,988.75**	**£ 443,988.75**	**£ 2,184,943.75**
TOTAL INCOME (95%)	**£ 407,289.31**	**£ 422,289.31**	**£ 417,289.31**	**£ 427,289.31**	**£ 427,289.31**	**£ 2,101,446.55**
TOTAL OUTGOING	**£ 406,500.00**	**£ 420,800.00**	**£ 416,300.00**	**£ 426,500.00**	**£ 427,000.00**	**£ 2,097,100.00**
DIFFERENCE	**£ 17,488.75**	**£ 18,188.75**	**£ 17,688.75**	**£ 17,488.75**	**£ 16,988.75**	**£ 87,843.75**
DIFFERENCE (95%)	**£ 789.31**	**£ 1,489.31**	**£ 989.31**	**£ 789.31**	**£ 289.31**	**£ 4,346.55**

Wood Green BID will be a not-for-profit company limited by guarantee. If there is any surplus at the end of the financial year it will be reinvested into the BID in the following year.

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OPERATING AGREEMENT RELATING TO THE WOOD GREEN BUSINESS IMPROVEMENT DISTRICT

Dated **XXX** **2023**

The Mayor and Burgesses of the London Borough of Haringey
(the Council)

Future Wood Green Ltd
(the BID Company)

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2 Statutory Authorities

3 Commencement

4 Setting the BID Levy

5 Interest on the BID Revenue Account

6 Debits from the BID Revenue Account and Payments

7 Collecting the BID Levy

8 Procedures available to the Council for enforcing payment of the BID Levy

9 Enforcement Mechanisms for non-collection of the BID Levy by the Council

10 Accounting Procedures and Monitoring

11 Termination

12 Confidentiality

13 Notices

14 Miscellaneous

15 Exercise of the Council's powers

16 Contracts (Rights Of Third Parties)

17 Dispute Resolution

18 Freedom of Information

19 Jurisdiction

Schedule 1 – The BID Proposals containing BID levy rules and arrangements

Schedule 2 – The Baseline Agreement

Schedule 3 – Administrative, Establishment and Maintenance Expenses

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Operating Agreement Relating to the Wood Green Business Improvement District

Dated **2023**

Between

(1) **The Mayor and Burgesses of the London Borough of Haringey** whose principal office is at Civic Centre, High Road, Wood Green N22 8LE (the "Council")

(2) **Future Wood Green Ltd**, registered company number 11269898, of C/O Mdp Accountancy Services Llp, 6a High Road, Wood Green, London, United Kingdom, N22 6BX (the "BID Company")

Recitals

A The Council is the billing authority for the purposes of the Local Government Act 2003 and is responsible for collecting the BID Levy and administering the BID Revenue Account which shall be used towards the operation of the BID within the area of the Council and the funding of the BID Arrangements

B The BID Company is responsible for the operation of the BID and for using the BID Levy for the purposes of achieving the objectives and aspirations set out in the BID Arrangements

C Both parties wish to confirm the arrangements by which the BID Levy shall be collected together with general arrangements as to the relationship to be established between the Council and the BID Company for the duration of the BID

D The purpose of this Agreement is to:

- establish the procedure for setting the BID Levy
- confirm the basis upon which the Council or its agents will be responsible for collecting the BID Levy
- set out the enforcement mechanisms available for collection of the BID Levy
- set out the procedures for accounting for and transference of the BID Levy
- provide for the monitoring and review of the collection of the BID Levy
- confirm the manner in which the Council's expenses incurred in collecting the BID Levy shall be paid

IT IS AGREED:

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1 Definitions

the Administrative Expenses means costs incurred by the Council and/or its agents in the administration, collection and recovery of the BID Levy as set out in Schedule 3

the Annual Report means a report to be prepared by the Council or its agent which details the following:-

(i) the total amount of BID Levy collected during the relevant Financial Year;

(ii) details of the success rate for the collection of the BID Levy;

(iii) the Council's proposals (if any) to help improve its efficiency in the collection and enforcement of the BID Levy; and

(iv) details of those BID Levy Payers who have paid the BID Levy and those who have not paid the BID Levy;

(v) the Council's proposals for bad or doubtful debts

the Appeal Notice means a notice to be served by the BID Company in accordance with clause 9.2

Bad or Doubtful Debts shall have the same meaning as further described in Part 2 of Schedule 3 of the Regulations

the Baseline Agreement means an agreement, substantially in the form of the draft Agreement annexed at Schedule 2, to be finalised and entered into by the parties

the BID means the Business Improvement District, within the meaning given in the BID Legislation, which is managed and operated by the BID Company and which operates within and is covered by those streets set out in Schedule 1

the BID Arrangements means those arrangements to be put in place pursuant to the BID Legislation for the operation of the BID

the BID Company's Report means a report for each Financial Year to be prepared by the BID Company which details the following:-

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(a) the total income from and expenditure of the BID Levy;

(b) other income and expenditure of the BID Company not being the BID Levy;

(c) a statement of actual and pending deficits; and

(c) the various initiatives and schemes upon which the BID Levy has been expended by the BID Company

the BID Company's Termination Notice means a notice to be served by the BID Company on the Council pursuant to clause 11.8

the BID Legislation means the LGA 2003 and the Regulations

the BID Levy means the charge to be levied and collected within the BID area pursuant to the BID Legislation

the BID Levy Payer(s) means the non-domestic rate payers who are liable for paying the BID Levy

the BID Levy Rules means the rules set out in the Schedule 1 which sets out how the BID Levy will be calculated, details of Exempt or Discounted Properties and other requirements related to the BID Levy (as may be amended by a successful alteration ballot)

the BID Revenue Account means the account to be set up in accordance with Regulation 14 of the Regulations and operated in accordance with Schedule 3 of the Regulations

the BID Term means the period of 5 years from 1st July 2023 to 30th June 2028

the Council's Termination Notice means the notice to be served by the Council on the BID Company pursuant to Clause 11.1

the Contributors means the BID Levy Payers or other contributors making Voluntary Contributions to the BID Company.

Demand Notice shall have the same meaning ascribed to it as further set out in paragraph 3 of Schedule 4 of the Regulations

Hereditament shall have the same meaning as defined in the Regulations

Electronic Communication means a communication transmitted (whether from one person to another, from one device to another or from a person to a device or vice versa):

(a) by means of a telecommunication system (within the meaning of the Telecommunications Act 1984); or

(b) by other means but while in electronic form

Enforcement Notice means a notice to be served on the Council as specified in Clause 9.1

the Exceptions means the circumstances in which the Council shall not be required to seek to enforce payment of the BID Levy where a BID Levy Payer has failed to make payment pursuant to a Demand Notice. The exceptions shall be as agreed by the parties from time to time.

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the Exempt or Discounted Properties means that class or those classes of properties as identified in the BID Levy Rules which shall be exempt from any requirement to pay the BID Levy or which are permitted a discount on the BID Levy

the Financial Year means the financial year for the BID Company which runs from 1st April to 31st March in the following year

the First Priority Expenses means the administrative expenses incurred by the Council in respect of all reasonable costs arising out of compliance with its obligations under this Agreement and the Regulations during each year of the duration of this Agreement

the LGA 2003 means those parts of the Local Government Act 2003 applicable to BIDs, including in particular Part 4, as amended from time to time

Liability Order means an order obtained from the Magistrates Court

the Monitoring Group means the group to be set up to monitor the collection and enforcement of the BID Levy (as referred to in Clause 10), such group to consist of one Council officer from Haringey Council and one representative from the BID Company

the Operational Date means the date upon which the BID Arrangements come into force

the Public Meeting means the meeting to be held of all BID Levy Payers pursuant to the Public Meeting Notice

the Public Meeting Notice means a notice to be served pursuant to Clause 11.1 by either the Council or the BID Company which provides the following:-

(a) confirmation that either party is considering terminating the BID;

(b) details of the venue where the Public Meeting will be held;

(c) confirmation that all BID Levy Payers who attend will be permitted to make representations

the Regulations means the Business Improvement Districts (England) Regulations [2004] and such amendments made by the Secretary of State pursuant to Section 48 of the Local Government Act 2003 from time to time

the Reminder Notice means the notice to be served pursuant to Clause 8.1

Voluntary Contribution(s) means any contributions or funds paid or made available to the BID Company which do not form part of the BID Levy

Working Day means any day of the week other than a Saturday, a Sunday or a bank holiday

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2 Statutory Authorities

2.1 This Agreement is made pursuant to Part IV of the Local Government Act 2003, section 2 of the Local Government Act 2000 and Section 111 of the Local Government Act 1972 and all other enabling powers including those set out in the Regulations

3 Commencement

3.1 This Agreement shall be effective from XXX 2023

3.2 If, at the end of the BID Term a renewal ballot is held and is successful then the terms of this Agreement shall be reviewed and agreed between the Council and the BID Company prior to the start of the new BID term.

4 Setting the BID Levy

4.1 By 29th June for a 1st July 2023 BID start date the Council shall:-

(i) calculate the BID Levy due from each BID Levy Payer in accordance with the BID Levy Rules; and

(ii) confirm in writing to the BID Company the BID Levy payable for the first bill by each BID Levy Payer; and

(iii) enter into the Baseline Agreement with the BID Company

5 Interest on the BID Revenue Account

5.1 No interest will be paid by the Council to the BID Company on money in the BID Revenue Account and no interest will be paid by the BID Company to the Council on any overpayment made to the BID Company by the Council

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6 Debits from the BID Revenue Account and Payments

6.1 On the 1st day of April in each Financial Year during the BID Term (or on the 14th day of July in the first year of the BID Term) and monthly thereafter for the remainder of the Financial Year (or where such day is not a Working Day the nearest Working Day thereto) the Council shall provide a statement to the BID Company of credits to the BID Revenue Account excluding any such credits included in a previous statement. The Council may, where it becomes aware that any credit or credits included in a statement issued in accordance with this clause 6.1 relates to one or more BID Levy payments that have not cleared, issue the BID Company with a revised statement or include the uncleared amount as a debit in a subsequent statement.

6.2 The BID Company shall within 14 Working Days of receipt of a statement provided under clause 6.1, send to the Council at the address notified for such purposes an invoice in an amount equal to the amount of credits in the statement, taking into account as applicable any

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revisions issued by the Council in accordance with clause 6.1, adding where applicable VAT at the prevailing rate and showing such VAT on a separate line.

6.3 The Council shall invoice the BID Company separately, adding where applicable VAT at the prevailing rate and showing such VAT on a separate line, for the following amounts:-

6.3.1 in the first year of the BID Term, the full amount of the Administrative Expenses; or

6.3.2 in each subsequent year of the BID Term, the amount of the Administrative Expenses comprising recurrent annual expenses

and the invoice in respect of the Administrative Expenses shall be submitted to the BID Company at the mid-point of each year of the BID Term and shall include a justification of those expenses.

6.4 All valid, undisputed VAT invoices delivered in accordance with the preceding provisions of this clause 6 shall be paid by the receiving party within 28 days of receipt.

6.5 Provided delivery is previously agreed by the parties, any services delivered to the BID Company by the Council in addition to the Standard Services delivered under the Baseline Agreement shall be the subject of a separate VAT invoice which shall be paid by the BID Company within 28 days of the date of the invoice.

6.6 The Council shall notify the BID Company when it considers that any BID Levy Payer is due a refund of the BID Levy or any part identifying the BID Levy Payer, the reason for the refund and stating the amount of refund that it considers due and the BID Company shall refund any such amount promptly and in any case within any statutory timescales and the BID Company shall indemnify the Council against all actions, claims, demands, proceedings, damages, losses, charges, and expenses whatsoever arising from any failure by the BID Company to comply with this clause 6.6.

6.7 The Council shall, in each year of the BID Term subsequent to the first review the amount of the Administrative Expenses the Council recovers under clause 6.3 to reflect the actual cost to the Council in or in connection with:

6.7.1 the collection of the BID Levy;

6.7.2 any change in the Regulations which materially impact the Council's cost of compliance with such amended Regulations; and/or

6.7.3 the administration of the BID Revenue Account

and it shall submit to the BID Company the details of and reasoning for any proposed change no less than two months before the start of the Financial Year in which the change will apply.

6.8 If the BID Company objects to such change it shall inform the Council in writing within 28 days of its receipt of the Council's proposals and the parties shall meet and at such meeting the BID Company may raise such reasonable objections it has to the change for the Council's consideration and the parties shall use their reasonable endeavours to reach agreement on the amount of any change to the Administrative Expenses and where agreement is reached the changed amount agreed shall be the Administrative Expenses for the relevant Financial Year and where no agreement can be reached the matter shall be dealt with in accordance with clause 17 (Dispute Resolution).

6.9 If the BID Company does not object to a change in the Administrative Expenses proposed by the Council or does not do so within the timescales set out in clause 6.8 the amount proposed by the Council shall be the Administrative Expenses for the relevant Financial Year.

7 Collecting the BID Levy

7.1 The Council shall at the beginning of the BID Term, and at the beginning of each Financial Year thereafter, confirm in writing to the BID Company:-

(i) the means by which BID Levy Payers shall be billed for the BID Levy; and

(ii) the date when the BID Levy shall be due and payable by the BID Levy Payers (such first date to be on or after 1st July 2023 and before 9th July 2023, and such date in each subsequent Financial Year to be on or after the 1st April and before 8th April of that Financial Year)

7.2 Pursuant to clause 7.1(ii) the Council shall serve Demand Notices on each BID Levy Payer and thereafter shall continue to calculate the BID Levy and serve Demand Notices throughout the BID Term

7.3 The Council shall maintain a list which identifies payment and/or non-payment of the BID Levy and shall make such information available to the BID Company, at intervals of not less than once a month if so requested.

7.4 The Council shall liaise with the BID Company in carrying out monthly reviews of each Hereditament within the BID Area and in the event of any change in the occupier of each Hereditament or the merger or division of a Hereditament (or creation of an additional Hereditament) shall:

(a) serve an updated list of BID Levy Payers upon the BID Company;

(b) serve a Demand Notice (or alter any existing Demand Notice if appropriate) on the relevant BID Levy Payer

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7.5 The Council shall use all reasonable endeavours to collect the BID Levy on the date specified (pursuant to clause 7.1(ii) above) and thereafter on an annual basis and in accordance with the procedure set out in Schedule 4 of the Regulations

7.6 The Council shall use all reasonable endeavours to collect the BID Levy which are consistent with its usual procedures for the collection of non-domestic rates

7.7 In the event of non-payment the Council may make an application to the Magistrate Court

7.7.1 The Council recovers its cost firstly by charging the BID Levy payer for any costs associated with having to make an application to the Magistrate court

7.7.2 Secondly, if this is still not paid then the council reserves the right to pass the matter to its Enforcement Officers who may use bailiffs to recover the costs

7.8 In the event of an overpayment by the Council to the BID Company, the BID Company will return the overpayment to the Council within 14 days of being notified.

8 Procedures available to the Council for enforcing payment of the BID Levy

8.1 In the event that the BID Levy is not paid by a BID Levy Payer in whole within 28 days from the due date of each year then (subject to the Exceptions or as may otherwise be agreed between the parties) the Council shall serve a Reminder Notice on such defaulting BID Levy Payer which shall:-

(i) identify the sum payable;

(ii) provide a further 14 (fourteen) days for payment to be made;

(iii) confirm that, after the further period allowed for payment under clause 8.1(ii), the Council will make an application to the Magistrates' Court for a Liability Order to recover the sum still remaining unpaid (together with costs)

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8.2 In the event that the BID Levy is not paid in whole within fourteen days of the service of the Reminder Notice in accordance with clause 8.1 then the Council shall immediately inform the BID Company of such further failure to pay (subject to the Exceptions). The Council will consider any comments made by the BID Company before deciding whether to make an application to the Magistrates' Court for a Liability Order. The Council may then make an application to the Magistrates' Court for a Liability Order to recover the outstanding sum of the BID Levy as permitted by the Regulations and the Non-Domestic Rating (Collection & Enforcement)(Local Lists) Regulations 1989 (as amended). The Council will bear the cost of any application for a summons and will recover these costs from the revenue recovered through any such court actions.

9 Enforcement Mechanisms for non-collection of the BID Levy by the Council

9.1 In the event that the Council is not enforcing payment of the BID Levy pursuant to Clause 8 above the BID Company may serve an Enforcement Notice on the Council requesting that:-

(i) it issues a Reminder Notice; or

(ii) makes an application for a Liability Order

unless enforcement action at each stage cannot reasonably be progressed due to one of the following:

- ratepayer absconded
- insolvency proceedings
- debt is too low to make application for a Liability Order (under £100)
- liability disputed
- unable to establish liability
- future payment arrangement in place
- client / BID team instruction
- property pending VOA re-assessment
- legal challenge pending against the actual BID
- Magistrate refuses to issue a Liability Order for any reason

or the Council and the BID Company reasonably consider that enforcement action would otherwise be undesirable.

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9.2 If after being served an Enforcement Notice the Council fails to take the requested action within 28 days then the BID Company shall serve an Appeal Notice to the Chief Executive of the Council. Such notice shall:-

(i) detail the sum which remains unpaid;

(ii) confirm that the Council has failed to use the enforcement mechanisms available to it under this Agreement to recover the sum; and

(iii) request a meeting take place between the Chief Executive and relevant officers of the Council and BID Company to achieve a solution and/or agree a strategy to recover the outstanding sum, such meeting to take place in any event no later than 28 days from service of the Appeal Notice

9.3 In the event that the Council fails to take any of the steps requested by the BID Company pursuant to clauses 9.1 and 9.2 (above) the Council shall (within 28 days of receipt of written notice from the BID Company which specifies the amount of BID Levy outstanding) pay the specified sum into the BID Revenue Account and provide written confirmation to the BID Company that this has been done. Where the Council has taken the steps listed in clauses 9.1 and 9.2 or the Exceptions apply, and the debt remains unpaid or is subsequently written off, the Council will not be required to pay any sum in respect of such debt into the BID Revenue Account.

10 Accounting Procedures and Monitoring

10.1 Within 1 (one) month from the Operational Date the Council and BID Company shall form the Monitoring Group

10.2 In addition to the information outlined in clause 7.4 of this Agreement, every month during the BID Term the Council shall provide the BID Company with a breakdown of:-

10.2.1.1.1 the amount of BID Levy for each individual BID Levy Payer;

10.2.1.1.2 the BID Levy collected in relation to each BID Levy Payer;

10.2.1.1.3 details (together with the outstanding unpaid sum) of those BID Levy Payers who have not paid the BID Levy;

10.2.1.1.4 details of the Reminder Notices issued throughout that period; and

10.2.1.1.5 details of any Liability Orders obtained or applied for by the Council

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10.3 The Monitoring Group shall meet no less than once in each Financial Year and on all other occasions as may reasonably be required further meetings of the Monitoring Group shall be arranged by the service of written notice by either party on the other, such notice to be provided no less than 28 days prior to the date of the proposed meeting (or after such lesser period as may otherwise be agreed or in cases of emergency) provided that such meetings can be dispensed with altogether upon the written agreement of both the Council and the BID Company

10.4 At each meeting the Monitoring Group shall:

10.4.1.1.1 review the effectiveness of the collection and enforcement of the BID Levy; and

10.4.1.1.2 if required, review and assess the information provided by the Council pursuant to Clause 10.2 above and make any recommendations for implementation as may be agreed (and which are permitted by the Regulations and the terms of this Agreement)

10.5 Within 1 month after the end of the Financial Year the Council shall provide the Annual Report to the BID Company

10.6 The BID Company shall provide the BID Company Report to the Council two weeks prior to their Annual General Meeting

11 Termination

11.1 The Council shall not be permitted to terminate the BID Arrangements because:

(i) in its opinion there are insufficient finances available to the BID Company to meet its liabilities for the chargeable period for the purposes of the BID Arrangements; or

(ii) the Council is unable, due to any cause beyond its control, to provide the works or services which are secured as part of the BID Arrangements

unless and until it first serves the Public Meeting Notice on the BID Levy Payers and the Council's Termination Notice on the BID Company and within 14 (fourteen) days from the date of service of such notice both parties shall arrange to meet where the purpose of such meeting shall be to discuss and/or agree all or any of the matters set out in Clause 11.2 or 11.3 (whichever is applicable)

11.2 Where the BID Termination Notice relates to Clause 11.1(i) both parties shall agree and/or discuss or review the following:

(a) the Council’s concerns that the BID Company has insufficient finances to meet its liabilities for that period, in which case details of such concerns should be made available to the BID Company;

(b) insufficient funds;

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(c) alternative means by which the insufficiency of the funds can be remedied; and

(d) an appropriate time frame to resolve this issue

11.3 Where the BID Termination Notice relates to clause 11.1(ii) both parties shall agree and/or discuss or review the following:

11.3.1 the services or works which the Council is no longer able to provide together with confirmation and details as to why such works or services cannot be provided;

11.3.2 a review by both parties as to whether such works or services are of material importance to the BID so that termination of the BID Arrangements is the only option;

11.3.3 alternative means of procuring the said services or works by third parties or increased financial funding from the BID Company;

11.3.4 alternative replacement services or works which will be acceptable to the BID Company;

11.3.5 an appropriate time frame to resolve this issue

11.4 In the event that the parties cannot reach agreement in relation to the matters set out in clauses 11.2 or 11.3 above the Council shall cause a Public Meeting to be held and subject to consideration of representations made by any BID Levy Payer at the Public Meeting the Council shall be permitted to terminate the BID Arrangements provided that notice by the Council to terminate the BID shall be provided to the BID Company no less than 28 days prior to termination taking place

11.5 Upon termination of the BID Arrangements the Council shall review whether there is a credit in the BID Revenue Account and in the event that there are sufficient funds in the BID Revenue Account amounting to a refund of at least £5 for each BID Levy Payer (having already deducted a reasonable sum for the administration of such refund) the Council shall:

11.5.1 calculate the amount to be refunded to each BID Levy Payer;

11.5.2 ensure that the amount to be refunded is calculated by reference to the amount payable by each BID Levy Payer for the last chargeable period; and

11.5.3 make arrangements for the amount calculated to be credited against any outstanding liabilities of each BID Levy Payer or, where there are no such liabilities, refunded to the BID Levy Payer.

11.6 Upon termination of the BID the Council shall notify the BID Levy Payers of such termination together with confirmation as to whether any part of the BID Levy is to be repaid to BID Levy Payers, all in accordance with clause 18(6) of the Regulations.

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11.7 The BID Company shall not be permitted to terminate the BID Arrangements where:

11.7.1.1 the works or services under the BID Arrangements are no longer required; or

11.7.1.2 the BID Company is unable, due to any cause beyond its control, to provide works and services which are necessary for the BID to continue

unless and until it has served the BID Company's Termination Notice on the Council and thereafter carried out a proper consultation with all relevant representatives of the BID Area as considered appropriate by the Council.

11.8 Upon termination of the BID Arrangements the BID Company shall notify the Council of such termination in accordance with clause 18(5) of the Regulations and the Council shall notify the BID Levy Payers together with confirmation as to whether any part of the BID Levy is to be repaid to BID Levy payers, all in accordance with clause 18(6) of the Regulations.

12 Confidentiality

12.1 Both the Council and the BID Company agree to keep confidential and not to divulge to any person without the prior written consent of the other party all information (written or oral) concerning the business affairs of the other nor any information which has been exchanged about the BID Levy Payers or contributors or about other third parties which it shall have obtained or received as a result of operating the BID. This obligation shall survive the termination or lapse of the BID Arrangements.

13 Notices

13.1 Any notice required to be given under or in connection to this Agreement shall be in writing, signed by or on behalf of the party giving it and shall be served by delivering it personally, or by sending it by pre-paid first-class post to the address provided for above or such substitute address in England as may from time to time have been notified by the relevant party.

13.2 A notice shall be deemed to have been received:

13.2.1 if delivered personally, at the time of delivery; and

13.2.2 in the case of pre-paid first-class post, 2 Working Days from the date of posting.

14 Miscellaneous

14.1 For the avoidance of doubt where any part of this Agreement is incompatible with the Regulations or any other regulations which the Secretary of State may issue pursuant to Part IV of the Local Government Act 2003 then such part shall be struck out and the balance of this Agreement shall remain

14.2 The headings appearing in this Agreement are for ease of reference only and shall not affect the construction of this Agreement

14.3 For the avoidance of doubt the provisions of this Agreement (other than those contained in this Clause) shall not have any effect until this document has been dated

14.4 Where reference is made to a Clause, Part, Plan or Recital such reference (unless the context requires otherwise) is a reference to a clause, part, plan, or recital within or attached to this Agreement

14.5 References to the Council include any successors to its functions as local authority for the BID Area

14.6 References to statutes, bye laws, regulations, orders, delegated legislation shall include any such instrument re-enacting or made pursuant to the same power

15 Exercise of the Council's powers

Nothing contained in this Agreement or implied in it shall prejudice or affect the rights discretions powers duties and obligations of the County Council and Council under all statutes bye-laws statutory instruments orders and regulations in the exercise of its functions as a local authority

16 Contracts (Rights Of Third Parties)

The provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement

17 Dispute Resolution

17.1 The parties shall attempt, in good faith, to resolve any dispute arising out of or in connection with this Agreement promptly by negotiation which shall be conducted as follows:

17.1.1 the dispute shall be referred, by either party, first to the Council's Director of Placemaking and Housing and the BID Company's BID Manager for resolution; and

17.1.2 if the dispute cannot be resolved by agreement under clause 17.1.1 within 10 Working Days of the dispute having been referred the parties may either:

17.1.2.1 agree to refer the dispute to an independent person to be appointed by agreement between the parties and any charge made and expenses reasonably incurred by that independent person shall be paid by the parties

in equal shares, unless the independent person determines that a greater share should be borne by one of the parties; or

17.1.2.2 agree to refer the matter to an adjudicator who shall determine which party should pay any charge made and expenses reasonably incurred by the arbitrator.

17.2 Without prejudice to their rights and remedies under this Agreement, the parties shall continue to perform their respective obligations under this Agreement notwithstanding any dispute or the implementation of the procedures set out in this clause 17.

18 Freedom of Information

18.1 The BID Company accepts that the Council is obliged to comply with the Freedom of Information Act 2000 ("the Act") and the Code of Practice on the Act and will assist the Council to comply with these obligations. This includes helping the Council comply with its obligation to respond to a request for information within 20 days of receipt; and providing information to the Council where the Council requests.

18.2 The Council is entitled to disclose information unless it believes that the information is exempt under the Act. Exemption may apply where, for example, information is provided in confidence (including that would normally have to be treated as confidential under clause 12 of this Agreement); where the information is a trade secret; or where release is likely to prejudice commercial interests. The Council will decide, acting reasonably, whether information requested under the Act is to be disclosed or not. The Council will where reasonably practicable consult the BID Company and will consider any representations made by it. The Council shall not be liable for any loss or other detriment caused by the disclosure of any information in response to a request for information under the Act

19 Jurisdiction

The Agreement shall be governed and construed in accordance with the law of England and Wales and the parties hereto submit to the exclusive jurisdiction of the courts of England and Wales in respect of any dispute or conflict arising from this Agreement.

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Signed by the parties or their duly authorised representatives

SIGNED

For and on behalf of

THE MAYOR AND BURGESSES OF THE

LONDON BOROUGH OF HARINGEY

Director Signature:……

Print Name:……

Head of Business Unit Signature:……..

Print Name:……

SIGNED

For and on behalf of **FUTURE WOOD GREEN LTD**

Signature:……..

Name:……

Title:……..

Schedule 1 – The BID Proposals containing BID levy rules and arrangements - not included

Schedule 2 – The Baseline Agreement – not included

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Schedule 3 – Draft Administrative, Establishment and Maintenance Expenses

Schedule of expenses for 1st July 2023 to 31st March 2024, excluding VAT

Recurring Annual Expenses	
Business Improvement District annual levy collection costs including administration, postage and packaging etc.	£20,223.56
Annual BID Module Software Maintenance Costs	£2,000
Costs of setting up BID billing software*	£0

*already set up during BID's first term

The recurring annual expenses identified in the table above will be reviewed and adjusted by the Council annually in line with Clause 6 and any other relevant provisions of this Operating Agreement.

Note: this is a first draft estimate that is subject to further negotiation prior to signature

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APPENDIX 4: SUMMARY OF LEVY PAYER CONSULTATION

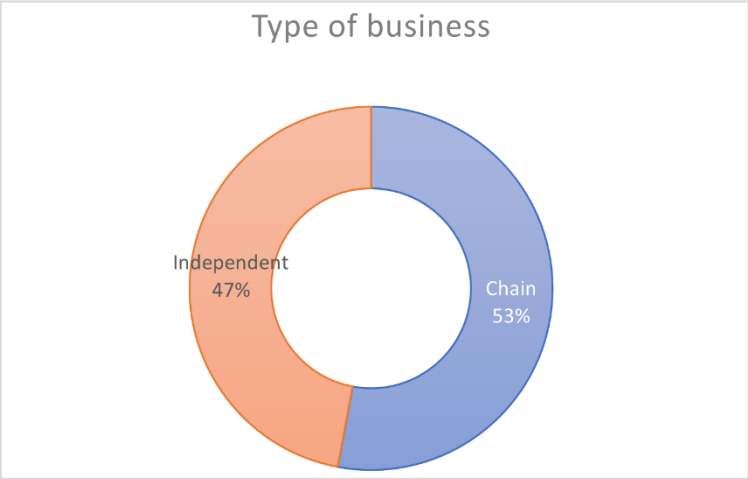
Wood Green BID: Consultation with existing levy payers and those businesses that may be liable to the levy in the light of a successful BID ballot.

Survey of Businesses within existing Wood Green BID area

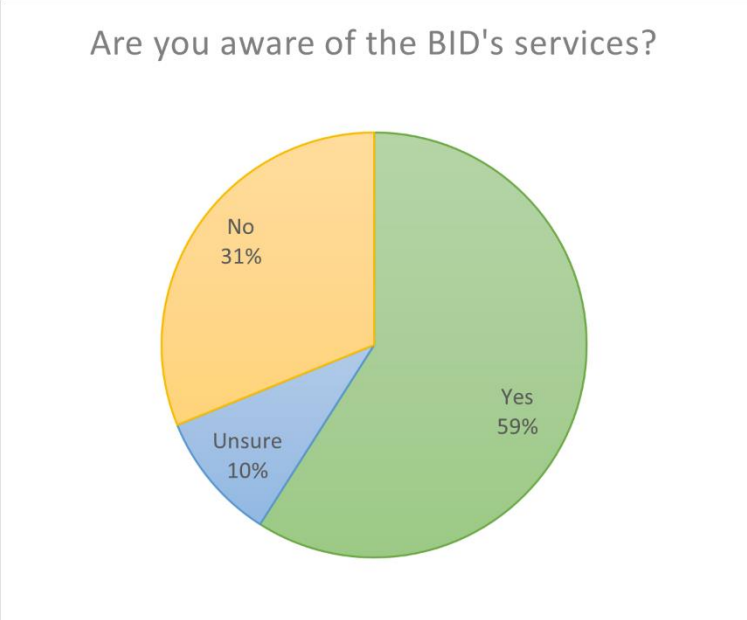
The following graphs show findings from surveys conducted with BID member businesses in Wood Green Town Centre. A total of 60 businesses were interviewed in summer 2022 to seek their views on the renewal of Wood Green BID for 2023-2038.

This included an on-line survey and face to face interviews with levy payers on the performance of the BID and what should be prioritised for the new BID term. Businesses were informed of the upcoming ballot and were asked about their voting intention.

See the Annex for a copy of the questionnaire.



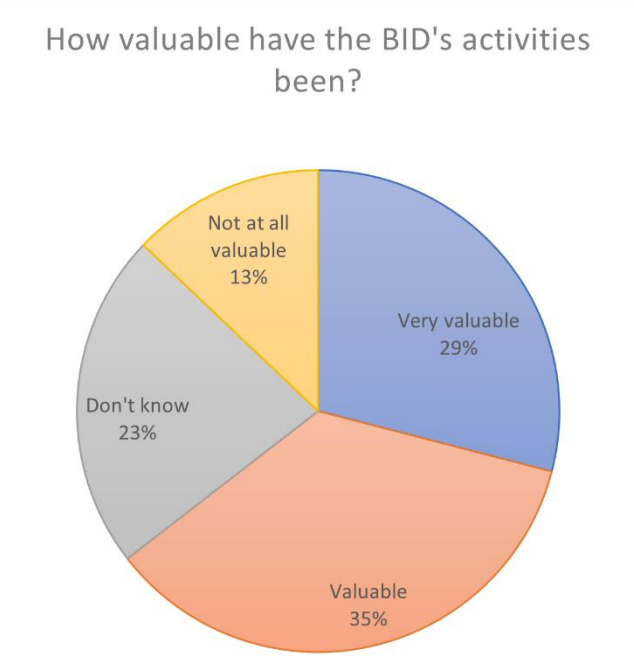
A broadly even combination of independent and chain businesses responded to the survey as shown in the graph opposite



Out of the 60 businesses interviewed, 59% said they were aware of the services the BID currently delivers.

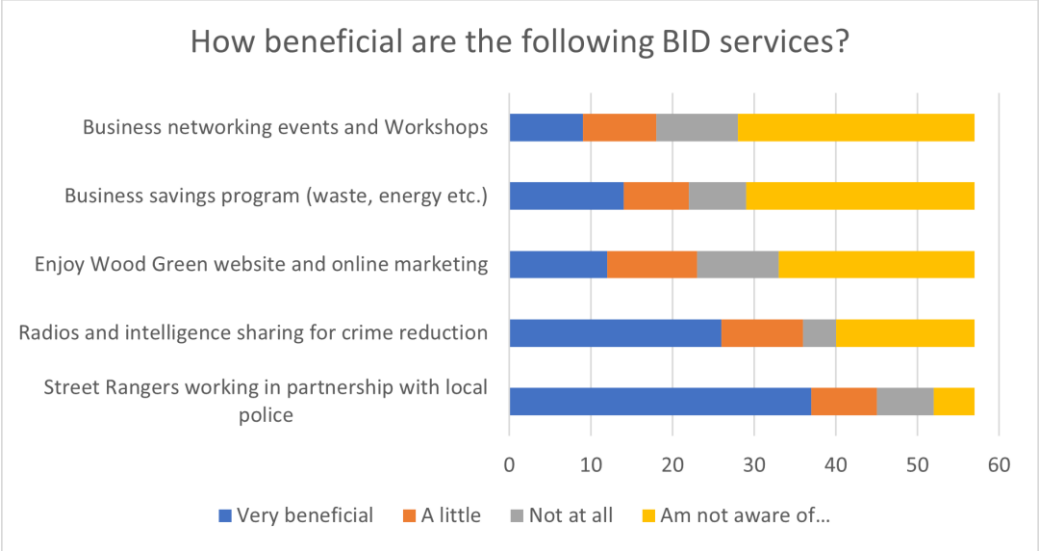
31% said they didn't know and 10% said they were unsure. A potential reason for this is high turnover of staff, in particular for non-independent businesses.

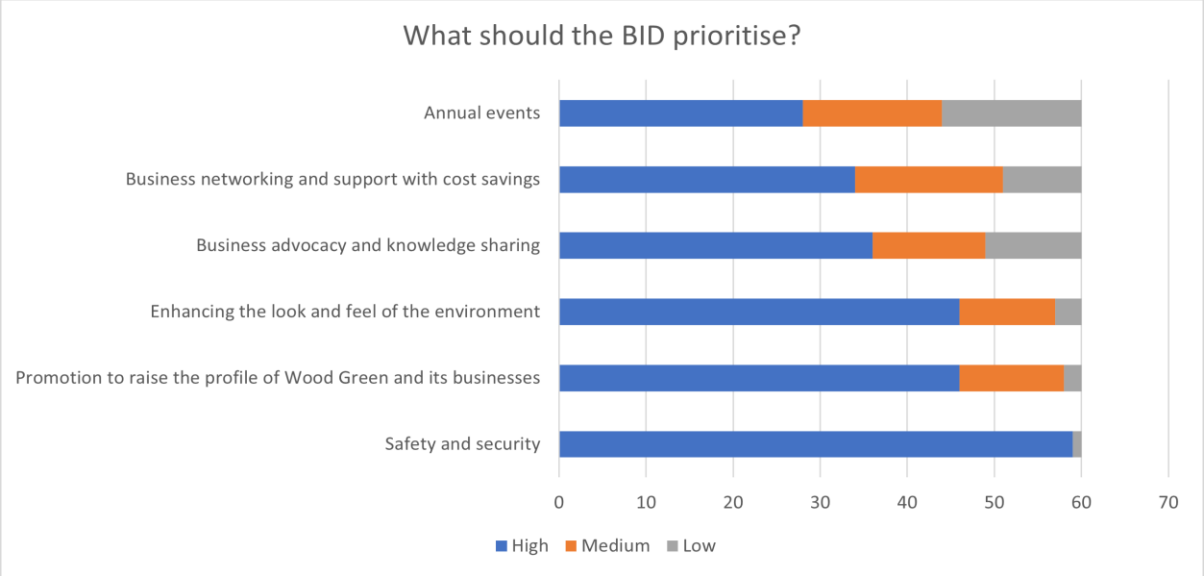
In other instances, respondents were aware of the services but did not know it was the BID providing them. For example the Town centre Radio Scheme and Street Rangers.



Businesses were asked about their perception of value delivered by the BID.

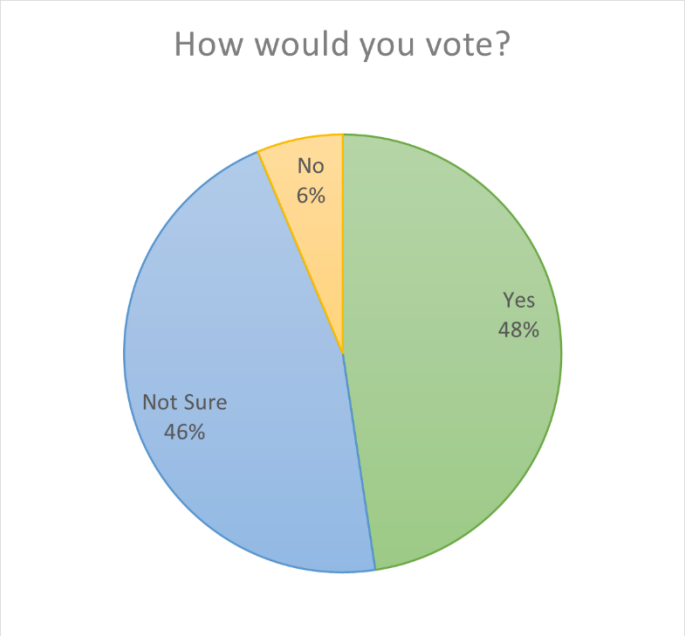
Overall, 29% Said that they have been very Valuable, 35% said that they have been valuable and 23% said they didn't know. 13% of businesses reported that they felt that the services were of no value.





The questionnaire questioned what services and activities businesses would like the BID to prioritise in the second term. Out of all the services provided by the BID the graph above shows the top six. Safety and security was again, the clear strongest theme. Raising the profile of Wood Green and the businesses is joint second with enhancing the environment of the area.

Business advocacy, Cost saving and networking have also become more of a priority than it was in the first term. Annual events is also in the top six as in the first term.

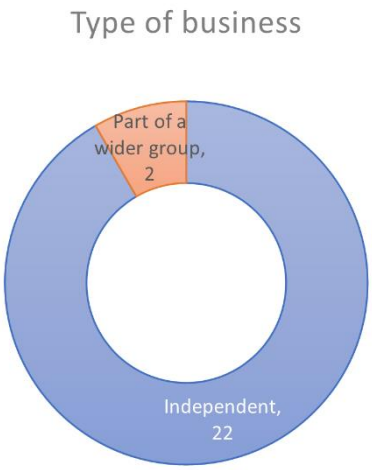


Respondents were asked how they would vote if there was a ballot at the time of the interview, based on their understanding of the BID.

48% said they would vote yes, 6% said they would vote no and 46% said they were not sure as they would require further information or discussions before they voted.

Again, this is due to some not knowing enough about the BID due to the interviewees being new to the area or the person voting is not necessary in the local area.

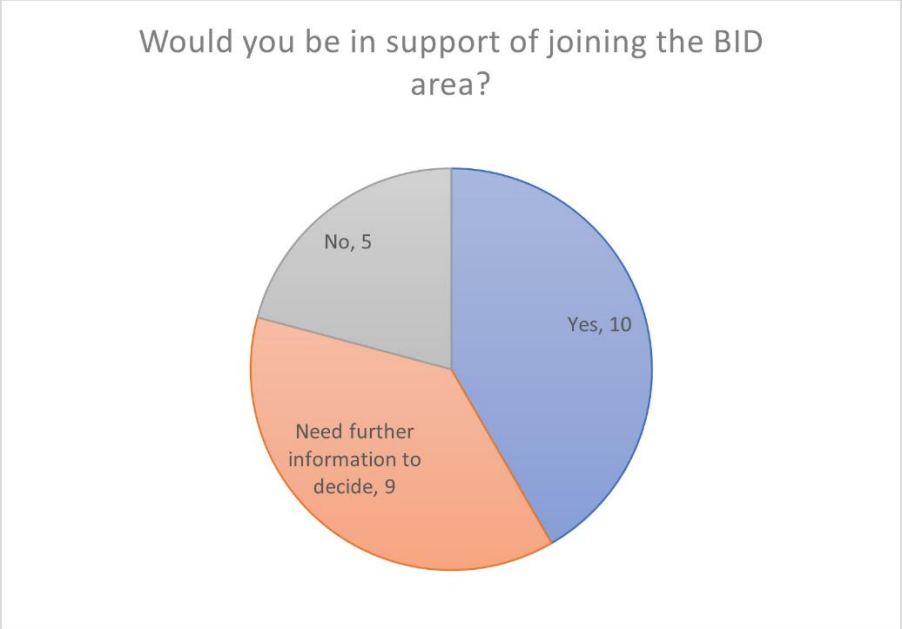
Consultation with Turnpike Lane businesses regarding potential BID area extension



A sample of 24 businesses in the proposed new geographical area (Turnpike Lane) were contacted and interviewed face to face, to gauge appetite for becoming involved. This was undertaken in partnership with the Turnpike Lane Traders Association, who sent out a message and consulted with members prior to the interviews taking place.

Of the 24 businesses interviewed, 92% were independent, reflecting the makeup of businesses located on Turnpike Lane.

When asked about their views on joining the BID, 10 were in favour of being involved with the BID, 5 were against the concept, and a further 9 said they were undecided and need further information. The survey was also available online.


Would you be in support of joining the BID area?
No, 5
Yes, 10
Need further information to decide, 9

Annex - Questionnaire

Decision maker survey questions

Wood Green BID works on behalf of the business community, delivering against a business plan voted on by businesses in 2018. The BID is led and funded by local businesses and delivers projects to benefit the town centre and help attract investment.

In early 2023 businesses will have the opportunity to vote on whether or not the BID will continue delivering a further five years of improvements. We would like to understand how businesses view the BID's progress in advance of the renewal. Your responses will input to the plans for the coming five years.

1. Are you aware of the services that Wood Green BID provides?

☐ Yes ☐ No ☐ Unsure

Comments:

2. The BID carries out activities within the following themes:

1) Safe and Secure
2) Better Connected
3) Events and marketing
4) Business and investment

Below is a list of some of the key events and services the BID has delivered over the last few years. How beneficial do you feel these are?

	Very beneficial	A little	Not at all	Am not aware of it
Street Rangers working in partnership with local police				
Radios and intelligence sharing for crime reduction				
Enjoy Wood Green online marketing				
Business savings program (waste, energy etc.)				
Business networking events				

3. Overall, how valuable do you think the BID's activities are to the area?

☐ Very valuable ☐ Valuable ☐ Not at all valuable ☐ Don't know

Comments:

4. In order of priority, where should Wood Green BID focus its efforts most going forwards?

	High	Medium	Low
Enhancing the look and feel of the environment			
Promotion to raise the profile of Wood Green and its businesses			
Business advocacy and knowledge sharing			
Business networking and support with cost savings			

Annual events			
Safety and security			
Other			

5. How do you think Wood Green BID could best improve its service for businesses?

Comments:

6. Are you aware that the BID is run by a board of volunteer local businesses?

☐ Yes ☐ No

7. Are you interested in becoming part of the BID board or working groups?

☐ Yes ☐ No

8. In February 2023 businesses have the opportunity to vote on whether or not Wood Green BID will continue to deliver projects and services to benefit the neighbourhood for another five years. If there were a ballot tomorrow about whether to continue the BID for the next five years, how would you vote?

☐ Yes ☐ No ☐ Not sure

Comments on why:

9. How would you like to be kept up to date with BID activities in future?

☐ Email ☐ Phone ☐ Social media ☐ Printed literature ☐ Annual visit

Please tell us your contact details:

……

10. Position in the company:

……

11. Please tell us the email/contact details for the person who will be voting in the ballot:

……

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Future Wood Green BID Ltd
E-mail: admin@woodgreenbid.co.uk
Telephone: 020 3282 1400
www.woodgreenbid.co.uk

23rd September 2022

For the attention of Andrew Donald
Alexander House, Station Road, London, N22 7TY

Dear Andrew,

Notice to request Haringey Council to hold a renewal Ballot for Wood Green BID.

As you will be aware, the board members of Wood Green BID have come together to create a proposal for the Business Improvement District (BID) to continue operations for a new five-year term with an extension to the geographical area. I am the Acting Chair of the BID board which currently has members representing a range of different business interests in the town centre. It has been formed in partnership with Haringey Council.

I write to request that the Council instructs the ballot holder to hold a BID ballot for a new term of Wood Green BID. We propose that this takes place to end on 23rd February 2023. If the ballot is successful, the new BID term will commence on 1st July 2023.

I am pleased to enclose the following documentation:

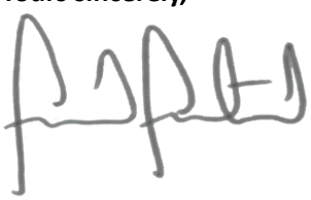
- Our BID Proposal document (including the proposed projects, technical details about the BID and an initial draft of the baseline services currently provided by the Council, which is to be completed upon the start of the new BID term if a yes vote is achieved at ballot)
- Our estimated five-year business plan
- Details of the financial management arrangements, including the draft Operating Agreement between the council and the BID
- A summary of the consultation carried out with potential levy payers

The BID regulations require us to offer reassurance to you on a couple of matters;

- The costs of the ballot have been estimated by your officers at about £3,000. In the event that the council is not required, under Regulation 10, to cover the costs of the ballot, we understand that we the BID proposer would be required to do so. These costs have been ring fenced in the project budget.
- We have undertaken extensive consultation with eligible businesses in Wood Green. This has taken the form of a questionnaire, in addition with ongoing communication with businesses.

We trust that you will find nothing in our documents that conflicts with Council policies and that you will approve our BID Proposal.

Yours sincerely,



Ginal Patel
Acting Chair of Wood Green BID board

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Equality Impact Assessment (EQIA)

The Equality Impact Assessment (EQIA) form is a template for analysing a policy or proposed decision for its potential effects on individuals with protected characteristics covered by the Equality Act 2010.

The council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not

The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

1. Responsibility for the Equality Impact Assessment

Name of proposal:	Wood Green Business Improvement District (BID) Re-ballot
Service Area:	Placemaking & Housing
Officer Completing Assessment:	Peter Smith, Town Centre Regeneration Officer (Central).
Equalities Advisor:	Jim Pomeroy, Policy & Equalities Team Manager
Cabinet meeting date (if applicable):	**8 November 2022**
Director/Assistant Director	Peter O'Brien, Assistant Director Regeneration & Economic Development

2. Executive summary

Please complete this section *after* completing the rest of the form and summarise:

- **The policy proposal, its aims and objectives, the decision in consideration. Please focus on the change that will result from this decision.**
- **Results of the analysis: potential positive and negative equality impacts**
- **Mitigations that will be taken to minimise negative equality impacts (if relevant)**
- **Next steps (this may include: if/when the EQIA will be refreshed, planned consultation, future stages of the project).**

Proposal being assessed:

This proposal is to support the Future Wood Green organisation's decision to hold a renewal ballot to operate a Business Improvement District (BID) for a five-year term from 1 July 2023 covering Wood Green Town Centre and Turnpike Lane, in consultation with the Council, the Metropolitan Police Service and other stakeholders. The Council has a duty to assess the BID's proposals and hold or commission the ballot.

Business Improvement Districts are led and funded by local businesses in partnership with local authorities and other public sector agencies. A BID is a defined area within which businesses pay a levy, separate and additional to Business Rates. The funds raised through the levy pay for projects and improvements directly related to the issues and concerns determined by local businesses. Baseline service delivery in the area will not be affected by the BID proposals, as the BID does not replicate or replace provision which is being provided by the Council as part of its statutory duties.

The direct impact of the BID proposals is limited to the catchment area of Wood Green and Turnpike Lane Town Centres (map Annex A). The BID catchment area covers four local authority wards (Noel Park, Woodside, Bounds Green and Harringay). Around 40% of the total trade in Wood Green Town Centre is derived from the population of these four wards, hence any projects and initiatives delivered by the Wood Green BID in the town centre will have the potential to impact on this population. There are 372 businesses in the proposed BID catchment area which will benefit individually and collectively from the additional services the BID will deliver in Wood Green and Turnpike Lane. A further 106 businesses fall below the levy threshold, so would not be liable to pay the BID levy. These are mostly smaller businesses, where their rateable value is below £15,000 per annum.

The data analysis conducted within this EQIA shows that there will either be a positive or neutral impact on individuals with protected characteristics covered by the Equality Act 2010 in the Wood Green BID area. No mitigations are envisaged because of this EQIA assessment.

Essentially the impact can be assessed against two main stakeholder groups, the business owners themselves (and their employees) and the residents/visitors to the town centre. Most of our data relates to residents with more anecdotal data

concerning business ownership and employee make-up. For instance we can assume that smaller businesses in the area will be owned by a higher proportion of BAME owners. The micro businesses (with a rateable value of below £15,000 p.a. will not be charged the BID levy but will indirectly benefit from BID activities such as events, marketing, public realm interventions etc. that would increase footfall and potential customers. This would also apply to family-run businesses and a proportion of employees.

Working with the BID will enable more accurate equalities data of their business members to be collected and also of the beneficiaries of their activities. Also one of the BID's activities will be to tackle hate crime and community safety (through initiatives such as the Business Crime Reduction Partnership, PubWatch for hospitality businesses and community events such as Haringey Pride and the Community Fun Day which will proactively support community cohesion.

The change which will occur if the Wood Green BID commences another five-year term would be that as laid out in the BID renewal (second term) Business Plan. Currently the Wood Green BID operates under four delivery themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) which collectively are designed to improve the look, feel and safety of the town centre creating a pleasant environment. It is not envisaged that there will be a wide departure from these four delivery themes as the BID has conducted a survey to assess which services businesses most value and these have remained popular.

This EQIA will be reviewed one year after the BID commences a new term from July 2023 (subject to the success of the ballot). This would then allow opportunity for ONS 2021 Census data to be compared to the data used to compile this EQIA which was mainly taken from the ONS 2011 Census, being the latest available data source at the time.

3. Consultation and engagement

3a. How will consultation and/or engagement inform your assessment of the impact of the proposal on protected groups of residents, service users and/or staff? Detail how your approach will facilitate the inclusion of protected groups likely to be impacted by the decision.

There have been two recent relevant consultations involving residents and businesses on Wood Green town centre. The Wood Green Town Centre Vision Study (June 2022) and the Wood Green BID Feasibility Survey (August-September 2022). Both sets of consultations provided the opportunity to ask residents and businesses pertinent questions on their views of the town centre. Feedback has informed the Wood Green BID proposals in terms of shaping its future priorities and considering the characteristics of protected groups.

3b. Outline the key findings of your consultation / engagement activities once completed, particularly in terms of how this relates to groups that share the protected characteristics

Wood Green BID Feasibility Survey (August-September 2022)

As part of a BID renewal feasibility study 60 independently conducted business surveys were undertaken by The Means, an external consultancy on behalf of the BID. This included an online survey and individual interviews with levy payers on the performance and progress of the BID and what should be prioritised in the new BID term. The questionnaire was also made available online. The questionnaire is included within the Cabinet report pack.

A sample of a further 20 businesses in the proposed new geographical area (Turnpike Lane) were contacted and interviewed face to face, to gauge appetite for becoming involved. This was undertaken in partnership with the Turnpike Lane Traders Association, who sent out a message and consulted with members prior to the interviews taking place. The emerging findings are that the environment of the town centre in terms of look and feel is a key priority for businesses as well as preventing anti-social behaviour and crime.

48% and 42% of businesses surveyed in WG and TPL respectively said they would vote yes to a BID with 46% and 38% not sure and only 6% and 21% saying no. This is before the ballot campaign and promotion of the services to be offered should the BID be successful at ballot.

Wood Green Town Centre Vision Study (June 2022).

A survey of residents, young people and businesses was conducted by The Means as part of the Wood Green Town Centre Vision Study (June 2022). A survey of 26 young people aged 16 -25 years from a variety of ethnic backgrounds was conducted. Safety and security featured highly as a concern among young respondents, with a majority holding the perception of Wood Green as unsafe, and suggesting they choose to visit other centres due to an increased feeling of safety and a more pleasant environment. A notably important aspect that young people feel is lacking, is areas for social activity, with many suggesting it needs more social space and activities for their age group.

Face to face interviews were also conducted with 34 businesses from a range of sectors. Retail made up 67% of the respondents, consisting mainly of clothes shops, phone shops and food shops. Of the businesses interviewed, 63% saw their turnover decrease over the previous 6 months, and just 9% saw it improve.

Emerging from the pandemic and at the time of conducting surveys, the most common challenges businesses expected to face were related to concerns over footfall and being able to meet sales targets. This is a realistic worry, as competition from other shopping destinations and online sales grows. Another challenge for businesses was the issue of recruiting suitable staff.

Businesses in Wood Green have been hit hard by the pandemic, which accelerated an existing trend of decline. All types of retail had seen a gradual decline in sales over recent years. There had been a loss of quality high street staples and seemingly a growing emphasis on convenience shopping and takeaways/eating out.

A variety of suggestions were made for improvements to Wood Green from the perspective of local businesses. The most common single suggestion was to bring

high quality brands to Wood Green, including bringing back high street chains like M&S, because these shops attracted people with a higher disposable income.

Some business owners mentioned that footfall is not an issue, but rather it is the type of customers, as they are less willing to spend which is an issue for shops selling more expensive goods. Suggestions for more leisure and more staple high street brands are linked to attracting people to the area and re-establishing Wood Green as a destination.

Safety was the second most common theme, with poor safety and anti-social behaviour seen as a hindrance for businesses in terms of shop lifting and deterring customers. Many noted an awareness of the 'rangers' scheme but thought more still needed to be done.

Other suggestions were related to improving the appearance of the high street through schemes such as shop front improvements, street cleaning and greenery. Others simply stated that more investment was needed as a way to address many of the issues experienced in Wood Green.

4. Data and Impact Analysis

Note: officers may want to complement their analysis with data from the State of the Borough and ward profiles, found here: https://www.haringey.gov.uk/local-democracy/about-council/state-of-the-borough.

Please consider how the proposed change will affect people with protected characteristics.

The Retail and Town Centre Uses Study report by Lichfields (2021) states that the primary catchment area for Wood Green town centre falls across Noel Park, Woodside and Bounds Green wards, with a population of 56,700. The household survey carried out as part of that study indicates that 60% of respondents across the catchment area had used shops and services in Wood Green in the last year and 85% had visited the centre.

The Lichfield report suggests Wood Green town centre attracts about 40% of its trade from the local catchment area (Noel Park, Woodside, and Bounds Green wards). Harringay ward borders Turnpike Lane local centre which, although not currently part of the BID will be part of the Wood Green BID second term proposals. Harringay ward data has subsequently been included in this EQIA.

The Demographic information presented in this EQIA is based on ONS Census 2011 data for Noel Park, Woodside, Bounds Green and Harringay wards. Haringey Borough and London wide averages have been included for comparison.

https://www.haringey.gov.uk/local-democracy/about-council/state-borough/ward-profiles

4a. Age

Data

Borough Profile[1]

56,718: 0-17 (21%)
72,807: 18-34 (27%)
68,257: 35-49 (25%)
44,807: 50-64 (17%)
28,632: 65+ (11%)

Target Population Profile

Noel Park – residents aged 20-44 represent around 47% of the ward population, which is higher than the Haringey borough average of 42.5%. Residents aged 65+ represent 9% of the ward population.

Woodside - those aged 20-44 make up the largest age group among residents (47.8%), while those aged 65+ make up the smallest proportion (9.3%). This follows the pattern seen in the wider borough, with 20–44-year-olds slightly over-represented compared to the wider borough (42.5%).

Bounds Green's overall population spread mirrors that seen in Haringey more widely, with just under half of residents aged 20-44 (43.4%), and a small proportion aged 65+ (9.7%). There is no major variation in age group composition across the ward compared to the wider borough averages.

Harringay ward reveals that the 0–19-year age group is significantly lower than the Haringey average and the 20–34-year group is significantly higher than the Haringey average.

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

The key data source used is based on ONS Census 2011 data. Haringey Borough averages have been included for comparison.

There is a higher number of adults aged 20-34 across the four wards than the Haringey average. The number of adults 65+ age reflects the Haringey average.

Potential Impacts

The BID proposals are not expected to have any negative impacts on service delivery for Wood Green residents based on age. There is a Post Office in the BID area which is more likely to be used by older people and / or people who are unable to conduct transactions online. The Rising Green Youth Hub in Lymington Avenue opened on 1 August 2022 and is aimed at young people aged 11-24. The Wood Green BID supports the Youth Hub and has been involved in its development.

[1] Source: State of the Borough

The ages of business owners (either levy paying or non-paying) are not collected.

The BID delivery themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) are designed to improve the look, feel and safety of the town centre, creating a pleasant environment for all ages.

The proposed policy/decision will have a positive impact for people of all ages.

For example, a survey of young people undertaken as part of the Wood Green Town Centre Vision Study (2022) highlighted safety and security as a key concern among young people. The Wood Green BID have deployed 4 street wardens during its first term which has contributed to reducing levels of crime in the town centre. It is envisaged that this initiative will continue should the BID continue into a second term, following a successful re-ballot and this will have a positive impact on the feelings of safety for young people. This service will also be expanded into Turnpike Lane in the second term.

During the first term of the Wood Green BID regular events have been aimed at families throughout the year. For example, Easter workshops involving pottery and gardening, Christmas themed activities and volunteer-led community gardening in the forecourt of Wood Green Library. The Wood Green BID have also delivered a Family Fun Day at Duckett's Common for the past three years.

The proposed policy/decision will have a positive impact for people of all ages.

4b. Disability[2]

Data

Borough Profile [3]

4,500 people have a serious physical disability in Haringey.
19,500 aged 16-64 have a physical disability this equates to approximately 10% of the population aged 16-64.
1,090 people living with a learning disability in Haringey.
4,400 people have been diagnosed with severe mental illness in Haringey.

Target Population Profile

Ward	Residents with a limiting Long-term Health Problem or Disability
Bounds Green	In Bounds Green around 16.9% of residents have a limiting long-term health problem or disability. This is in line with the rates seen in Haringey (16.7%) and London (16.4%)

[2] In the Equality Act a disability means a physical or a mental condition which has a substantial and long-term impact on your ability to do normal day to day activities.
[3] Source: 2011 Census

Woodside	In Woodside 17.4% of residents have a limiting long-term health problem or disability. This is slightly higher than the rate seen in Haringey (16.7%) and London (16.4%) more widely.
Noel Park	In Noel Park around one in five residents (19.8%) have a limiting long-term health problem or disability. This is substantially higher than the rate seen in Haringey (16.7%) and London (16.4%) more widely.
Harringay	In Harringay 14.1% of residents have a limiting long-term health problem or disability. This is below the rate seen in Haringey (16.7%) and London (16.4%) more widely.

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic.

The key data source used for the borough wide profile is based on ONS Census 2011 data.

Potential Impacts

- **Consider whether the proposed policy/decision will have positive, neutral, or negative impacts (including but not limited to health impacts).**

The BID delivery themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) are designed to improve the look, feel and safety of the town centre, creating a pleasant environment for all ages.

The Wood Green BID have delivered improvements to five business premises within the town centre, with three of them resulting in improved access for people with disabilities, for example a wider shop door. The BID has also advocated for better accessibility at Turnpike Lane and Wood Green Underground stations, for people with mobility challenges and families using pushchairs.

The BID proposals are not expected to have any negative impacts on service delivery for WG/TPL residents based on disability. Information on business owners with disabilities is not collected.

The proposed policy/decision is expected to have a positive impact for people with disabilities.

4c. Gender Reassignment[4]

Data

[4] Under the legal definition, a transgender person has the protected characteristic of gender reassignment if they are undergoing, have undergone, or are proposing to undergo gender reassignment. To be protected from gender reassignment discrimination, an individual does not need to have undergone any specific treatment or surgery to change from one's birth sex to ones preferred gender. This is because changing ones physiological or other gender attributes is a personal process rather than a medical one.

Borough Profile

There is no robust data at Borough level on transgender population, however central government estimates that there are approximately 200,000-500,000 transgender people in the UK. Assuming an average representation, this would mean between 800 and 2,000 Haringey residents are transgender.[5]

The key data source used is based on central government estimates.

Target Population Profile

The number of transgender residents living in the local catchment area/ward figures is not known and can only be extrapolated from the overall estimate of 800- 2,000 for Haringey. Across the four wards this would equate to approximately 200-500 trans residents.

Potential Impacts

The BID delivery themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) are designed to improve the look, feel and safety of the town centre, creating a pleasant environment for all residents and visitors to Wood Green.

We do not have local data regarding this protected characteristic, but there is consideration for this protected group. We do not have business related data regarding this protected characteristic. We do not envisage any inequalities based upon this protected characteristic because of the WG BID proposals.

People who are transgender will benefit from the community safety initiatives which are delivered by the Wood Green BID such as the presence of the Street Wardens which may reduce transphobic hate crime or fear of such crime.

The proposed policy/decision is expected to have a positive impact for transgender residents and visitors. The BID has also led on, in partnership with the Council, organising Haringey Pride events aimed at celebrating and highlighting LGBTQI+ communities in the borough. The next Haringey Pride event was planned to be held on 10 September 2022 and only postponed due to the death of Queen Elizabeth II (see www.Haringeypride.org) and is to be rearranged/reformatted in the coming months. The BID works closely with Haringey Council's LGBT+ Network. It is envisaged that the BID will continue to deliver an annual Haringey Pride Festival in its second term.

4d. Marriage and Civil Partnership

Data

Borough Profile [6]

5 Transgender is an umbrella term to describe people whose gender is not the same as, or does not sit comfortably with, the sex they were assigned at birth.

[6] Source: 2011 Census

Married: (33.3%)
In a registered same-sex civil partnership: (0.6%)
Divorced or formerly in a same-sex civil partnership which is now legally dissolved: (8.2%)
Separated (but still legally married or still legally in a same-sex civil partnership): (4.0%)
Single (never married or never registered a same-sex civil partnership): (50.0%)
Widowed or surviving partner from a same-sex civil partnership: (3.9%)

Target Population Profile

Noel Park – the level of marriage (28.6%) is below the Haringey borough level of (33.3%) and in a registered same-sex civil partnership is the same as the Haringey level (0.6%).

Woodside - the level of marriage (34%) is around the Haringey borough level of (33.3%) and in a registered same-sex civil partnership (0.4%) is below the Haringey level (0.6%).

Bounds Green - the level of marriage (32.4%) is around the Haringey borough level of (33.3%) and in a registered same-sex civil partnership (0.5%) is slightly below the Haringey level (0.6%).

Harringay - the level of marriage (28.5%) is significantly lower than the Haringey borough level of (33.3%) and in a registered same-sex civil partnership (0.7%) is slightly above the Haringey level (0.6%).

Single (never married or never registered a same-sex civil partnership): In Noel Park the level for single people (53.5%) is higher than the Haringey average (50.0%). In Harringay the level of single people (58.1%) is significantly higher than the Haringey average. Whilst in Bounds Green (49.5%) and Woodside (50.1%) is around the same as the Haringey average.

The key data source used is based on ONS Census 2011. Haringey Borough averages have been included for comparison.

The level of marriage in Noel Park and Harringay wards is lower than the Haringey average, whilst in the other two wards it is around the same as the Haringey average. The level of single people in Noel Park and Harringay wards is higher than the Haringey average whilst in the other two wards it reflects the Haringey average. Residents in a registered same-sex civil partnership across all four wards reflects the Haringey average.

Potential Impacts

The BID delivery themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) are designed to improve the look, feel and safety of the town centre, creating a pleasant environment for all residents and visitors to Wood Green.

We do not expect there to be any disproportionate impact or discrimination for Wood Green residents or visitors based upon marital, single or civil partnership status. We do not have information on business owners marital or civil partnership status.

The proposed policy will have a neutral impact on people with this protected characteristic.

4e. Pregnancy and Maternity

Data

Borough Profile [7]
Live Births in Haringey 2019: 3,646

Target Population Profile

Ward	No. Live Births	Haringey Live Births Average (191)
Bounds Green	192	Around Haringey average
Woodside	214	Higher
Noel Park	172	Lower
Harringay	182	Slightly lower than average

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

Figures from ONS live births 2019.

Potential Impacts

The BID delivery themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) are designed to improve the look, feel and safety of the town centre, creating a pleasant environment for all residents and visitors to Wood Green.

We do not have local data regarding this protected characteristic, but there is consideration for this protected group. We do not have business related data regarding this protected characteristic. We do not envisage any inequalities based upon this protected characteristic because of the Wood Green BID.

Women who are pregnant may benefit from the community safety initiatives which are delivered by the Wood Green BID such as the presence of the Street Wardens which

[7] Births by Borough (ONS)

may reduce the fear of crime and feeling vulnerable. Projects improving accessibility in the area will also assist parents with young children and pregnant visitors.

The Wood Green BID proposals are therefore expected to have a positive impact based on pregnancy and maternity.

4f. Race

In the Equality Act 2010, race can mean ethnic or national origins, which may or may not be the same as a person's current nationality.[8]

Data

Borough Profile [9]

Arab: **0.9%**
Any other ethnic group: 3.9%

Asian: **9.5%**
Bangladeshi: 1.7%
Chinese: 1.5%
Indian: 2.3%
Pakistani: 0.8%
Other Asian: 3.2%

Black: **18.7%**
African: 9.0%
Caribbean: 7.1%
Other Black: 2.6%

Mixed: **6.5%**
White and Asian: 1.5%
White and Black African:1.0%
White and Black Caribbean: 1.9%
Other Mixed: 2.1%

White: **60.5% in total**
English/Welsh/Scottish/Norther Irish/British: 34.7%
Irish: 2.7%
Gypsy or Irish Traveller: 0.1%
Other White: 23%

Target Population Profile

[8] Race discrimination | Equality and Human Rights Commission (equalityhumanrights.com)
[9] Source: 2011 Census

Noel Park has a larger than average proportion of residents whose ethnicity is White Other, compared to the wider Haringey population. This is the major ethnic group in Noel Park.

Those of White British ethnicity are under-represented in Noel Park, compared to other Haringey wards.

In **Woodside** those of White Other ethnicity represent the largest group (33.5%). Woodside has the largest proportion of residents of White Other ethnicity of all Haringey wards. Woodside also has the largest proportion of Asian residents of all Haringey wards (14.3%).

Those of White British ethnicity are under-represented in Woodside (23.3%) compared to the Haringey average (34.7%).

Bounds Green has a larger proportion of residents whose ethnicity is White Other (30.5%), compared to the wider Haringey population (25.9%).

While the proportion of White British residents in Bounds Green is similar to the proportion of residents of White Other ethnicity, this group is slightly under-represented in the ward (29.7% compared to 34.7% in Haringey).

Harringay

The proportion of White British residents has decreased in Harringay from 44.3% to 33.8% since the last census undertaken in 2001. The largest increase in ethnic group comes from the White Other group with a 6.8% increase.

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

The key data source used is based on ONS Census 2011 data. Haringey Borough averages have been included for comparison.

Compared to the Haringey, London and national average, there is a smaller White British population, but a larger White Other population. The majority group in the area is White Other, forming 28.70% (22.97% Haringey). It can be deduced that this includes a large Polish community, based on Polish being the second most spoken language in Woodside, and Turkish and Kurdish communities based on languages spoken in Noel Park. The study area has slightly larger proportions of Mixed White and Black Caribbean, Asian, Indian, Pakistani, Bangladeshi, Chinese and Arab groups than the Haringey averages.

Black African and Black Caribbean groups are proportionally less than the Haringey average, and the proportion of Black Other is higher than the Haringey average.

Woodside also has the largest proportion of Asian residents of all Haringey wards (14.3%). Those of White British ethnicity are under-represented in Woodside (23.3%) compared to the Haringey average (34.7%).

Potential Impacts

The BID delivery themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) are designed to improve the look, feel and safety of the town centre, creating a pleasant environment for all residents and visitors to Wood Green.

Specific data on the ethnicity of business owners is not available at present. However, based on Officers' business engagement activities it is evidenced that there is a significant level of ethnic minority business ownership in the area.

The Wood Green BID will attempt to benefit local businesses of all races and ethnicities, through providing opportunities to improve the safety of the public realm. People from BAME communities are more likely to experience hate crime and be victims of crime in general. The Wood Green BID will provide opportunities to tackle this.

The potential projects and positive impact of the Wood Green BID will benefit smaller businesses most (where within the BID catchment area there is a high level of minority ethnic ownership), as it will enable them access to improving their business in ways they could not usually afford. For example, shared procurement of insurance, marketing costs and additional security. Micro-businesses below £15,000 rateable value will not be charged the levy but can still benefit from some of the BIDs services.

Residents and visitors to the Wood Green BID catchment area may benefit from the community safety initiatives which are delivered by the Wood Green BID such as the presence of the Street Wardens which may reduce the fear of crime and feeling vulnerable.

The Wood Green BID proposals are therefore expected to have a positive impact on people from minority ethnic communities and a neutral impact on other races.

4g. Religion or belief

Data

Borough Profile [10]

Christian: 45%
Buddhist: 1.1%
Hindu:1.9%
Jewish:3%
Muslim: 14.2%
No religion: 25.2%
Other religion: 0.5%
Religion not stated: 8.9%
Sikh: 0.3%

Target Population Profile

[10] Source: 2011 Census

Compared to the rest of Haringey, **Noel Park** has a larger than average Muslim population (19.1%), and among the smallest proportions of Jewish residents in Haringey (0.4%).

Woodside residents are slightly more likely to be Christian (49.6%) or Muslim (17%), compared to the Haringey average (45% and 14.2% respectively). By contrast, residents that do not identify with any religion are under-represented in Woodside (18.9%), compared to the Haringey average (25.2%).

Religion in **Bounds Green** mirrors Haringey more widely, with the largest proportion of residents (49%) identifying as Christian. This is a slightly larger proportion compared to Haringey (45%).

Harringay ward has seen a 7.6% increase in the proportion of residents who stated they have no religion, compared to a 5.2% increase in Haringey (since the last census untaken in 2001). The biggest increase in religion comes in the Muslim group, with a 1.3% increase from 12.8% in 2001 to 14.1% in 2011. The biggest decrease in religion comes in the Christian group, with a 6.2% decrease from 45.2% in 2001 to 39% in 2011.

The key data source used is ONS Census 2011 data. Haringey Borough averages have been included for comparison.

Potential Impacts

The Wood Green BID delivery themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) are designed to improve the look, feel and safety of the town centre creating a pleasant environment for all residents and visitors to Wood Green.

Residents and visitors to the Wood Green BID catchment area may benefit from the community safety initiatives which are delivered by the Wood Green BID such as the presence of the Street Wardens which may reduce the fear of crime and feeling vulnerable.

There will be opportunities to tackle religious hate crime including Islamophobia and Anti-Semitism through the street warden scheme, reporting crime through a dedicated crime information sharing website and app, and closer communication with the police. While religious establishments are exempt from paying the levy, the Wood Green BID will offer tangible benefit to religious communities and work with religious organisations as part of their wider stakeholder engagement. The BID board reaches out to people of all denominations and fosters good relations between people of all faiths.

The proposed decision will have positive impacts on the protected characteristic of religion.

4h. Sex

Data

Borough profile [11]
Females: (50.5%)
Males: (49.5%)

Target Population Profile

Noel Park- number of females (51.3%) slightly above Haringey average (50.5%), whilst number of males (48.7%) is slightly below Haringey average.

Woodside - number of females (50.2%) is around the Haringey average (50.5%), which is also the case for the number of males (49.8%).

Harringay- number of females (48.6%) slightly below Haringey average (50.5%), whilst number of males (51.4%) is slightly above the Haringey average.

The percentage of males and females in Bounds Green reflects the Haringey borough averages exactly.

What data sources will you use to inform your assessment of the impact of the proposal on people under this protected characteristic?

The key data source used is based on ONS Census 2011 data. Haringey Borough averages have been included for comparison.

The ward data shows that the percentages for males and females across the four Wood Green catchment area wards are in line with the Haringey borough averages.

Potential Impacts

The Wood Green BID delivery themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) are designed to improve the look, feel and safety of the town centre creating a pleasant environment for all. Services provided by businesses within the Wood Green BID catchment area are open and accessible to all.

The percentage of companies (excluding sole traders) which are majority (51%+) owned by women within the Wood Green High Road catchment area is as below:

Noel Park – 5.06%

Woodside - 5.59%

Harringay -7.39%

Bounds Green – 8.27%

Data source: Beauhurst Data Platform (2022).

This does correlate with officer assessments of business ownership in the area, predominantly being male-led.

[11] Source: 2011 Census

Women and girls may benefit from the community safety initiatives which are delivered by Wood Green BID such as the presence of the Street Wardens which may reduce the fear of crime and feeling vulnerable

The proposed policy/decision will have a positive impact for both men and women.

4i. Sexual Orientation

Data

Borough profile [12]

3.2% of London residents aged 16 or over identified themselves as lesbian, gay or bisexual in 2013. In Haringey this equates to 6,491 residents.

Target Population Profile

Statistics at ward level are not available for this protected characteristic.

The key data source used is based on ONS Integrated Household Survey for London and Haringey Borough averages included for comparison.

Potential Impacts

There is no specific data at ward level.

There may be some benefits for lesbian, gay and bisexual people in the Wood Green area such as increased community safety which may reduce homophobic hate crime. There will be opportunities to tackle homophobia through the on-street warden scheme, reporting crime through a dedicated crime information sharing website and app, and closer communication with the police.

Services provided by businesses within the Wood Green BID catchment area are open and accessible to all residents and visitors. The BID delivery themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) are designed to improve the look, feel and safety of the town centre creating a pleasant environment for lesbian, gay or bisexual people.

The BID has close ties to Wise Thoughts, an organisation based in Wood Green which creates dynamic local, national, and international arts initiatives and delivers services that help address social justice issues for the Lesbian, Gay, Bisexual, Transgender, Queer, Intersex (LGBTQI+) and Black, Asian & Minority Ethnic (BAME) communities.

The BID established and delivers the annual Haringey Pride Festival, the largest LGBTQI+ celebration event in the borough.

The proposed decision is expected to have positive impacts on the protected characteristic of sexual orientation.

4j. Socioeconomic Status (local)

[12] Source: ONS Integrated Household Survey

Data

Borough profile

Income

8.3% of the population in Haringey were claiming unemployment benefit on 9 December 2021.[13]
20.8% of the population in Haringey were claiming Universal Credit on 9 December 2021.[14]
29% of employee jobs in the borough are paid less than the London Living Wage.[15]

Educational Attainment

While Haringey's proportion of students attaining grade 5 or above in English and Mathematics GCSEs is higher than the national average, it is below the London average.[16]
4.4% of Haringey's working age populations had no qualifications in 2020.[17] 4.8% were qualified to level one only.[18]

Area Deprivation

Haringey is the 4th most deprived borough in London as measured by the IMD score 2019. The most deprived LSOAs (Lower Super Output Areas or small neighbourhood areas) are more heavily concentrated in the east of the borough where more than half of the LSOAs fall into the 20% most deprived in the country.[19]

Target Population Profile

The key data source used is based on ONS Census 2011 data. Haringey Borough averages have been included for comparison.

Socioeconomic Status (local)	WARD			
	Noel Park	**Bounds Green**	**Woodside**	**Harringay**
Life Expectancy	Male life expectancy in Noel Park is 77.4 years, substantially below the Haringey (79.9) and London (80.0) averages. Female life expectancy in Noel Park is 84.4 years, in line with the Haringey (84.3) and London (84.0) averages.	Male life expectancy in Bounds Green is 80 years, in line with the Haringey (79.9) and London (80.1) averages. Female life expectancy in Bounds Green is 84.4 years, below the Haringey (84.6) average and in line with the London average.	Male life expectancy in Woodside is 79.6 years, slightly lower than the Haringey (79.9) and London (80.1) averages. Female life expectancy in Woodside is 84.4 years, in line with the Haringey (84.6) and London (84.4) averages.	Female life expectancy in Harringay is 86.4 years, substantially higher than the Haringey (84.6) and London (84.4) averages. This is the third highest female life expectancy of all Haringey wards. Male life expectancy in Harringay is 79.6 years, slightly lower than the Haringey

[13] ONS Claimant Count
[14] LG Inform
[15] ONS
[16] Source: Annual Population Survey 2019 (via nomis)
[17] LG Inform - qualifications
[18] LG Inform – level one
[19] State of the Borough (p.21)

				(79.9) and London (80.1) averages.
Educational Attainment	Noel Park has a smaller proportion of pupils meeting the expected standard at KS2 level (59.5%) than the average in both Haringey (67.4%) or London (71.4%). In Noel Park, the proportion of pupils achieving grades 9-4 in English & Maths GCSEs (58.2%) is lower than the Haringey and London averages (65.1% and 68.8% respectively). In Noel Park, the proportion of residents with qualifications at level 3 or higher (44.3%) is below the Haringey (50.4%) and London (50%) averages.	At KS2 Bounds Green pupils perform in line with the Haringey and London average, with 67.6% reaching the expected standard at this stage. Performance at KS2 in both Bounds Green and Haringey (67.4%) more broadly is slightly below the London average (71.4%). In Bounds Green, the proportion of pupils achieving grades 9-4 in English & Maths GCSEs (63.9%) is slightly below the Haringey and London averages (65.1% and 68.8% respectively). In Bounds Green, the proportion of residents with qualifications at level 3 or higher (47.2%) is below Haringey (50.4%) and London (50%).	The proportion of Woodside pupils meeting the expected standard at KS2 level (60.6%) is smaller than both the Haringey (67.4%) and London (71.4%) averages. Despite being below the average. Woodside is not amongst the lowest levels in the borough. In Woodside, the proportion of pupils achieving grades 9-4 in English & Maths GCSEs (61.2%) is below the Haringey average (65.1%) and the London average (68.8%) respectively. In Woodside, the proportion of residents with qualifications at level 3 or higher (42.2%) is below the Haringey (50.4%) and London (50%) averages.	In Harringay, the proportion of residents with qualifications at level 3 or higher (57.1%) is above the Haringey (50.4%) and London (50%) averages. In Harringay, the proportion of pupils achieving grades 9-4 in English & Maths GCSEs (55.9%) is below the Haringey and London averages (65.1% and 68.8% respectively). In Harringay the proportion of pupils meeting the expected standard at KS2 level (70.8%) is in line with the average in London (70.4%). Pupils in Harringay perform slightly above the borough average (67.4%).
Income	The median household income in Noel Park is £30,620 a year. This is substantially below the Haringey (£37,696) and London (£39,264) averages but is not among the lowest levels in Haringey.	The median household income in Bounds Green is £34,550 a year. This is lower than the Haringey (£37,696) and London (£39,264) averages	The median household income in Woodside is £32,010 a year. This is below the Haringey (£37,696) and London (£39,264) averages. This is not among the lowest levels of all Haringey wards.	The median household income in Harringay is £37,150 a year. This is in line with the Haringey (£37,696) average, and slightly below the London (£39,264) average.

Potential Impacts

Services provided by businesses within the Wood Green BID catchment area are open and accessible to all residents and visitors. The BID delivery themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) are designed to improve the look, feel and safety of the town centre creating a pleasant environment for all residents and visitors.

The Wood Green BID manages the website – Enjoy Wood Green (www.enjoywoodgreen.co.uk) which contains information on current job vacancies within the town centre and throughout Haringey. The site also lists business related events such as workshops on procurement and breakfast networking sessions. The site also allows businesses to publicise their services through a listings section.

The proposed decision will have neutral impact on the protected characteristic of socio-economic status.

5. Key Impacts Summary

5a. Outline the key findings of your data analysis.

The key findings of the data analysis are that the demographics of the four wards which encompass the main catchment area for a significant amount of retail spending in Wood Green town centre does not vary to a great extent to the Haringey demographic averages. In all cases there would be a positive or neutral impact on the protected characteristics.

Data on the protected characteristics of business owners is not collected nationally or locally. Anecdotally we know that most business owners in Wood Green are male.

Services provided by businesses within the Wood Green BID catchment area are open and accessible to all residents and visitors. The BID delivery themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) are designed to improve the look, feel and safety of the town centre creating a pleasant environment for all residents and visitors.

5b. Intersectionality

- **Many proposals will predominantly impact individuals who have more than one protected characteristic, thereby transforming the impact of the decision.**
- **This section is about applying a systemic analysis to the impact of the decision and ensuring protected characteristics are not considered in isolation from the individuals who embody them. Please consider if there is an impact on one or more of the protected groups? Who are the groups and what is the impact?**

We are aware that certain groups in society face greater challenges which may cut across a number of protected characteristics, for example young men from African-Caribbean backgrounds are much more likely to be unemployed than their white-British counterparts, so cutting across several protected characteristics (age, race, sex and socio-economic status). Similarly, people with disabilities have greater challenges in entering the job market and are more likely to be reliant on welfare benefits.

The proposed decision for the Wood Green BID will not affect intersectionality adversely. The aims of the BID are to work with the business community to promote a healthy trading environment, this includes promotional activities to attract more people to the town centre which in turn creates opportunities for increased employment for local people who may be the subject of intersectionality.

5c. Data Gaps

Based on your data are there any relevant groups who have not yet been consulted or engaged? Please explain how you will address this

Specific groups have not been consulted for the purpose of this EQIA. Information has been gathered from ward profiles with input from anecdotal data gathered by officers working closely with the BID and businesses over the past 5 years.

6. Overall impact of the policy for the Public Sector Equality Duty

Summarise the key implications of the decision for people with protected characteristics.

In your answer, please consider the following three questions:

- **Could the proposal result in any direct/indirect discrimination for any group that shares the relevant protected characteristics?**

- **Will the proposal help to advance equality of opportunity between groups who share a relevant protected characteristic and those who do not?**

- **Will the proposal help to foster good relations between groups who share a relevant protected characteristic and those who do not?**

Services provided by Wood Green BID are open and accessible to all residents and visitors. The BID delivery themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) are designed to improve the look, feel and safety of the town centre creating a pleasant environment for all residents and visitors.

The Wood Green BID will support the wider regeneration of Wood Green town centre. The current Future Wood Green Business Plan states 10 key pledges which will improve the area for all businesses:

1. It will improve the image of Wood Green as a safe but exciting place to be.
2. Make sure that Wood Green is seen as the gateway to Alexandra Palace, and the best place to visit before or after, taking advantage of over 3 million visitors annually.
3. Work to make Wood Green attractive to key brands and new businesses.
4. Create a strong image of Wood Green, building on its unique assets such as its exciting and growing food offer, local creative talent, hub of consumer technology repair and status as a metropolitan retail centre.
5. It will ensure good working relations between businesses, the police and the Council, to improve prevention of and response to crime.
6. Create a more vibrant, attractive and cleaner environment, particularly at the welcome points around Wood Green and Turnpike Lane underground stations, and the main car parks.
7. It will save businesses money by arranging joint procurement of business services
8. Work towards delivering a long-term vision for Wood Green as an easily accessible, creative, and vibrant metropolitan centre, with attractive and spacious public realm and a strong business mix.
9. Ensure businesses have a voice in key debates such as those around parking restrictions and business rates.
10. Work with the council to ensure current cleaning services are more effective.

Based on the review of data prepared for this report the proposal will not result in any direct/indirect discrimination for any group that shares the relevant protected characteristics.

The Wood Green BID will be run as an independent company, and not by the Council. It will attempt to eliminate discrimination, harassment, and victimisation where possible. The proposal will help to advance equality of opportunity between groups who share one or more relevant protected characteristics and those who do not.

The Wood Green BID will provide opportunities to foster good relations between different businesses and people by providing a safer and more welcoming Wood Green.

7. Amendments and mitigations

7a. What changes, if any, do you plan to make to your proposal because of the Equality Impact Assessment?

Further information on responding to identified impacts is contained within accompanying EQIA guidance

Please delete Y/N as applicable

No major change to the proposal: the EQIA demonstrates the proposal is robust and there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken. If you have found any inequalities or negative impacts that you are unable to mitigate, please provide a compelling reason below why you are unable to mitigate them **Y**

No major change proposed. The EQIA demonstrates the proposal is robust and there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken

Adjust the proposal: the EQIA identifies potential problems or missed opportunities. Adjust the proposal to remove barriers or better promote equality. Clearly set out below the key adjustments you plan to make to the policy. If there are any adverse impacts you cannot mitigate, please provide a compelling reason below **N**

No adjustment is proposed.

Stop and remove the proposal: the proposal shows actual or potential avoidable adverse impacts on different protected characteristics. The decision maker must not make this decision. **N**

No actual or potential avoidable adverse impacts envisaged on different protected characteristics.

7b. What specific actions do you plan to take to remove or mitigate any actual or potential negative impact and to further the aims of the Equality Duty?

No further specific actions are proposed.

7. Ongoing monitoring

Summarise the measures you intend to put in place to monitor the equalities impact of the proposal as it is implemented.

- **Who will be responsible for the monitoring?**
- **What the type of data needed is and how often it will be analysed.**
- **When the policy will be reviewed and what evidence could trigger an early revision**
- **How to continue to involve relevant groups and communities in the implementation and monitoring of the policy?**

In the main, data from the ONS Census 2011 has been relied upon to complete this EQIA. Ideally data arising from the 2021 census would have helped to give a more accurate picture of the situation regarding the demographics of the protected characteristics, however at the time of compiling this EQIA, borough and ward demographics are not available, and are not envisaged to be available until 2023. Once the relevant data becomes available it would be timely to review it in the light of this EQIA and to take action and mitigations to ensure that the protected characteristics are not adversely affected.

The Council will recommend that the Wood Green BID endeavours to collect equalities data on protected characteristics of business owners in the area on an ongoing basis (perhaps via an annual survey).

Date of EQIA monitoring review:

To be determined once 2021 ONS Census data at ward level becomes available (expected in 2023).

8. Authorisation

EQIA approved by Assistant Director

Peter O'Brien,

Assistant Director Regeneration & Economic Development

Date

9. Publication

Please ensure the completed EQIA is published in accordance with the Council's policy**.**

Please contact the Policy & Strategy Team for any feedback on the EQIA process.

Annex A: Map of the BID Area

Key:

Blue area: Existing BID Area; Orange Area: Proposed BID Expansion Areas

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Appendix 7: Map of the BID Area

Key:

Blue area: Existing BID Area; Orange Area: Proposed BID Expansion Areas

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Report for: Cabinet – 8 November 2022

Title: High Road West Scheme Phase A – Compulsory Purchase Order

Report authorised by: David Joyce, Director of Placemaking and Housing

Lead Officer: Peter O'Brien, Assistant Director for Regeneration and Economic Development

Ward(s) affected: Bruce Castle

Report for Key/ Non Key Decision: Key Decision

1. Describe the issue under consideration

1.1. In 2017 and following a competitive procurement process, the Council entered into a Development Agreement and Compulsory Purchase Order Indemnity Agreement (CPOIA) with Lendlease to deliver the High Road West Scheme in north Tottenham. In March 2021 the Council's Cabinet agreed to enter into a funding package with the Greater London Authority ("GLA") to deliver the first phases of the High Road West Scheme referred to as "Phase A", which includes the Love Lane Estate. In the summer of 2021, a resident ballot took place on the Love Lane Estate, where the majority of participating residents voted in favour of the redevelopment of the estate as part of the High Road West Scheme. On the 31st August 2022, Planning Permission was granted for a hybrid planning application for the High Road West Scheme, including detailed permission for Plot A (which includes the first 60 Council homes) and outline permission for the remaining plots.

1.2. This report seeks Cabinet approval for the Council to use its Compulsory Purchase Order (CPO) powers to acquire the remaining third party land interests and rights within the Order Land (as outlined at 6.15-6.17 and Appendix 2) that are required to facilitate the delivery of remaining plots within Phase A. This follows the satisfaction of conditions for making a CPO as set out in the CPOIA, required ahead of seeking authority from Cabinet. That includes the Council satisfying itself that there is a compelling case in the public interest to pursue a CPO (considered by officers and now to be considered by Cabinet) and written confirmation by Lendlease to request a CPO. The use of the powers would ensure that the substantial benefits of Phase A can be delivered, which include the delivery of 500 much needed new Council homes for existing residents and residents on the Council's housing waiting list, safe and secure public spaces including a new public square, new retail and commercial facilities and a new library and learning centre.

1.3. The report also seeks Cabinet approval to appropriate parcels of land belonging to the Council within Phase A for planning purposes. This follows Cabinet's decision in July 2022 to appropriate land in the first development plot (Plot A). The two land parcels comprise the land in the second development plot (Plot D) and open space land on the Love Lane Estate (required for Plot F and

infrastructure works related to Plot D). This step will, alongside the CPO, facilitate the delivery of Phase A, including the delivery of new homes, in line with the delivery programme.

2. Cabinet Member Introduction

2.1. The recommendations in front of Cabinet are necessary steps to ensure that the Council can deliver on the guarantees to residents in the Love Lane Landlord Offer, which residents voted in favour of in the ballot. Following the grant of planning permission, the proposed use of CPO powers for Phase A will provide much-needed certainty for residents that the 500 new Council homes and other community benefits will be delivered, and that residents are not waiting any longer than they need to for their new home in a safe and secure neighbourhood.

2.2. The Landlord Offer ensures that the existing community is protected first and foremost through the plans. Existing secure and non-secure tenants have the guarantee of a new secure Council home on the estate which meets their needs, including any adaptations where required. Resident leaseholders have the offer of an affordable home on the new estate or elsewhere if they prefer, and we will continue to speak to all leaseholders to understand which rehousing option is best suited to their individual circumstances. The dedicated Rehousing Team will support all households through every step of the move process, including private tenants, to minimise the impacts on all residents and ensure that they are fully aware of their options.

2.3. We recognise that as part of the plans, including delivery of a new public square, a library and learning centre and retail provision, some businesses on the High Road will need to relocate. We will continue to meet with all affected businesses and support them to find the best possible outcome for their business. That includes offering opportunities to relocate into new retail space within the scheme, or where this is not possible or the preferred option for the business, working closely with business owners to identify suitable relocation options locally that meet their needs and future aspirations. All businesses will be compensated for relocation costs, temporary loss of profit and other expenses in line with the compensation code.

2.4. We are looking forward to co-designing the new homes, spaces and socio-economic programme with residents, businesses and the wider community so that the scheme brings the maximum benefits for local people and meaningfully responds to the challenges that those in north Tottenham have faced for too long.

3. Recommendations

Cabinet is reommended:

i. To resolve to make a Compulsory Purchase Order for the acquisition of land, interests and new rights over the Order Land shown pink and blue on the Plans attached as outlined at paragraph 6.15-6.17 and Appendix 2, pursuant to section 226(1)(a) and 226(3)(a) of the Town and Country

Planning Act 1990, section 13(1) of the Local Government (Miscellaneous Provisions) Act 1976 and other relevant powers, known as "The London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2022" ("the Order"), to enable the redevelopment of the Order Land through delivery of Phase A of the High Road West Scheme and promote or improve the economic, social and environmental well being of the area;

ii. To delegate to the Director of Placemaking & Housing the power to effect the making, to seek confirmation and to effect implementation of the Order and to take all necessary steps to give effect to the Order in respect of the Order Land, including the following:

   a. Making such amendments and additions to the draft Statement of Reasons attached at Appendix 1 as deemed necessary;

   b. Making such reductions to the draft Order Plan attached at Appendix 2 as deemed necessary;

   c. Finalising and then making the Order, the publication and service of any press, site and individual notices and other correspondence for such making;

   d. Entering into and monitoring of negotiated agreements with or undertakings to landowners or statutory undertakers as applicable, setting out the terms for withdrawal of any objections to the Order;

   e. Seeking confirmation of the Order by the Secretary of State including the preparation and presentation of the Council's case at any Public Inquiry which may be necessary and requesting that the Secretary of State make any necessary modifications to the Order;

   f. Publication and service of notices of confirmation of the CPO and thereafter to execute and serve any General Vesting Declarations and/or notices to treat and notices of entry, and any other notices or correspondence to acquire those interests within the area;

   g. Acquiring title to or such rights or interest in the Order Land and, taking and enforcing possession of the Order Land,

   h. Paying all costs associated with the Order including negotiating and paying any compensation to owners and others entitled to it, provided that the total sum to be spent on these acquisitions shall not exceed the sum referred to in the approved up-to-date capital programme and Project Cost Estimate (PCE) as referenced in the exempt report, noting that those costs will be reimbursed to the Council by Lendlease in accordance with the terms of the CPOIA; and

   i. Referral and conduct of disputes, relating to compulsory purchase compensation or relating to rights which are overridden, at the Upper Tribunal (Lands Chamber).

iii. To agree the acquisition for planning purposes by the Council of all the third party land interests located within the Order Land, shown in pink at Appendix 2 and the new rights required over the Order Land shown in blue

at Appendix 2, should an agreement be reached with landowners to acquire these by private treaty, and give delegated authority to the Director of Placemaking & Housing and the section 151 Officer after consultation with the Cabinet Member for Finance and Local Investment and the Cabinet Member for Council House Building, Placemaking and Development to agree the final price (including the land price, costs, compensation and fees) to be paid for each of these third party land interests provided that the total sum to be spent on these acquisitions shall not exceed the sum referred to in the approved up-to-date capital programme and Project Cost Estimate (PCE) as referenced in the exempt report, noting that those costs will be reimbursed to the Council by Lendlease in accordance with the terms of the CPOIA;

iv. To approve the appropriation from housing purposes to planning purposes of the land edged red on the plan attached at Appendix 6 of this report to enable delivery of Plot D of Phase A, pursuant to section 122 of the Local Government Act 1972, subject to Secretary of State consent being granted, pursuant to section 19 (2) of the Housing Act 1985, and noting that section 203 of the Housing and Planning Act 2016 may then apply to override (subject to payment of compensation) any rights or covenants (to which section 203 applies);

v. To approve the appropriation from highway purposes to planning purposes of the land edged green on the plan attached at Appendix 6 of this report to enable delivery of Plot D of Phase A, pursuant to section 122 of the Local Government Act 1972, subject to the Council being registered as the owner of the freehold interest in the subsoil, and noting that section 203 of the Housing and Planning Act 2016 may then apply to override (subject to payment of compensation) any rights or covenants (to which section 203 applies);

vi. In relation to the open space land within Phase A (shown edged red on the plan at Appendix 7 of this report), to consider the objection received in response to the notice given in accordance with section 122(1) and (2A) Local Government Act 1972 and section 233 (1) and (4) of the Town and Country Planning Act 1990 before deciding whether or not this land should be appropriated from housing purposes to planning purposes and disposed of; see paragraphs 6.79-6.82; and

vii. Subject to recommendation vi., to approve the appropriation from housing purposes to planning purposes within Phase A edged red on the plan attached at Appendix 7 to enable delivery of Phase A (including Plot F and infrastructure works related to Plot D), pursuant to section 122 of the Local Government Act 1972, section 233 of the Town and Country Planning Act 1990 and section 203 of the Housing and Planning Act 2016, and override (subject to payment of compensation) any rights or covenants (to which section 203 applies); and

viii. To confirm that the land appropriated for planning purposes to enable the delivery of Plot A, following the decision by Cabinet on 19 July 2022 (agenda item 13), is the land edged in red on the plan attached at Appendix

11, noting that the area remains unchanged and is the same as that described in that report.

4. Reasons for decision

4.1. The High Road West Scheme has been supported by residents through an estate ballot and has now been granted Planning Permission. The Council has entered into a Development Agreement and CPOIA with Lendlease who will deliver the scheme. The Council has also entered into funding agreements with the GLA to support the delivery of Phase A. The CPOIA with Lendlease requires that the Council seeks authority from Cabinet to make a CPO once certain conditions have been met. Those conditions have now been fulfilled in relation to Phase A. The use of CPO powers is necessary in order to ensure that the benefits of Phase A can be delivered and in a timely manner.

4.2. The Government's Guidance on Compulsory purchase process and the Crichel Down Rules (the 'Guidance') sets out that a CPO should only be made where there is a compelling case in the public interest. The factors that the Secretary of State can be expected to consider include the extent to which the proposed purpose will contribute to the achievement of the promotion or improvement of the economic, social and environmental wellbeing of its area. The Council is satisfied that there is a compelling case in the public interest for the use of CPO powers to deliver Phase A. The reasons for this are set out in the draft Statement of Reasons in Appendix 1 and summarised within paragraphs 6.18-6.42 of this report.

4.3. The Council and Lendlease have sought to acquire all of the remaining third party land and property interests in Phase A by agreement, as is set out in the draft Statement of Reasons and paragraphs 6.43-6.60 of this report. It is clear that it is unlikely that it will be possible to acquire all outstanding interests through mutual agreement within a reasonable timescale, and without the use of the CPO. The Council and Lendlease will continue to negotiate with landowners with the aim to acquire these outstanding interests by mutual agreement, alongside the CPO process being progressed.

4.4. The appropriation of various land parcels belonging to the Council for planning purposes will support the delivery of Phase A, alongside the progression of the CPO. The appropriation will give the Council and its development partner Lendlease the ability to rely on sections 203 and 204 of the Housing and Planning Act 2016 ("2016 Act") to override any easements or other private rights (such as rights to light) which might otherwise impede redevelopment of this land in accordance with planning permission.

4.5. The land to be appropriated for planning purposes includes the land required to deliver Plot D, the second development plot of Phase A, following the decision by Cabinet in July 2022 to appropriate the land required to deliver Plot A. Although the Plot is included within the Order Land, given the small number of acquisitions required, it is hoped that an agreement can be reached with each of the leaseholders and tenants ahead of the CPO, with the aim that Plot D can start on site in 2023, following the commencement of Plot A which is targeted for late 2022. The appropriation of Plot D will facilitate the delivery of this plot

should agreement be reached with those leaseholders and tenants. As the land includes a residential block, the proposed appropriation for planning purposes will be subject to consent by the Secretary of State, pursuant to section 19 (2) of the Housing Act 1985. An application would be submitted following the Cabinet decision if approved.

4.6. It is also proposed that the Council appropriates open space land within Phase A for planning purposes. This would enable development to proceed within this location as and when it is required, firstly to enable infrastructure works associated with Plot D (currently due to start in 2023), and subsequently the delivery of Plot F (currently due to start in 2025). The open space is currently a playground and a grassed/seating amenity area. Amenity space will be re-provided as part of Phase A, in the form of Moselle Square and other public and private amenity areas (secured through the section 106 agreement associated with the planning permission). The proposed appropriation of the open space land will allow that part of Phase A to come forward, in line with the development programme, ensuring that there are no impediments to delivery (as set out further below). Pursuant to section 122(1) and (2A) Local Government Act 1972 and section 233 (1) and (4) of the Town and Country Planning Act 1990, a notice of the intention to appropriate and dispose of this land was published. One representation was received which is considered at paragraph 6.82.

4.7. The officer report accompanying the Cabinet decision of July 2022 to appropriate for planning purposes the land required to enable the development of the first plot (Plot A), included an appended Plot A Appropriation Plan. While the plan and area shown in the appendix was correct, the report referenced a colour label for the boundary which differed to that shown in the appendix. As clarification, Cabinet are asked to confirm that the land that has been appropriated to enable delivery of Plot A following that decision is that shown edged in red on Appendix 11 of this report. To confirm, the plan and extent of the area remain unchanged.

5. Alternative options considered

Not to make a CPO or to do so at a later date

5.1. If the Council chose not to make a CPO, and instead to solely continue to seek to acquire outstanding land interests in Phase A through mutual agreement, based on the number of interests and the extensive negotiations to date it would not expect that it would be possible to acquire all interests. It is expected that the Council would not be able to deliver Phase A at all in this scenario, potentially losing all the benefits that Phase A of the High Road West Scheme will deliver, the Council's funding with the GLA and failing to honour its commitments to residents set out in the ballot and Landlord Offer.

5.2. If the Council chose to make the CPO at a later date, this would result in a significant delay to the delivery of Phase A and the provision of the new Council homes. The process to implement a CPO can take a substantial period of time, and as described above, the Council and Lendlease may not be able to progress development of future plots until this is in place. The Council is satisfied that the required conditions and compelling justification are now in

place to progress a CPO for Phase A, and that there is no justifiable reason for postponing action to secure such powers.

Not to appropriate the land for planning purposes or to do so at a later date

5.3. If the Council chose to progress development of the land required for Plot D, or on open space land within Phase A, without having appropriated the land for planning purposes, this would risk the potential for third party claims, which could result in the proposed development being delayed or stopped. The current phasing strategy also has works commencing on the site in the near future. To provide certainty that is needed to enable the works to go ahead, as part of and alongside the remainder of Phase A, the appropriation decisions need to be taken now. As noted at paragraph 6.79 below, the relevant areas (including in particular the open space) will remain available for public use until required for the relevant works.

5.4. Based on the consideration of these options, Cabinet is recommended to reject them and approve the recommendations outlined in Section 3 of this report.

6. Background information

Contractual and Funding Arrangements

6.1. In 2017 and following a competitive procurement process, the Council entered into a Development Agreement and Compulsory Purchase Order Indemnity Agreement (CPOIA) with Lendlease to deliver the High Road West Scheme. The CPOIA sets out both the Council's and Lendlease's obligations to acquire and secure vacant possession of the land within the High Road West Scheme boundary. Lendlease is obligated to reimburse the Council for all of the costs that the Council has spent in acquiring the land, as well as compensation and expenses payable to third parties, should the development proceed.

6.2. In 2018, the Council was granted consent by the Secretary of State in line with Section 32 of the Housing Act 1985 to dispose of Council owned housing land to facilitate the delivery of the High Road West Scheme.

6.3. In 2021, the Council entered into a funding package with the GLA to kickstart the first phase of the High Road West Scheme. This package consists of two grant funding pots, namely the Affordable Housing Grant and Mayor's Land Fund, with a combined total sum of £91m. The funding enables the Council and Lendlease to meet the objectives of the overall Scheme as included in the Development Agreement (and summarised in Section 7 of the appended draft Statement of Reasons). To successfully draw down the funding, the Council and Lendlease need to meet various start on site and delivery milestones.

6.4. The CPOIA provides for the Council and Lendlease to agree the proposed approach to the phasing of CPOs for the High Road West Scheme and the proposed boundary. The Council and Lendlease have agreed a CPO strategy that includes an initial CPO comprising Phase A (the part of the masterplan south of White Hart Lane), with Phase B (north of White Hart Lane) to follow separately. The reasons for this Strategy are (a) it reflects the availability of

GLA funding, which is specific for Phase A and (b) the Council owns over 80% of the land and property interests within this area.

6.5. The CPOIA with Lendlease requires that the Council seeks authority from Cabinet to make a CPO once certain conditions have been met. These conditions, that include the Council satisfying itself that there is a compelling case in the public interest to pursue a CPO and written confirmation by Lendlease to request a CPO, have all now been fulfilled in relation to Phase A, and consequently officers are seeking Cabinet authority to make the CPO.

6.6. The Development Agreement sets out the approach to delivery, that the Council is required to acquire all the land within the High Road West Scheme and then, on satisfaction of conditions, required for each phase of the development, to grant 250-year phase leases for that phase to Lendlease, for Lendlease to progress the development. The first phase for the High Road West Scheme is Phase A, which includes seven development plots, Plots A-G. Plot A will be the first to be developed, followed by Plot D, the latter of which is the subject of the appropriation decision in this Cabinet report.

6.7. Lendlease are required to pay the Council a land premium for each phase which will be based on an agreed calculation set out in the Development Agreement. As part of the procurement process for a development partner, the Council secured a Guaranteed Residual Land Value for Plots A & D. The Guaranteed Residual Land Value agreed for Plots A & D in the Development Agreement is contained in the exempt part of the report.

6.8. **This information is contained in the exempt report.**

Compulsory Purchase Order

<u>Relevant Powers for CPO</u>

6.9. The relevant legislation for the proposed compulsory purchase order is Section 226(1)(a) and 226(3)(a) of the Town and Country Planning Act 1990 (the Act) and Section 13(1) of the Local Government (Miscellaneous Provisions) Act 1976.

6.10. Section 226(1)(a) enables the Council to acquire land compulsorily if the Council thinks that the acquisition of that land will facilitate the carrying out of development, redevelopment or improvement on or in relation to land in its area.

6.11. Section 226(1)(a) is subject to sub-section (1A) which provides that the Council must not exercise the power unless it thinks that the proposed development, redevelopment or improvement is likely to contribute to the achievement of the promotion or improvement of the economic and/or social and/or environmental well-being of its area.

6.12. Section 226(3)(a) allows the Council, when exercising the power in section 226(1), to acquire compulsorily any land adjoining that land which is required for the purpose of executing works for facilitating its development or use.

6.13. Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 enables the Council to create and purchase compulsorily new rights over land, where the acquisition of the land itself is not required and where such rights are not in existence when the compulsory purchase order is made.

6.14. The draft Statement of Reasons for making the High Road West Phase A CPO is attached at Appendix 1. The following paragraphs from 6.15 are a summary of key sections of the Statement of Reasons. Should the Cabinet resolve to proceed with the CPO, the draft Statement of Reasons will be updated as required and finalised to reflect matters at the time the Order is made and this is provided for in the delegation sought for the Director of Placemaking & Housing in recommendation ii. of this report.

The Order Land

6.15. The map to the Order ("Order Map") (a draft of which is attached at Appendix 2 identifies the land proposed to be acquired (coloured pink) and the land on, over or under which new rights are to be created and acquired (coloured blue) (together the "Order Land") The pink land includes:

- Love Lane Estate, comprising 297 residential properties and associated amenity space;
- Nos 731 to 759 High Road, a row of 15 properties with ground floor retail units and residential units above;
- 100 Whitehall Street;
- Whitehall & Tenterden Community Centre; and
- All or parts of roads including Love Lane, Whitehall Street, Moselle Street, Moselle Place, William Street, High Road and White Hart Lane.

6.16. In addition to the acquisition of the pink land, new rights are required in relation to land around the perimeter of Phase A in order to deliver the development. These are shaded blue on the Plan attached as Appendix 2. These properties will not themselves be subject to compulsory acquisition.

6.17. The Order Land is described fully in Section 4 of the draft Statement of Reasons, and the new rights to be acquired are set out in Appendix 3 (**exempt**) and described in Section 4 of the draft Statement of Reasons. Each plot within the Order Land is listed in the draft Order Schedule (Appendix 3 (**exempt**)), including listing those who own, occupy or have an interest in each plot.

Compelling case in the public interest

6.18. Paragraph 12 of the Guidance sets out that a CPO should only be made where there is a compelling case in the public interest. Paragraph 106 sets out the following, specifically in relation to CPOs made pursuant to s226(1)(a).

6.19. Any decision about whether to confirm an order made under section 226(1)(a) of the 1990 Act will be made on its own merits, but the factors which the Secretary of State can be expected to consider include:

(i) whether the purpose for which the land is being acquired fits in with the adopted planning framework for the area or, where no such up-to-date framework exists, with the draft Local Plan and NPPF;

(ii) the extent to which the proposed purpose will contribute to the achievement of the promotion or improvement of the economic, social or environmental wellbeing of the area;

(iii) whether the purpose for which the acquiring authority is proposing to acquire the land could be achieved by any other means. This may include considering the appropriateness of any alternative proposals put forward by the owners of the land, or any other persons, for its re-use. It may also involve examining the suitability of any alternative locations for the purpose for which the land is being acquired; and

(iv) the potential financial viability of the scheme for which the land is being acquired. A general indication of funding intentions, and of any commitments from third parties, will usually suffice to reassure the Secretary of State that there is a reasonable prospect that the scheme will proceed. The greater the uncertainty about the financial viability of the scheme, however, the more compelling the other grounds for undertaking the compulsory purchase will need to be. The timing of any available funding may also be important. For example, a strict time-limit on the availability of the necessary funding may be an argument put forward by the acquiring authority to justify proceeding with the order before finalising the details of the replacement scheme and/or the statutory planning position.

6.20. These matters are each considered below and are addressed in greater detail in the draft Statement of Reasons (see Appendix 1). Accordingly, it is considered that the matters set out in paragraph 106 of the Guidance are satisfied. Furthermore, appropriate attempts have been taken to seek to acquire the land needed by agreement, and it is clear that compulsory acquisition is necessary to acquire the relevant land, as is set out in the following paragraphs. In the circumstances, it is considered that a compelling case in the public interest is established for making the proposed CPO.

Planning Framework

6.21. The High Road West site forms part of the land identified in the Council's adopted Local Plan as a key regeneration area capable of accommodating significant growth. The investment in new housing and employment opportunities in north Tottenham has long been a priority for the Council, and High Road West is specifically the subject of policy allocation NT5 in the Tottenham Area Action Plan (2017). For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the Development Plan comprises:

- London Plan (2021)
- Strategic Policies Development Plan Document (DPD) (2017)

- Development Management DPD (2017)
- Site Allocations DPD (2017)
- Tottenham AAP DPD (2017)

6.22. High Road West is identified within the Upper Lea Valley Opportunity Area in the London Plan. Policy SD1 of the London Plan states that the Mayor will support regeneration in Opportunity Areas and ensure that they deliver the maximum affordable housing and create inclusive and mixed communities.

6.23. At the local level, the Order Land forms the southern part of the site allocation NT5 within the Tottenham AAP. Site allocation NT5 states the following vision for High Road West:

"Masterplanned, comprehensive development creating a new residential neighbourhood and a new leisure destination for London. The residential-led mixed-use development will include a new high quality public square and an expanded local shopping centre, as well as an uplift in the amount and quality of open space and improved community infrastructure."

6.24. In light of the above, Phase A, being the mixed use residential-led redevelopment of the Order Land, accords with the London Plan, the Development Plan, and the relevant objectives of the National Planning Policy Framework (NPPF) when read as a whole.

6.25. On 31 August 2022, planning permission was granted to Lendlease for a hybrid planning application (HGY/2021/3175) to deliver the High Road West Scheme. In relation to Phase A, this includes detailed planning permission for Plot A (which will be the first plot to be delivered (with the first homes targeted for completion in Q4 2023)) and outline planning permission for the remaining plots in Phase A (Plots B to G) as part of the consent for the full High Road West Scheme area.

6.26. Section 6 of the Statement of Reasons sets out in further detail how a) the principle of Phase A and b) Phase A, as permitted pursuant to the planning permission, meet the key planning policy objectives of the Council's planning framework and how the purpose for which the Order Land is to be acquired accords with the adopted Development Plan and the revised National Planning Policy Framework. Section 7 of the Statement of Reasons confirms that Phase A (referred to in that document as "the Scheme") can be delivered independently of Phase B.

6.27. The Council (as local planning authority) has received two pre-action protocol letters in respect of the decision to grant the planning permission. One letter dated 4th October 2022 was from solicitors representing Tottenham Hotspur Football & Athletic Co. Ltd, outlined its intention to challenge the grant of planning permission by way of judicial review. The Council has responded to this letter, confirming that it would robustly defend the decision to grant planning permission and setting out why it considers that the grounds (in THFC's letter) on which a judicial review may be sought will not be successful. Lendlease is understood to have responded to THFC's letter in similar terms. THFC's pre-action protocol letter and the Council's response are provided at Appendices 12

and 13 (**both exempt**). The other letter dated 10th October 2022 was received from solicitors representing Peacock Estate Management Limited ("PEML"). This letter also outlined PEML's intention to challenge the grant of planning permission by way of judicial review. The Council has responded to this letter, confirming that it would robustly defend the decision to grant planning permission and setting out why it considers that the grounds (in PEML's letter) on which a judicial review may be sought will not be successful. PEML's letter and the Council's response are provided at Appendices 14 and 15 (**both exempt**). PEML and THFC have each now issued claims for judicial review and issued these to the Council. These are on similar grounds to those cited in the respective pre-action protocol letters, which as noted the Council responded to confirming that these would be robustly defended.

6.28. The planning permission grants consent for a mixed use development which for Phase A, comprises:

- Between 127,500sqm and 156,500 sqm of residential floorspace, which equates to between 1,350 and 1,665 new homes.
- The provision of 40% affordable housing (by habitable room) which will include the provision of 500 social rented Council homes and replacement homes for all existing residents on the Love Lane Estate;
- A new Library and Learning Centre;
- A new public square of a minimum of 3,500 sqm (Moselle Square) which will be used seven days a week. The new Square will provide a range of benefits for the community, including leisure and social spaces and capacity for events, markets and other activities, as well as providing a more spacious and appropriate access to and from the Station and the Stadium;
- A District Energy Network to serve the High Road West Scheme and which has the capacity to serve other buildings including potentially those within Phase B;
- New communal residents' amenity space; and
- Landscaping, amenity space and parking provision.

6.29. In addition, Phase A includes provision for further non-residential space, with the precise quantum of this to be decided within the reserved matters applications for Plots B to G.

- New retail provision of a range of sizes and types to extend and enhance the existing provision on the High Road;
- New leisure uses and public realm including indoor sports and public houses creating a vibrant area;
- Office space;
- New public realm (in addition to Moselle Square); and
- A new Health Centre if required (current plans are to relocate the existing Health Centre to the Scheme).

<u>Contribution to the economic, social and environmental wellbeing of the area</u>

6.30. Phase A will make a significant contribution to the achievement of the promotion or improvement of the economic, social and environmental wellbeing

of its area. The reasons for this are summarised below, with a more extensive description of the benefits at Section 9 of the Statement of Reasons.

6.31. From the outset, the High Road West Scheme has been developed to help address the long-standing issues of deprivation which residents have faced in north Tottenham. The delivery of Phase A will make a significant contribution to remedying this. Parts of the area have ranked consistently within the top 10% most deprived neighbourhoods in England over the past decade. The area has an unemployment rate which is around double the borough and London average, and has the highest number of people claiming Universal Credit, Jobseekers Allowance and other job-related benefit allowances within the borough. The area was particularly impacted by Covid-19, and the Tottenham constituency had the highest furlough rate in the UK. The increasing cost of living particularly threatens those community members who have already been affected by two years of income disruption.

6.32. In regard to housing, the Tottenham constituency has the third highest rate of overcrowding in the UK, with housing supply not meeting need, particularly for families. North Tottenham is home to a high proportion of families with children (51% of households contain children compared to 35% borough wide), with 32% of children living in poverty, more than 50% higher than the London average. The area also has a high rate of people in 'poor health' impacting on quality of life. For example, a man living in North Tottenham has a life expectancy 2.4 years lower than the borough average, 3.4 years lower than the London average and approximately 7 years lower than the average in some wards in the west of the borough.

6.33. In consultation, local residents have consistently fed back their desire to see a safer neighbourhood. 62% of residents in north Tottenham referenced crime and anti-social behaviour as the aspect they disliked most about their local area. Haringey has a rate of crime 18% above the London average and is one of the top ten boroughs for serious youth violence in England.

6.34. In the context of the above, for the reasons given in the following paragraphs Phase A will deliver a range of benefits which will seek to address to these challenges in a holistic manner.

a) The promotion or improvement of the economic well-being of the area

6.35. The development of Phase A will reinvigorate the High Road, promote economic growth and bring new employment and training opportunities for local people through the creation of commercial and leisure uses, and high-quality public realm including a new public square. This will help ensure that residents have access to more jobs locally, while also having the right skills to access jobs across London.

6.36. The specific benefits of Phase A include the creation of an average of 422 direct full time equivalent (FTE) jobs in construction and 418 FTE jobs in other sectors and services during each year of the demolition and construction phase. It will also support the ongoing vitality and viability of the local economy by generating a net additional annual expenditure of £12.6 million, and in the process, support 89 FTE jobs in retail, leisure, hospitality, catering and other

services. The occupiers of the additional new homes provided in Phase A will provide an increased customer base for existing and new businesses in the area, supporting business retention and growth, and will also boost the local economy by generating 'first occupation' expenditure of £8.1 million over a ten-year period following occupation of the first homes within Phase A.[1] This will be supported by the delivery of the new Library and Learning Centre, which will provide training and education opportunities for residents to support new jobs and further education, particularly beneficial for those not in employment, education or training (NEETs).

6.37. The delivery of new jobs and learning opportunities is underpinned by a) the commitment made by Lendlease to deliver a £10m socio-economic programme across the whole of the High Road West Scheme that supports a broad range of initiatives aimed at supporting the community including employment and training, and b) obligations contained within the Section 106 Agreement to secure local training and employment benefits.

b) The promotion or improvement of the social well-being of the area

6.38. The economic benefits noted above and the environmental benefits listed below will improve the social well-being of the Council's area by creating jobs and creating a new attractive environment within which to live. A crucial social well-being benefit is the delivery of up to 1,665 new homes, 40% of which would be affordable homes (by habitable room), including 500 Council homes. These Council homes will be designed and provided firstly to meet the needs of existing residents. These new Council homes will then be allocated in accordance with the Council's housing policy mix to meet wider demand from the Council's Housing Register. The commitments in the Love Lane Landlord Offer and Love Lane Leaseholder Offer (see paragraphs 6.47-6.52 for further detail) ensure that existing residents are able to move into the new homes, supporting retention of family, community, business and social ties built up within the community.

6.39. The delivery of new good-quality, secure and affordable homes will provide the foundation for better health and financial stability for residents. In addition, the delivery of a new public square will provide a range of benefits for the community, including leisure and social spaces and capacity for events, markets and other activities, as well as providing a more spacious and appropriate access to and from the Station and the Stadium. The new Library and Learning Centre will provide a community hub which will enable better access to local services, and the provision of a new GP surgery (should this not be provided elsewhere nearby prior to the current facility being required for development) will ensure high quality medical services are located within walking distance. The provision of new private amenity space for residents will encourage social interaction, play for children, and provide the benefits of green space to residents. All the new homes and spaces will be designed adopting Secured by Design principles and in consultation with the community and local stakeholders, to promote a safer neighbourhood. In addition, the socio-

[1] Based on the information contained within the "High Road West Hybrid Planning Application – Socio Economic Benefits Statement" prepared by Lichfields dated May 2022

economic programme will include investment in community-led projects to empower ideas and opportunities for local people.

c) The promotion or improvement of the environmental well-being of the area

6.40. Phase A has been designed to signficantly enhance the environmental well-being of residents and other occupiers within the area, and the borough as a whole. This includes by building new homes and other spaces to modern standards, providing well insulated, warm and energy efficient spaces, thereby reducing energy use. It will include provision for all new homes to connect the Council's District Energy Network once operational, ensuring that the development aligns with the Council's energy strategy to deliver low carbon, sustainable energy. The development will improve connectivity via safe and accessible walking and cycling routes, which will encourage active travel, reduce vehicle use and improve residents' health and wellbeing. New landscaping and public realm will provide new and enhanced amenity space for both residents and the wider local community, which will be designed to create green and healthy streets, with significant biodiversity enhancements delivered by way of extensive tree planting and greening throughout.

Alternative means to achieve the Council's purposes

6.41. It is clear that there is no credible or realistic alternative which could deliver a comprehensive scheme for the Order Land which meets the planning policy objectives and the purposes of the Order within a reasonable timeframe (see Section 9 of the draft Statement of Reasons).

Prospect of Phase A proceeding and viability

6.42. Delivery of Phase A of the High Road West Scheme is by Lendlease (HRW) Ltd, part of Lendlease Corporation Ltd, who are a globally integrated real estate and investment group with expertise and proven track record in delivering similar large scale residential led regeneration projects. Lendlease has been fully committed to delivering the High Road West Scheme since entering in the DA. The DA includes provisions for the assessment of viability of the High Road West Scheme, considered by both Parties, as the scheme progresses through the Phases, including those within Phase A. As well as the very substantial investment already made by Lendlease, the scheme is supported by a £91.5 million grant funding contribution secured through the GLA, which was subject to a robust financial due diligence process as part of the bid process.

Efforts to acquire by agreement and land acquisition to date

6.43. The Guidance makes clear that compulsory purchase is intended as a last resort in the event that efforts to acquire by agreement fail. However, the Guidance also acknowledges that local authorities will need to consider when the land to be acquired will be needed and should plan a compulsory purchase timetable in parallel with conducting negotiations. The Guidance recognises that, given the amount of time needed to complete the statutory procedures, it may often be sensible to initiate compulsory purchase in parallel with such negotiations.

6.44. The Council and Lendlease have sought to acquire all of the required interests within the Order Land by agreement. As would be expected for a scheme of this size, there remain a number of interests where it is expected that compulsory purchase powers will need to be exercised either because reasonable terms cannot be agreed for private treaty acquisition or because it has been difficult to make contact with the legal owners. The Council and Lendlease will continue to seek to acquire the outstanding interests within the Order Land by agreement. However, the Council considers that it is not expected that it will be able to achieve the assembly of the entirety of the Order Land by agreement within a reasonable timescale without the use of its compulsory purchase powers.

6.45. Under the CPOIA, the Council is responsible for undertaking negotiations with leaseholders and occupiers in the Love Lane Estate. Lendlease are responsible for undertaking negotiations for all other land and property interests within Phase A. Section 11 of the draft Statement of Reasons provides detail on the efforts to acquire to date and a summary in relation to the main categories of owners is provided in the following paragraphs.

6.46. In developing the draft Order Plan and Schedule (Appendices 2 and 3, latter **exempt**), a comprehensive due diligence exercise has been carried out by the Council's appointed land referencing consultants, TerraQuest. This has included desktop research (such as at the Land Registry and the Council's records), as well as 'contact' referencing directly with potentially affected parties. Land interest questionnaires have been sent to all parties with an interest in land included in Phase A, seeking confirmation of their interests and identity and providing contact details for the Council for those that wish to discuss the scheme. Terraquest has also carried out a 'door-knocking exercise', seeking to help people to respond to the questionnaires and encouraging them to do so. Notifying owners and occupiers of the development's potential impact on their property and rights is essential, both as part of the process of assembling land (and including all known parties within the CPO schedule), and to ensure engagement with the community is undertaken to a high standard. Legal advice has been sought to ensure the proper process has been and will continue to be followed.

Love Lane Estate – Secure Tenants and Non-Secure Tenants

6.47. The Council has a High Road West Local Lettings Policy in place, which was agreed by Cabinet in July 2021 following consultation with residents on the Love Lane Estate and the wider housing register, which was supported by a significant majority of respondents. The proposals were then included in the Landlord Offer, which was the subject of the positive ballot of Love Lane residents in August and September 2021.

6.48. The Local Lettings Policy prioritises existing secure and non-secure tenants on the Love Lane Estate for the new Council homes in the High Road West Scheme on a secure tenancy at Council rents. The Landlord Offer also sets out how the Council's dedicated Rehousing Team will support residents through the move process, including arranging for any adaptations in their new home, with all reasonable moving costs covered by the Council through disturbance payments. Secure tenants will also receive a statutory Home Loss payment

and will have the option to move to another Council property in the borough if they prefer.

6.49. The Council has written to secure and non-secure tenants on the Love Lane Estate regarding the timelines and next steps to deliver Phase A. These letters set out the Council's aim to acquire all interests on the Love Lane Estate by mutual agreement, through the offer of suitable alternative accommodation in Phase A (or for secure tenants, elsewhere in the borough if they prefer). The Council will continue to work with eligible residents to ensure the new homes meet the needs of individual households as the scheme progresses.

6.50. In July 2022, Cabinet agreed to undertake statutory consultation with all secure tenants on the Love Lane Estate, pursuant to Part 5 of Schedule 2 to the Housing Act 1985, regarding the proposal to seek the Secretary of State's approval for the redevelopment scheme for the purpose of Ground 10A to support delivery of later plots within Phase A. This consultation is planned to take place in early 2023. The feedback will be important in informing the follow-up recommendation that will be brought back to Cabinet.

Love Lane Estate – Leaseholders and Occupiers

6.51. The Love Lane Leaseholder Offer, which sets out the rehousing and compensation offer to leaseholders on the Love Lane Estate, was agreed by Cabinet in July 2021 following consultation and engagement with this group. Resident leaseholders have the option to purchase a new affordable home in Phase A of the High Road West Scheme, through a rent and interest free equity loan offer from the Council. Options are also available if a resident leaseholder would prefer to move elsewhere, including an equity loan offer for properties elsewhere in the borough, shared ownership or outright sale, and/or practical help in finding a new home. Leaseholder owners will receive the market value of their property, a statutory home/basic loss payment, and have reasonable costs covered for independent valuation and financial advice.

6.52. The Council has contacted all leaseholders with a view to acquiring properties by private treaty, and to speak to resident leaseholders regarding their rehousing options, to find the best outcome for all households. Negotiations with leaseholders on the Love Lane Estate started in 2014, and since that time (and up to the date of this report) the Council has acquired 42 of the 85 long leasehold interests within the estate. Negotiations in relation to the remaining interests will continue in tandem with progression of the Order.

Commercial Owners / Occupiers and Associated Residential Property

6.53. There are 15 commercial properties with associated residential premises included within Phase A, located at Nos 731 to 759 High Road. The ownership can be summarised as follows. Individuals' names have been removed for the purposes of reporting to Cabinet but will need to be included in the final Statement of Reasons and Order Schedule.

- The Council owns 2 freehold titles (731 and 743 High Road);
- Canvax Limited (which the Council understands is affiliated to THFC) owns 5 freeholds titles (733, 735, 737, 741 and 751 High Road);

- Owner A own 5 freeholds titles (745, 747, 749, 755 and 757 High Road);
- The freehold to 739 High Road is owned by Owner B;
- The freehold to 753 High Road is owned by Owner C; and
- the freehold to 759 (currently the Tottenham Health Centre) is owned by Kingwell Investments Limited.

6.54. Owner A operate two businesses, a shop and a takeaway, from two of the commercial properties (745 and 755 High Road). The tenants of Tottenham Health Centre (759 High Road) are also the owners of Kingwell Investments Limited. The remainder of the commercial units are tenanted and include businesses such as shops, cafés / takeaways, a restaurant and a nail salon.

6.55. The Council recognises that while Phase A will result in a broad and substantial range of benefits to the area overall, including to business, jobs and the economy, there will also be impacts on those businesses that are required to relocate from those premises. In response to this, the Council is working with each of the businesses to support them in finding suitable alternative accommodation, with the aim to keep the businesses within the High Road West Scheme, the area or within the borough. The commitments to businesses are provided in more detail in the High Road West Business Charter, which Lendlease has committed to deliver on.

6.56. Lendlease and its property advisors CBRE are leading on the negotiations with commercial owners and occupiers and associated residential premises. All third-party landowners and tenants within Phase A have been contacted by letter on multiple occasions offering a one-to-one meeting. Most recently, a letter was sent by the Council in February 2022 to landowners within the Scheme confirming that the Council and Lendlease were seeking to focus on delivery of Phase A of the High Road West Scheme and would like to seek to reach mutual agreement with owners for the purchase of their interest in the Order Land. This was followed by a letter from Lendlease in May 2022.

6.57. Since 2018, meetings have taken place with all but one of the landowners of the commercial premises within the Order Land. There is one landowner, Owner B, who has not responded to correspondence to date. Negotiations in relation to these interests, and efforts to seek to engage the landowner who has not responded to date, will continue in tandem with progression of the Order. Further detail is provided in Section 11 of the Statement of Reasons.

Community Premises Owners and Occupiers

6.58. The Council has been working closely with the Grace Organisation, who currently operate from the Whitehall & Tenterden Centre, to relocate their important community service to newly refurbished equivalent sized space at the Irish Centre, which is just north west of White Hart Lane. The relocation of the service is scheduled to take place during November 2022.

Rights Holders

6.59. On 16 June 2022 the Council/Lendlease wrote to those landowners outside of the Order Land who are known or considered to be entitled to proprietary rights

(including rights to light) which may be interfered with as a result of the development of Phase A. This letter outlined the components of Phase A, the potential for those rights (particularly rights to light) to be affected and set out the Council's intention to consider whether to appropriate the land for planning purposes and/or promote a compulsory purchase order. The letter confirmed that the Council and Lendlease would be willing to discuss impacts at the appropriate time as and when the development came forward and provided details of drop-in sessions / contact details for those who had any questions in the meantime.

6.60. There are a significant number of other rights and similar interests which affect parts of the Order Land. These are mainly rights attaching to other interests within the Order Land (i.e., freehold or leasehold interests), and the relevant rights would no longer be relevant and would fall away once the principal interests are acquired by the Council.

Outline of the CPO procedure

6.61. If Cabinet accepts the recommendations of this report, the CPO can be made. A CPO is a legal instrument which lists all the plots of land, proprietary interests and rights proposed to be acquired compulsorily and the names of all persons having interests in those interests and rights (so far as can be ascertained) together with a map (or maps) which shows all the plots of land situated within the boundary of the CPO. Interests and rights to be acquired are shown in the schedule of interests and include all affected land interests, including third party rights over land such as rights of light and rights of way.

6.62. Notice of the making of the CPO will be served in accordance with the statutory requirements on those listed in the schedule, placed on site and published in a local newspaper. Affected landowners would then have a period (minimum 21 days) to object to the CPO. The CPO along with the Statement of Reasons will be submitted to the Secretary of State, to seek confirmation of the CPO.

6.63. Any remaining objections will be heard by an inspector appointed by the Secretary of State at a public inquiry held for that purpose. The acquiring authority and objectors will present evidence to the inquiry in support of their respective cases. The inspector will either then decide whether the CPO is to be confirmed (if delegated to him/her) or write a report to the Secretary of State with a recommendation regarding confirmation of the CPO (if the decision is to be made by the Secretary of State). If the CPO is confirmed, there is then a six week period within which that decision will be open to legal challenge by way of an application to the High Court.

6.64. Once the CPO has been confirmed (and subject to any legal challenge), the Council may exercise the power to acquire compulsorily the land and other interests included in the CPO. Those whose land or interests are compulsorily acquired are entitled to compensation, in accordance with the relevant statutory provisions. This usually is on the basis of compensation for the market value of the interests acquired, and can also include disturbance payments, loss payments and severance and injurious affection. Lendlease will reimburse the Council for its land assembly costs (which include compensation payable to landowners and the costs of the CPO process) in accordance with the

arrangements of the CPOIA. If compensation cannot be agreed between the Council and an owner, then the dispute can be referred to the Upper Tribunal (Lands Chamber) for determination.

Appropriation

Background

6.65. The Council holds land for various statutory purposes in order to perform its functions. Appropriation is a statutory process that allows the Council to change the purpose for which land is held from one statutory purpose to another. This report seeks approval to appropriate certain land parcels owned by the Council within Phase A for planning purposes pursuant to Section 122 of the Local Government Act 1972 as it is no longer required for the purposes for which it is currently held.

6.66. The appropriation of the land for planning purposes would enable the Council and its development partner, Lendlease, to rely on the provisions of Section 203 and 204 of the Housing and Planning Act 2016, specifically at such time that the land parcels within Phase A are developed in accordance with planning permission, and providing certain conditions are satisfied. This would enable certain third party rights such as easements and rights attached to parcels of land which are infringed by the development of Phase A, excluding those related to statutory undertakers, to be overridden.

6.67. The land parcels which are to be appropriated are:

a) Land in Plot D held for housing purposes which is occupied by the residential block 2-32 Whitehall Street, an estate road, parking and garages in its eastern area, and vacant land including the site of the former British Queen public house in its western area, edged in red on Appendix 6 and discussed in paragraphs 6.74-6.77;

b) Land in Plot D which forms the subsoil of part of the public highway known as Love Lane and which is currently being registered by the Council, edged in green on Appendix 6 and discussed in paragraph 6.78;

c) Land held for housing purposes which is regarded as open space, which is required for the development of Plot D or Plot F (both within Phase A), edged in red on Appendix 7 and discussed in paragraphs 6.79-6.82.

6.68. All of the land parcels described above can be considered under s122 of the Local Government Act 1972. The requirements for the application of section 122 of the Local Government Act 1972 are that a) the land is no longer required for the purpose for which it is held immediately before the appropriation and b) the Council would (in principle) have power to acquire land by agreement for the "new purpose".

6.69. In respect of the first of these requirements, when contemplating appropriation, a local authority must give specific consideration to the question of whether the land continues to be required for its existing purpose and in doing so, it must consider the comparative needs in the public interest for the existing use and

the proposed new use. It is not necessary that the land should be surplus or unused. It is considered that each area that is proposed to be appropriated for planning purposes is no longer required for the purposes to which each is put, and that the proposed new uses (each as part of Phase A) are very substantially in the public interest.

6.70. In respect of the second requirement for the application of section 122, in this case the "new purposes" are planning purposes. The Council has power to acquire land by agreement for planning purposes under section 227 of the Town and Country Planning Act 1990 to facilitate redevelopment if it is satisfied that the redevelopment would contribute to the achievement of the promotion of economic, social and/or environmental well-being of its area. The well-being benefits of the redevelopment are described above.

6.71. The Council should only appropriate land for planning purposes if it intends that the land be used for development which promotes or improves the economic, social or environmental wellbeing of its area and believes that the appropriation is needed in order to facilitate or achieve any of these aims. In this instance the Council intends that these parcels of land be redeveloped as part of Phase A of the High Road West Scheme.

6.72. Plot D and Plot F will each deliver a minimum of 30,000 and 38,000 sqm of residential floorspace respectively, equating to a minimum of approximately 700 new homes across the two development plots. The Planning Permission also includes flexibility to provide commercial, retail and leisure, community, public house, cinema, parking, plant and energy centre floorspace uses across the two plots which are capable of facilitating the delivery of a District Energy Network (DEN) Centre. The precise quantum and form of the development, including the tenure mix of the new homes, will be determined within the reserved matters applications for these plots and will take into account the need for Phase A to deliver 40% affordable housing (by habitable room), including 500 council homes.

6.73. The land described in categories a), b) and c) in paragraph 6.67 are each subject to additional requirements which are described in the following paragraphs.

Housing land (Plot D)

6.74. Under section 19(2) of the Housing Act 1985, the Council cannot appropriate the land in category a) without the consent of the Secretary of State as the land consists of ‘a house or part of a house’ which is held for the purposes of Part II of the 1985 Act. The recommendation to Cabinet is therefore to agree to appropriate this land subject to Secretary of State’s consent being granted. An application to the Secretary of State would be made following and in the event of approval by Cabinet. If consent is granted, the appropriation of that part of Plot D could then take effect on the date of the Secretary of State’s decision.

6.75. The ‘house’ in question is the residential block 2-32 Whitehall Street. As of October 2022, this block contains 5 leasehold properties (of which 1 is a resident owner), 3 properties which are occupied by non-secure tenants in temporary accommodation, and several vacant properties. The Council will

need to secure vacant possession of this block prior to works commencing in this location. The proposals to relocate and support residents are summarised below and will also be set out in the application to the Secretary of State for consent to appropriate the land.

6.76. As set out in paragraphs 6.51-6.52, the Council is continuing to progress negotiations with leaseholders within the 2-32 Whitehall Street block to seek to reach mutual agreement on the purchase of their property. Discussions are ongoing with the resident leaseholder within this block regarding potential relocation options in line with the Love Lane Leaseholder Offer.

6.77. Under the current phasing plan, non-secure tenants in the block will have the highest priority for the new Council homes built in the scheme, pursuant to the agreed priority order within the High Road West Local Lettings Policy. While a key aim of the High Road West Scheme's phasing plan is to maximise the number of residents who can move directly to their new home, as this block is planned to be be redeveloped prior to the first new homes being built (at Plot A), residents are likely to need to move temporarily before moving to their new secure home. The Council's Rehousing Team are working closely with affected tenants to support them to move suitable alternative temporary accommodation on the estate or nearby.

Land currently being registered (Plot D)

6.78. The land in category b) forms the subsoil of part of the public highway known as Love Lane. The Council considers itself to be the owner of this land, however it is currently unregistered. The Council will shortly be submitting an application to the Land Registry to register the subsoil. Cabinet is asked to approve the appropriation of that area of land subject to its title being registered to the Council.

Open space land (Plot D / F)

6.79. The land in category c) is regarded as open space and is shown on Appendix 7. The land comprises an area that is used as a grassed/seating amenity space and another part that includes a playground. Around half of the existing garden area, shaded in orange on the plan, will be redeveloped as part of works required alongside Plot D (due to start in 2023). The remainder of the open space, shaded in purple on the plan and including the playground, will be redeveloped as part of Plot F (due to start in 2025). The open space will remain accessible and open to the public until the time it is required for development. Amenity space will be re-provided as part of Phase A, in the form of Moselle Square and other public and private amenity areas.

6.80. Prior to appropriating this open space land, the Council must advertise its intention to appropriate open space land for two consecutive weeks in a newspaper circulating in the area in which the land is situated and consider any objections which may be made to them before reaching its decision.

6.81. A public notice of the Council's intention was published in the Tottenham & Wood Green Independent for two consecutive weeks on 31 August 2022 and 7 September 2022 respectively. The notice was also published in the London

Gazette on 31 August 2022. Public notices have been placed at the site and in Coombes Croft Library for a three-week period from 31 August to 21 September 2022. A copy of the notice is attached in Appendix 8. Two drop-in sessions were held at The Grange on White Hart Lane on 12 and 14 September 2022.

6.82. If representations are made to the Council in response to the notices, it is necessary for the Council to duly consider those representations and take them into account in deciding whether or not to proceed with the appropriation of the open space land. One representation has been received, from Tottenham Hotspur Football Club (THFC), which objected to the proposed appropriation and disposal of land, on the following grounds:

6.82.1. The planning permission is likely to be subject to a claim for judicial review. As noted at paragraph 6.27, the Council as local planning authority and Lendlease have responded to the pre-action protocol letters and will each be robustly defending the challenges. Nevertheless the Planning Permission subsists and will remain in place unless and until it is quashed by the courts. As such, the mere fact that the planning permission is currently under threat of a legal challenge does not prevent the Council from concluding that land required to deliver Phase A should be appropriated for planning purposes. The land required to deliver Phase A is identified within the Development Plan, including the TAAP, for redevelopment in any event;

6.82.2. The planning application/permission deviates from numerous aspects of planning policy NT5 and the Area Action Plan. The report to planning committee (21 July 2022) concluded that "the proposal departs from the High Road West Masterplan Framework in a number of respects, however, is considered to broadly comply with the HRWMF and in accordance with the adopted development plan when read as a whole" (paragraph 30.1 in the Addendum Report), and "The scheme does have its some [sic] negative aspects. However, it has clear and demonstrable benefits that weigh heavily in its favour, largely resulting from the comprehensive redevelopment approach advocated by this proposal and the negative aspects would not significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies in the NPPF as a whole" (paragraph 31.2 in the Addendum Report). In the light of this advice, the Council as local planning authority determined that planning permission should be granted;

6.82.3. The Council doesn't own all the land within High Road West and will require CPO powers, and other statutory processes such as stopping up of highways it is acknowledged that the Council does not currently own all the land and interests required to bring forward Phase A. A decision to appropriate is therefore being sought within this report at the same time as a decision to support compulsory acquisition of the land required to deliver Phase A. It is also acknowledged that highways will need to be stopped up to allow Phase A to proceed – these will be brought forward as required as the development progresses, and the approach to this is set out in section 13 of the Statement of Reasons; and

6.82.4. A decision to appropriate the open space is premature (including given the objection points above), and the land is still required for the use of residents The requirements of section 122 are considered above, including whether the

land is required for its existing purpose. The land will remain available for use by residents as open space until physically required to deliver the Phase A scheme – the appropriation will not of itself prevent continuing use of the amenity.

Rights and compensation payments

6.83. Third party rights are not extinguished but may be overridden by virtue of sections 203 and 204 of the Housing and Planning Act 2016, with a right to compensation provided in place of enforcement of the third party rights themselves. The Council recognises the potential rights of third parties and will pay compensation where a legal basis for such payments is established. The person who carries out the development is liable to pay compensation under s 204, but if they fail to do so, the Council must make the payments and then recover them from the developer under s 204(3). The CPOIA entered into between the Council and Lendlease provides for how Lendlease will cover any compensation that may be payable pursuant to s.204.

6.84. An assessment has been carried out to determine the third-party rights of light which could be affected by the development of Plot D and the open space land as a result of the appropriation, taking the same precautionary approach as has been used in relation to potential impacts on rights of light generally in relation to Phase A. In addition, the Council's land referencers have reviewed other rights and covenants affecting the Phase A land and which may be impacted or interfered with by the development. In summary these include rights of access/way; and covenants to maintain building structures, support for land/buildings, services and common parts (further details are contained within the draft Order Schedule (Appendix 3 (**exempt**)). There is also the potential for unknown rights or restrictions to exist. The rights mainly relate to other properties within the Estate and are general rights, rather than those applying specifically and only to Plots D or F.

6.85. Letters were sent on 16 June 2022 to third party rights holders outside of the Phase A boundary: see paragraph 6.59 above.

Consideration of human rights - CPO and appropriation

6.86. The Human Rights Act 1998 incorporates the European Convention on Human Rights into UK law and requires all public authorities to have regard to Convention Rights. Public authorities must not take decisions which are incompatible with Convention Rights. In deciding whether to make the CPO and to exercise the Council's powers to appropriate land for planning purposes, members of the Cabinet must consider the impact of those decisions on the Convention rights of those likely to be affected by the making and implementation of the CPO and/or by the proposed appropriation of land for planning purposes. The Convention rights that are of particular significance to Cabinet's decisions are those protected under Articles 8 (right to respect for private and family life) and Article 1 of the 1st Protocol (protection of property).

6.87. Article 8 provides that there should be no interference by a public authority with a person's enjoyment of their right to respect for private and family life and home except in accordance with the law and, insofar as is necessary in a

democratic society in the interests of (amongst other objectives) the economic well-being of the country, protection of health and the protection of the rights and freedoms of others. Article 1 of the 1st Protocol provides that no-one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law, although the right is qualified to the effect that it should not in any way impair the right of a state to enforce such laws as it deems necessary to control the use of property in accordance with the general interest.

6.88. In determining the level of permissible interference with enjoyment the courts have held that any interference with these protected Convention rights must achieve a fair balance between the general interests of the community and the protection of the rights of individuals. There must be reasonable proportionality between the means employed and the aim pursued. The availability of an effective remedy and compensation to affected persons is relevant in assessing whether a fair balance has been struck.

6.89. Therefore, in deciding whether to proceed with the recommendations in this report, Cabinet Members need to consider the extent to which the decisions may impact upon the Convention rights of the landowners and residents affected by the proposed CPO and appropriation of land for planning purposes and to balance these against the overall benefits to the community, which the redevelopment will bring. Members will wish to be satisfied that interference with the rights under Article 8 and Article 1 of the 1st Protocol is justified in all the circumstances and that a fair balance would be struck in the present case between the protection of the rights of individuals and the public interest.

Need for the CPO/appropriation and public benefits of the development

6.90. The CPO and appropriation are required in order to enable the regeneration of the land, by the delivery of Phase A. Given the range of third party interests in the land (including freehold, leasehold, other occupational interests and rights), Phase A will not be delivered in a timely way (or at all) without the CPO and appropriation. As set out at paragraph 6.41 there are no effective alternatives which would deliver Phase A. The Council is satisfied that the development of Phase A will make a significant contribution to the social, economic and environmental wellbeing of the immediate and surrounding area and that the benefits are very substantial, see paragraphs 6.30-6.40.

Assessing the interference with private interests

6.91. It is acknowledged that third party interests and rights will be affected by Phase A and, in particular, by the proposed CPO and appropriation decisions. The CPO will enable the Council to compulsorily acquire existing interests in land (including freehold and leasehold interests, for residential, commercial and other uses), obtain possession of the land, and acquire new rights over land. The appropriation decisions may lead to section 203 of the Housing and Planning Act 2016 being engaged, meaning relevant rights and easements (including rights to light) would be overridden and would not be enforceable. Each of these would have a consequential impact on owners and occupiers of land within Phase A and outside Phase A (the latter in relation to areas where

new rights are sought over adjoining land or where land with the benefit of rights over Phase A is impacted).

6.92. An outline of the CPO process, including the ability for affected parties to object to it and be heard at a public inquiry are set out from paragraph 6.61 above. There have also been a number of public consultations in relation to the High Road West Scheme, consultation specifically in relation to the planning application, and a ballot of tenants on the Love Lane Estate. The Council provided notice of the intention to appropriate the open space land for planning purposes. Compensation for affected parties is provided for in legislation, in relation to both the CPO and where section 203 Housing and Planning Act 2016 is engaged and overrides rights. Both processes can be subject to judicial/statutory review. These matters are relevant to the Article 6 Convention right, which provides that everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal.

Conclusion

6.93. It is considered that the realisation and importance of the Council's aims and objectives in promoting the Phase A development and the social, economic and environmental benefits that delivery of Phase A will secure significantly outweigh the interference noted above that would result from the CPO and appropriation with property (Article 1 of the First Protocol) and private life (Article 8), having regard to the availability of compensation and the procedural safeguards offered by the statutory procedure for authorisation and confirmation of the CPO and of the proposed appropriation. On balance, it is considered that the substantial public benefit of being able to carry out and use a CPO and appropriation as set out in this report to deliver Phase A, outweighs the infringement of the human rights of persons affected by the exercise of those powers. As such it is considered that the making of the CPO and exercise of the Council's power to appropriate land is legitimate and proportionate in this instance.

7. Contribution to strategic outcomes

7.1. The recommendations will contribute to the successful delivery of Phase A of the High Road West Scheme and will support the Council in delivering its corporate priorities, as well as supporting the progression of objectives in the development plan (including part of site allocation NT5 in particular) and in the London Plan to support regional growth in North London.

7.2. The regeneration at High Road West will help to enhance the area in relation to the following four priorities set out in the Council's Borough Plan (2019-2023):

- Priority 1 – Housing ("A safe, stable and affordable home for everyone, whatever their circumstances"): Phase A will make a significant contribution to the borough's housing targets, through the delivery of a minimum of 1,350 homes, including 500 Council homes at Council rents. The new Council homes will include replacement homes for those living within the Scheme, including eligible tenants in temporary accommodation, as well as new homes for the most in-need households on the housing waiting list.

- Priority 2 – People ("Strong families, strong networks and strong communities nurture all residents to live well and achieve their potential"): Phase A will support the Council's objectives in better linking local neighbourhood services, providing new community facilities designed to meet the needs of local people, and support the Council's focus on early intervention and prevention.
- Priority 3 – Place ("A place with strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green"): Phase A will deliver a new public square and Library and Learning Centre, which will both provide a range of community benefits, including leisure and social spaces and capacity for events, markets and other activities. The new homes and spaces across the Scheme will be designed to promote safety (including by use of Secured by Design principles and consultation with the community and stakeholders), community cohesion, and good health and wellbeing.
- Priority 4 - Economy ("A growing economy which provides opportunities for all our residents and supports our businesses to thrive"): Phase A will include significant investment into employment, education and training opportunities for local people, to connect residents to sustainable and long-term jobs. It will also reinvigorate the High Road by creating high-quality public realm including a new public square.

8. Statutory Officer Comments (Director of Finance, Procurement), Head of Legal and Governance (Monitoring Officer), Equalities)

Finance

8.1-8.7. This information is contained in the exempt report.

Procurement

8.8. There are no procurement comments required for this report.

Legal

8.9. The Head of Legal & Governance have been consulted on the content of this report and legal advice has been incorporated into the report.

8.10. The Council is being asked to use its Town and Country Planning Act 1990 (the Planning Act) compulsory purchase powers to help implement this regeneration scheme.

8.11. The CPO would therefore be made using planning powers pursuant to Section 226(1) (a) of the Planning Act (and other powers as noted at paragraphs 6.9 to 6.14. Section 226(1)(a) of the Planning Act enables authorities with planning powers to exercise their compulsory acquisition powers if they think that acquiring the land in question will facilitate the carrying out of development, redevelopment or improvement on or in relation to land. It would not be reasonable to make a CPO if it were clear that all interests could be acquired by

agreement. Section 226(1A) provides that the acquiring authority must not exercise the power unless it thinks that the proposed development, redevelopment or improvement is likely to contribute to achieving the promotion or improvement of the economic, social or environmental well-being of its area. In deciding whether to make a CPO using planning powers, the Council would be required to demonstrate that there is sufficient justification for acquiring the land compulsorily and that there is a compelling case in the public interest for a CPO. This is set out in the draft Statement of Reasons attached in Appendix 1 to this report.

8.12. In addition, the *Guidance on the Compulsory purchase process and The Crichel Down Rules* states that any programme of land assembly needs to be set within a clear strategic framework, and this will be particularly important when demonstrating the justification for acquiring land compulsorily under section 226(1)(a). Such a framework will need to be founded on an appropriate evidence base, and to have been subjected to consultation processes, including those whose property is directly affected. Any decision about whether to confirm an order made under section 226(1)(a) will be made on its own merits, but the factors which the Secretary of State can be expected to consider are set out at paragraph 6.19 above.

8.13. Certain residential and business owners may be able to serve a blight notice on the Council, requiring the Council to acquire their interest in the Order land, pursuant to the provisions in sections 149 to 171 of the Planning Act. A blight notice, if accepted by the Council or upheld by the Upper Tribunal, has the effect of deeming the Council to have served a notice to treat, notwithstanding that the CPO may not yet have been confirmed or implemented. The Council and the owner then negotiate to seek to agree the compensation payable to the owner, and disputes can be referred to the Upper Tribunal (Lands Chamber). Compensation payable following the service of a blight notice is refunded by Lendlease as provided for in the CPOIA, as for other CPO compensation costs.

8.14. The Human Rights Act 1998 effectively incorporates the European Convention on Human Rights into UK law and requires all public authorities to have regard to Convention Rights. In making decisions Members therefore need to have regard to the Convention. The rights that are of particular significance to Cabinet's decision are those contained in Articles 8 (right to home life) and Article 1 of Protocol 1 (peaceful enjoyment of possessions). It is considered that the process of making of a CPO, the ability of affected people to object, consideration of objections at inquiry, and the right to bring a legal challenge to confirmation of a CPO, means that procedurally a CPO complies with Article 6 of the Convention. Matters relating to human rights are set out at paragraphs – 6.86 to 6.93 above.

8.15. The Council's power to appropriate the various parcels of land held by the Council within Phase A are contained in section 122 of the Local Government Act 1972. Where the appropriation involves open spaces then the Council must advertise its intention for two consecutive weeks in a newspaper circulating in the area in which the land is situated, and consider any objections to the proposed appropriation which may be made to them. That process has been complied with as set out in paragraphs 6.79-6.82 of this report and the

recommendation requires members to consider the one objection received in respect of the open space prior to making its decision.

8.16. The land held for housing purposes contains a residential block. The appropriation will need the consent of the Secretary of State, so the decision to appropriate must be subject to the consent being obtained.

8.17. Appropriation of land parcels within Phase A (which includes Plot D and the open space) will enable the Council and its developer, Lendlease to rely on the provisions of section 203 and 204 of the 2016 Act. If land is appropriated by a local authority for planning purposes, then the development can be carried out on that land, notwithstanding that those works and use may interfere with third party rights, provided that three further conditions are satisfied:

(a) there is planning permission for the works and / or use;

(b) the Council could have acquired the land compulsorily for the purpose of the works/use (if it did not already own the land); and

(c) the works and/or use are related to the purposes for which the land was appropriated.

8.18. In respect of condition (a) above, planning permission was granted for Phase A as part of the High Road West Scheme on 31 August 2022.

8.19. In respect of condition (b) above, the Council has power, under s226 of the Town and Country Planning Act 1990 on being authorised by the Secretary of State, to acquire land compulsorily for planning purposes, including in order to facilitate redevelopment if it thinks that the redevelopment would contribute to the achievement of the economic, social and/or environmental well-being of its area. The report sets out details of the benefits that will be achieved by the development of Phase A and information on Plots D / F specifically is provided at paragraph 6.72.

8.20. In respect of condition (c) above, the development of Phase A (and plots D and F in particular) is clearly related to the purpose for which the land is being appropriated.

8.21. Third party rights that can be overridden under s203 include easements (such as a right of access or right to light) and restrictive covenants which otherwise would limit the use of the land.

8.22. Those third parties whose rights have been overridden may be entitled to compensation, on the basis of the diminution in value of the impacted property. It is for the developer to pay the compensation however the Council retains residual liability should the developer fail to do so. The CPOIA provides for Lendlease to repay compensation payable under sections 203/204.

8.23. The appropriation of land for planning purposes by the Council does not of itself override third party rights or infringe them. Only when development progresses, and third-party interests are interfered with or breached does the consequence of having appropriated the land for planning purposes actually take effect. If

there is no development, then the act of appropriating land within Phase A for planning purposes does not infringe any third party's rights.

8.24. The recommendations include a decision to acquire various properties (recommendation iii.) if agreement can be reached by private treaty. These acquistions will be for planning purposes. The Council has power under section 227 of the Planning Act to acquire by agreement any land which it requires for any purpose for which it authorised to acquire land under section 226. Therefore the Council can acquire these properties by agreement.

8.25. **This information is contained in the exempt report.**

Equality

8.26. In deciding whether to make the CPO and to appropriate land for planning purposes, the Council must have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Equality Act 2010
- Advance equality of opportunity between people who share protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not.

8.27. The Public Sector Equality Duty applies in relation to persons who share the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

8.28. The need for the Council to fulfil the Public Sector Equality Duty has been addressed at each stage of the key decision-making for the High Road West Scheme. The Council has developed and updated the High Road West Scheme Equalities Impact Assessment (EqIA) when making recommendations to Cabinet as it has progressed and has also produced specific EqIAs for accompanying housing policies. The findings of the assessments have been monitored and informed subsequent decisions on the High Road West Scheme. Notable assessments and their subject areas include the following:

- December 2014 – High Road West Masterplan Framework (link)
- September 2017 – Appointment of Lendlease as Development Partner (link)
- March 2021 – Approval of GLA Funding Package (link)
- July 2021 – HRW Local Lettings Policy (link) and Love Lane Leaseholder Offer (link)
- July 2022 – Appropriation of Plot A for planning purposes (link) and consultation with secure tenants regarding the proposal to seek the Secretary of State's approval for the redevelopment scheme for the purpose of Ground 10A (link)

8.29. The Council has commissioned an EqIA in relation to Phase A specifically and the proposed use of CPO powers to deliver Phase A, see Appendix 5. This has found that the delivery of Phase A is likely to bring a range of benefits which

would particularly benefit those sharing protected characteristics in the local community, through improved housing provision, the changes in employment and training opportunities, provision of community resources and improved social cohesion, measures to improve public safety, and measures to improve connectivity and accessibility after the development.

8.30. For residents within Phase A, the EqIA assesses that there are likely to be no adverse impacts for those with protected characteristics for the qualifying tenants and resident leaseholders who are eligible to move to a new home in Phase A pursuant to the Landlord Offer, if the existing mitigations by the Council are implemented. This includes providing the right to remain on the estate for eligible existing residents, covering reasonable costs for the moves to the new homes, keeping Council rents at a similar level to the existing Love Lane properties, providing support through the Council's Rehousing & Engagement Team at each stage of the move process and ensuring access to independent advice from an Independent Tenant & Leaseholder Advisor (ITLA). Both the Rehousing & Engagement Team and the ITLA will provide support and advice on an individual basis and respond to the specific needs of each household, recognising where residents may be disproportionately affected or face specific barriers.

8.31. There may be some residual adverse impacts for groups with protected characteristics who rent privately and may not be able to remain in the local area, which is likely to particularly affect ethnic minority groups, children and women, who are overrepresented in the demographic makeup of this group. The impacts are likely however to be minor given the limited number of private tenants, who make up less than 15% of the residents within the Order Land. The Council has set out mitigation measures to reduce these impacts as far as possible. The Rehousing and Engagement team will liaise with individual households to ensure they are aware of the phasing timelines and of the options available to them. Tenants will have access to Haringey's Housing Services to provide support and assistance, and to independent advice from the ITLA which as above will recognise their specific needs. The Council will ensure that that the process for private tenants to access housing support is clear and communicated to these residents, including by providing information in other languages and access to interpreter support as required.

8.32. There are 15 businesses located within Phase A who will be impacted as a result of the redevelopment. For these business owners and their employees, the EqIA assesses that there are likely to be limited adverse effects on persons sharing protected characteristics, particularly as a number of businesses on site are minority ethnic-owned. Any potential loss of business, potential redundancy of employees associated with business loss or relocation, or impact on the existing customer base, would particularly affect ethnic minority groups and children, due to these being disproportionately represented in the study area. It may also particularly impact older people and disabled people due to their specific needs.

8.33. The Council has set out mitigation measures to reduce these impacts on business owners and employees as far as possible. The mitigation measures include the following:

- Provision of relocation support and aim to relocate businesses within Phase A if possible, or elsewhere within the borough if not
- Phasing of redevelopment to provide opportunities for businesses to make a single move to new accommodation in Phase A, or provide temporary space where this is not possible (where the business can be accommodated within Phase A)
- Commitment to regular communication and engagement with businesses, including to discuss relocation options and to develop the designs for the new commercial spaces in the Scheme and business support initiatives
- Businesses will be offered a compensation package for the loss of and any damage to the business, including removal expenses, adaptation of replacement premises, temporary loss of profit during the move, diminution of goodwill following move and depreciation in value of stock
- Businesses will be independently valued by a surveyor who can be appointed by the business owner, with reasonable costs reimbursed by the Council
- Commitment to work with businesses to help them develop individual business plans

8.34. The assessment identifies that the delivery of Phase A has the potential to provide improved living conditions for local residents, as well as enhancements to housing quality, accessibility, the public realm, and other community facilities. Furthermore, the Council have embedded a series of mitigations within the design and delivery of the Scheme in order to mitigate and manage risks associated with potential changes in social conditions which can arise from scheme programmes of this kind.

8.35. The EqIA or equivalent will be monitored and reviewed throughout the progression of Phase A in order to ensure that the mitigation measures are being delivered, and that any future impacts can be measured and mitigated as necessary.

9. Use of Appendices

Appendix 1 – Draft Statement of Reasons

Appendix 2 – Draft Order Plan

Appendix 3 – Draft Schedule of Interests (exempt)

Appendix 4 – Phase A Rights of Light Plan (exempt)

Appendix 5 – Equalities Impact Assessment (EqIA) of the CPO

Appendix 6 – Appropriation plan – Plot D

Appendix 7 – Appropriation plan – Open space land

Appendix 8 – Public notice of intention to appropriate and dispose of open space land

Appendix 9 – Plot D Rights of Light Plan (exempt)

Appendix 10 - Details on the types of rights affected by the development of Plot D (exempt)

Appendix 11 – Appropriation plan – Plot A

Appendix 12 – Pre-action protocol letter from THFC (exempt)

Appendix 13 – Council's response to THFC pre-action protocol letter (exempt)

Appendix 14 – Pre-action protocol letter from Peacock Industrial Estate (exempt)

Appendix 15 – Council's response to Peacock Industrial Estate pre-action protocol letter (exempt)

10. Local Government (Access to Information) Act 1985

High Road West Cabinet and Full Council Papers:

- 19th July 2022 Cabinet Report – High Road West – Appropriation of Land in Plot A and Consultation on the Use of Ground 10a of the Housing Act 1985 (link)
- 13th July 2021 Cabinet Report – High Road West - Approval of Resident Offers, Landlord Offer and Resident Ballot (link)
- 16th March 2021 Cabinet Report – High Road West – Conditional Approval of Funding and Next Steps (link)
- 10th March 2020 Cabinet Report - High Road West – Next Steps for Consultation on Resident Offers (link)
- 8th March 2018 Cabinet Report- High Road West Regeneration Scheme – approval of the next steps for the Love Lane Leaseholder Offer and for delegated authority to agree all valuation and compensation packages for the land interests due to be acquired (link)
- December 2017 Full Council Report - High Road West Regeneration Scheme – Approval to seek Secretary of State Consent to dispose of housing land (link)
- 12th September 2017 Cabinet Report- High Road West Regeneration Scheme – appointment of a preferred bidder and next steps (link)
- 13th September 2016 Cabinet Report- Tottenham Housing Zone Phase 2- North Tottenham (link)
- 15th December 2015 Cabinet Report- High Road West Regeneration Scheme Update and Next Steps (link)
- 20th January 2015 Cabinet Report - Site Acquisitions Fund – approval for decisions under Delegated Authority (link)
- 16th December 2014 Cabinet Report- High Road West Regeneration Scheme- Masterplan and Next Steps (link)
- 15th July 2014 Cabinet Report- High Road West Regeneration Scheme Consultation. (link)
- 28th November 2013- High Road West Regeneration Project - Master Plan Option Consultation Feedback and Next Steps. (link)

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The London Borough of Haringey (High Road West Phase A)

Compulsory Purchase Order 2022

Section 226(1)(a) of the Town and Country Planning Act 1990

s226(3)(a) of the Town and Country Planning Act 1990

Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 and

The Acquisition of Land Act 1981

Draft Statement of Reasons

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1. INTRODUCTION

1.1 The London Borough of Haringey ("the Council") has made The London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2022 ("the Order") pursuant to section 226(1) (a) of the Town and Country Planning Act 1990, s226(3)(a) of the Town and Country Planning Act 1990 ("the 1990 Act"), section 13 of the Local Government (Miscellaneous Provisions) Act 1976 ("the 1976 Act") and the Acquisition of Land Act 1981. This Statement of Reasons is a non-statutory statement provided in compliance with paragraphs 25 and 196 of the Ministry of Housing, Communities and Local Government ("MHCLG") "Guidance on Compulsory Purchase Process and The Crichel Down Rules" July 2019 ("the 2019 Guidance").

1.2 The Council's purpose in making the Order and seeking its confirmation by the Secretary of State for Levelling Up, Housing and Communities ("the Secretary of State") is to enable the Council to acquire compulsorily the land and the new rights over land included in the Order ("the Order Land") in order to facilitate the delivery of the initial phase of the comprehensive residential led mixed use regeneration of the High Road West area in Tottenham, London ("the Regeneration Scheme") described in Section 4. The Scheme to be carried out on the Order Land comprises the first phase ("Phase A") of the Regeneration Scheme and is to be undertaken in the southern part of the High Road West area. The Scheme comprises plots A-G within planning permission HGY/2021/3175 ('the Planning Permission'). Plots H-N of the Planning Permission form the second phase of the Regeneration Scheme to be undertaken in the northern part of the High Road West area ("Phase B").

1.3 The Order is being submitted to the Secretary of State for confirmation pursuant to the Acquisition of Land Act 1981. If confirmed by the Secretary of State, the Order will enable the Council to acquire compulsorily the land and new rights included in the Order.

1.4 The map to the Order ("Order Map") identifies the land proposed to be acquired (coloured pink) and the land on, over or under which new rights are to be created and acquired (coloured blue).

1.5 The schedule to the Order ("Order Schedule") lists owners, lessees, tenants and occupiers of the Order Land, so far as known. In addition, it lists other parties with a qualifying interest in the Order Land as defined by section 12(2) Acquisition of Land Act 1981.

1.6 The delivery of the Regeneration Scheme has been a key policy objective of the Council since adoption of the Tottenham Strategic Regeneration Framework in 2014.

1.7 The Regeneration Scheme proposals have been developed with residents, businesses and the community through multiple rounds of consultation dating back to 2012. A resident ballot on the Love Lane Estate was held in August / September 2021. The majority of participating residents on the Love Lane Estate voted in favour of the regeneration of the Love Lane Estate as part of the Regeneration Scheme.

1.8 The Scheme will deliver at least 1,350 new homes including 500 social rented units for existing and new residents, to meet Haringey and London's urgent housing need and provide the foundation for better health and financial stability. The Scheme will also reinvigorate the High Road, promoting economic growth, bringing employment and training opportunities for local people, and creating high-quality public realm including a new public square. The square will be part of an improved link between White Hart Lane station and the Tottenham Hotspur Football Club ("THFC") Stadium. These new spaces alongside new community uses including a new Library and Learning Centre, will be designed to promote community cohesion, safer neighbourhoods and better health and wellbeing for residents.

1.9 The range of non-residential uses capable of being provided within the Scheme pursuant to the Planning Permission provides an opportunity to diversify employment and leisure opportunities and create a destination people will be drawn to, as well as providing much needed new homes in Tottenham. As such, as well as High Road West enhancing the social, environmental and economic wellbeing of the area, the Scheme will in turn drive further investment and regeneration opportunities.

1.10 Phase A is the first phase of the Regeneration Scheme and can be completed and deliver the benefits to the community set out above and in paragraph 9.8 et seq below independently, and without reliance on the delivery of Phase B.

1.11 The Scheme will be delivered by the Council's development partner, Lendlease (High Road West) Limited ("Lendlease"). The Scheme is proposed to be delivered through a phased programme of demolition and redevelopment as set out in paragraphs 7.21-7.32 below.

1.12 Over 80% of the freehold interest in the Order Land is owned by the Council. This includes the Love Lane Estate which occupies the majority of the Order Land and which is located to the south of White Hart Lane, between the railway line and the High Road, and which includes 297 residential properties. The Order Land also comprises an area to the west of the railway tracks on which 100 Whitehall Street and the Whitehall & Tenterden Community Centre are situated, Nos 731 to 759 High Road to the east of the Love Lane Estate, and surrounding areas over which new rights are sought.

1.13 The Council has been undertaking negotiations for the acquisition of third-party leasehold interests on the Love Lane Estate since 2014, and to date has acquired 42 of the 85 interests on the Love Lane Estate.

1.14 CBRE, Lendlease's appointed property surveyors, commenced negotiations for the acquisition of all other third-party freehold and leasehold interests in the Order Land in January 2018.

1.15 Notwithstanding the extent of the Council's ownership of the Order Land and despite years of negotiations, the only way to ensure the timely delivery of the Scheme is via the Council's intervention and the use of its compulsory purchase powers.

1.16 The Council is satisfied that there is a compelling case in the public interest for the compulsory purchase of the Order Land and rights to deliver the Scheme, on the basis that the Scheme fits within the planning framework for the area, will make a significant contribution to the achievement of the promotion or improvement of the economic, social or environmental wellbeing of the area, and satisfies the other matters set out in Paragraph 106 of the 2019 Guidance.

2. BACKGROUND & SCHEME EVOLUTION

2.1 The Regeneration Scheme is located in north Tottenham, in the north-eastern part of the London Borough of Haringey. It is principally bounded by Tottenham High Road to the east and the railway line (including White Hart Lane Station (the "Station")) to the west.

2.2 For many years, north Tottenham has been ranked as one of the most deprived areas of the country. Per the 2019 Index of Multiple Deprivation (IMD), the north Tottenham areas of Haringey 037A and 037D LSOA are, respectively, within the top 10% and top 20% most deprived neighbourhoods in England[1]. Key statistics include the following:

- The Tottenham constituency has the third highest levels of overcrowded homes in the UK, with 20.5% of households overcrowded[2].
- North Tottenham has very high unemployment rates, stated to be nearly double the borough and London average as of the 2011 census[3]. There are also high rates of claimants for Universal Credit, Job Seekers Allowance, and other job-related benefits[4].
- Haringey has a rate of crime 18% above the London average and is one of the top ten boroughs for serious youth violence in England.

2.3 In recent years, the wider Tottenham area has made considerable progress, supported by the development of the Tottenham Hotspur Football Stadium (THFC) and targeted interventions to enhance the town centre offer and public realm. However, the difficulties facing residents and businesses remain to a considerable degree and have been made acutely worse by the impact of Covid-19, particularly in relation to vulnerable groups and children. It is still the case that many local people in north Tottenham do not have access to good-quality housing, financial security and good health and wellbeing.

2.4 Since 2004 the area has been designated as an Opportunity Area in the London Plan, reflecting its strategic location in the London-Stanstead-Cambridge-Peterborough growth corridor which has long

[1] Source: ONS, English indices of deprivation 2019. The IoD2019 is comprised of seven distinct domains of deprivation which, when combined and appropriately weighted, form the IMD2019. These are income, employment, health deprivation and disability, education, skills and training, crime, barriers to house and services, and living environment.

[2] Source: House of Commons, Overcrowded housing England, 2021. Overcrowded housing (England) - House of Commons Library (parliament.uk)

[3] Source: ONS Census 2011. The Census 2021 data will be available in autumn/winter 2022.

[4] Source: DWP/MYE, 2019

been identified as providing opportunities for higher density development to provide new jobs and housing.

2.5 In recognition of the above, the Council has long held aspirations to address these issues and bring meaningful change to the area for the benefit of residents and businesses. In 2011, a Tottenham-wide consultation took place ("Have your say on Tottenham's Future"), which highlighted the community's desire to see the creation of socio-economic opportunities such as jobs and training provision, the provision of high-quality homes, safe and healthy public spaces and new business opportunities for people living and working in the area.

2.6 The following paragraphs summarise how the Regeneration Scheme was developed in response to these priorities.

High Road West Masterplan

2.7 In February 2012, the Council's Cabinet agreed that a masterplan should be prepared to guide future change in the High Road West area, defined as a 10 hectare area covering north of Brereton Road up to the Borough boundary east of the railway line. The Council envisaged that the masterplan would support the creation of new homes, jobs and public space for the benefit of the community. A number of key principles for change were agreed for further consultation with the community, informed by earlier consultation and analysis of the area.

2.8 Core to the development of the masterplan was early public consultation on three masterplan options for the High Road West area. All three options showed some demolition of the Love Lane Estate and varying levels of intervention to provide different levels of new housing, facilities, businesses and jobs, responding to the community's priorities. Option 1 proposed the redevelopment of two of the existing residential blocks within the Love Lane Estate, Option 2 proposed the redevelopment of six of the existing residential blocks within the Love Lane Estate, and Option 3 proposed the redevelopment of the entirety of the Love Lane Estate. The redevelopment of No's 731-759 High Road was included in all three options in order to facilitate the delivery of a new area linking the improved Station to the new THFC Stadium. The three masterplan options were published for public consultation between April and June 2013.

2.9 A further option which considered only refurbishment of the Love Lane Estate had been discounted from the outset, as it was clear that this would not meet the local community's or Council's aspirations for change in the area. Simply refurbishing the existing residential buildings would not deliver the level of jobs and training opportunities, the community and leisure facilities, the increased housing choice and supply that the community and planning policy required, nor the new link between the Station and the THFC Stadium.

2.10 Responses to the public consultation clearly demonstrated that the local community were supportive of significant change in the High Road West area and that option 3, which suggested the most comprehensive redevelopment, was the favoured option.

2.11 Following the above, in November 2013, the Council's Cabinet approved plans to develop a comprehensive masterplan based on the community's feedback and agreed that further public consultation should take place with local residents and businesses to develop that masterplan.

2.12 The Council carried out further extensive public consultation with the community, including a six-week consultation between September and October 2014. In December 2014, the Council's Cabinet considered the feedback from this consultation and approved the High Road West Masterplan Framework ("the 2014 Masterplan"). The 2014 Masterplan reflects residents' desire for comprehensive redevelopment and sets out the vision for High Road West which is to create a vibrant, attractive and sustainable neighbourhood. It established the parameters and key principles for change in High Road West based on existing policy and best practice that would guide future development proposals.

Tottenham Strategic Regeneration Framework

2.13 Alongside the development of the 2014 Masterplan, in March 2014, the Council adopted the Tottenham Strategic Regeneration Framework (SRF). The SRF sets out a landmark 20-year vision for the future of Tottenham and how local people's priorities could be achieved through long-term regeneration. The SRF was developed through an extensive community engagement programme ("Tottenham's Future") which ran from October 2013 to February 2014, with over 3,700 people consulted.

2.14 Both the SRF and the SRF Delivery Plan, which sits alongside the SRF, set out an ambitious growth strategy for Tottenham.

2.15 The SRF identifies a need to deliver 10,000 new homes and 5,000 new jobs in Tottenham within twenty years. North Tottenham and the High Road West area are identified as providing the opportunity to contribute significantly to these growth targets.

The SRF identifies seven key strategies needed for Tottenham to achieve its potential. One of the key strategies is the provision of a "a different kind of housing market " by improving existing homes and building new high-quality homes to meet demand at a range of prices and tenures.

Tottenham Area Action Plan 2017 ("TAAP")

2.16 The TAAP was adopted in 2017 following public consultation. It sets out the planning framework for the Tottenham area, including High Road West. It sets out the Council's vision to regenerate Tottenham (and deliver 10,000 new homes together with 5,000 new jobs).

2.17 High Road West (which includes the Order Land) is identified as a Site Allocation in the TAAP (Ref: NT5). The site allocation includes a vision for High Road West, set out in Section 6.

2.18 The TAAP sets out the requirements of the site allocation. Development is required to create a new residential neighbourhood through increased housing choice and supply, with a minimum 1,400 new homes of a mix of tenure, type and unit size (including the re-provision of existing social rented council homes, the offer of alternative accommodation for secure tenants, and assistance in remaining within the area for resident leaseholders from the Love Lane Estate). The site allocation also seeks increased and enhanced community facilities and social infrastructure, including a new library and learning centre alongside the provision of a new and enhanced public open space, including a high-quality public square.

2.19 Supporting commentary states that the development of the THFC Stadium will provide the catalyst for comprehensive regeneration and that a priority is to ensure that on non-match days people are still attracted to the area, to ensure a viable and vibrant location throughout the year. The commentary notes that a new public space between the Station, the High Road and the THFC Stadium will bring new retail, leisure and community facilities. Further detail regarding site allocation NT5 is set out in section 6.18.

Procurement of a development partner

2.20 In December 2015, the Council's Cabinet resolved that the best way to deliver the objectives for High Road West was to procure a development partner. The Competitive Dialogue procedure under the Public Contract Regulations 2015 was initiated in May 2016.

2.21 The procurement process concluded in 2017 with the selection of Lendlease as the Council's preferred development partner. On 20 December 2017 the Council and Lendlease entered into a Development Agreement ("the DA"), alongside a CPO indemnity agreement ("the CPOIA") to facilitate the delivery of the Regeneration Scheme. More information on the DA is provided in Section 7.

Review of scheme and progress to planning

2.22 In 2018 the Council and Lendlease commenced a further round of public consultation with the community on the detailed proposals for the Regeneration Scheme. The consultation was paused in late 2018, so that the scheme could be reviewed with the aim of increasing the number of social rented homes to be delivered as part of the Regeneration Scheme to better support the new political and strategic Council priorities. At the same time, the GLA introduced the Mayor's Ballot Funding condition, which required the Council to undertake a ballot on the Love Lane Estate to secure/draw down GLA funding.

2.23 In March 2021 the Council's Cabinet approved a funding package which totalled £91,512,000 and consists of £70,312,000 of Affordable Housing Grant and £21,200,000 of Mayor's Land Fund.

2.24 Following that approval, several rounds of consultation took place with the community between February and September 2021. This included statutory consultation on the High Road West Local Lettings Policy and Love Lane Leaseholder Offer, as well as engagement on the Council's proposed commitments to non-secure tenants living in temporary accommodation on the Love Lane Estate, which together formed the basis of the Love Lane Landlord Offer (the 'Landlord Offer'). It also included engagement on the proposals for the Regeneration Scheme. More information on consultation is set out in section 3, and the housing guarantees in the Landlord Offer are set out in section 11.

2.25 Following a positive ballot result in September 2021, through which 55.7% of the participating residents voted in favour of the regeneration of the Love Lane Estate as part of the Regeneration Scheme on the basis of the Landlord Offer, on 2 November 2021 Lendlease submitted the application for the Planning Permission. The Planning Permission was granted on 31 August 2022.

3. CONSULTATION AND ENGAGEMENT

3.1. As explained within section 2 above, since 2013 the Council has worked with residents of the Love Lane Estate, local businesses, and other stakeholders and members of the local community to develop the regeneration proposals for High Road West.

3.2. A summary of the public consultation undertaken since 2012 is set out fully within the Statement of Community Involvement submitted by Lendlease alongside the application for the Planning Permission and in the Planning Officer's Report on that application.

3.3. This section sets out the key representations received during the public consultation process and information on how this has been taken into account in progressing the Scheme and the wider Regeneration Scheme.

Love Lane Estate Residents – Housing Offer

3.4. Residents on the Love Lane Estate have consistently shown support for the redevelopment of the Love Lane Estate as part of the wider comprehensive redevelopment of High Road West.

3.5. When consulted in 2013 on the three masterplan options for High Road West, 68% of the respondents from the Love Lane Estate supported the redevelopment of the entirety of the Love Lane Estate (Option 3 – see paragraph 2.8 above).

3.6. In responses to the Council's consultation in 2014 (pursuant to Section 105 of the Housing Act 1985) 70% of secure tenants on the Love Lane Estate agreed that the Love Lane Estate should be demolished, and 86% of secure tenants agreed that more homes should be provided to increase housing choice. This support was reaffirmed in the resident ballot which took place between August and September 2021, where 55.7% of participating residents voted in favour of redevelopment.

3.7. The Council has worked closely with residents to develop a housing offer which meets their needs and aims to keep the existing community together. The Resident Guides, consulted on in September and October 2014, were adopted by the Council's Cabinet in December 2014. For secure tenants, this included the commitment to a new home which met their needs in the redevelopment, or elsewhere in the Borough if they preferred. Resident leaseholders were offered several rehousing options, including the opportunity to purchase an affordable home in the redevelopment or elsewhere in the Borough or a leasehold swap. Private tenants were given assurances including timely rehousing advice, so they were aware of all their options.

3.8. Key feedback from all the consultations was that residents desired the Council to retain ownership of the new socially rented homes to be built in the area. This was reiterated in a further Section 105 consultation in March to May 2017. In response to this feedback, the Council's Cabinet agreed in

September 2017 to acquire the replacement homes in the Regeneration Scheme, which comprised 145 social rented homes and 46 intermediate homes.

3.9. The Secure Tenant Guide put in place resulted in many residents exercising their choice to make a voluntary early move off the Love Lane Estate. To make effective use of its housing stock and to mitigate the significant pressure on temporary accommodation in the Borough, the Council used empty homes within the Love Lane Estate to accommodate homeless households in line with its rehousing duty under Section 193 of the Housing Act 1996.

3.10. By 2021, non-secure tenants in temporary accommodation made up the largest resident group on the Love Lane Estate, with most having lived on the Love Lane Estate over three years. The feedback from this group of residents was that they felt the existing community should be protected, and that they should benefit from the increased opportunities for housing, employment and training and other benefits that the Regeneration Scheme would deliver.

3.11. In response to this, the Council consulted on a Local Lettings Policy in February and March 2021. The policy proposed that non-secure tenants, alongside secure tenants, would be prioritised for the new Council homes within the Regeneration Scheme. The consultation took place with households on the wider housing register as well as tenants on the Love Lane Estate. Following a positive response from most respondents, the policy was adopted by the Council in July 2021.

3.12. Alongside the Local Lettings Policy, the Council also consulted on and adopted a Love Lane Estate Leaseholder Offer in July 2021. The Leaseholder Offer responds to feedback by leaseholders by providing an enhanced equity loan offer to tackle concerns around the affordability of new homes in the Regeneration Scheme, as well as other features including a twelve-month grace period for succession of the equity loan.

Love Lane Estate Residents – Design and Procurement

3.13. The Council and Lendlease have sought to develop the proposals for the Regeneration Scheme, specifically the design of the 500 new socially rented Council homes within the Scheme, through engagement with residents of the Love Lane Estate.

3.14. The Resident Charter ("the Charter") was developed between the Council and the Resident Adviser in 2013 and 2014. The Charter set out residents' aspirations for the key principles that should guide the Regeneration Scheme, including, the type of place, the design of homes, the housing offer, and the approach to joint working with the Council.

3.15. A Resident Design Panel ("the Panel") was established in 2015, supported by the Independent Tenant & Leaseholder Advisor, which created the Love Lane Resident Design Guide ("the Guide"). The Guide focused on the physical side of the Regeneration Scheme. The Charter and Guide made clear that residents' highest priority was the design of the new homes.

3.16. A group of tenants and leaseholders selected by the Panel were also involved in the procurement process of the Council's development partner between 2015 to 2017. This group worked with bidders to shape their proposals, maximise the community, social and economic benefits and ensure that resident aspirations were met. The group also encouraged bidders to enhance their affordable housing offer to residents of the Love Lane Estate.

3.17. The first new homes to be delivered within Plot A of the Scheme are 100% social rented homes which will be provided to existing residents of the Love Lane Estate. These units have been developed in response to the Charter and Guide.

3.18. The housing need assessment process will identify any adaptations that an individual household requires which will be arranged prior to the move. The homes will also have the appropriate number of bedrooms, determined in line with the Council's Housing Allocation Policy 2015 (Revised 2021). Plot A will provide 8% wheelchair units across the residential accommodation, designed in compliance with part M4(3) of the Building Regulations, and future plots will meet or improve on this minimum requirement.

3.19. The Council's Landlord Offer, which was the subject of the resident ballot in 2021, also contains commitments to residents around the new Council homes to be delivered beyond Plot A. This includes a choice of interior designs, a range of living areas and kitchen layouts. In response to feedback from residents, further commitments within the Landlord Offer include the provision of substantial storage space (particularly within kitchens) and improved security features to access the respective buildings. The Landlord Offer also confirms that all existing households will have the option of a parking permit within the new development or on nearby roads.

3.20. Residents have expressed a preference for medium-rise blocks. The new social rented homes at Whitehall Mews (Plot A) were originally intended to be up to 8 storeys but are now five and six storeys, responding to this preference. While it is not possible for the entire Scheme to consist of medium rise blocks, as this would fail to deliver the number of homes required pursuant to local and regional planning policy, it is the intention that replacement homes for existing residents will be predominantly located in the lower floors of the residential blocks.

3.21. A consistent theme in resident engagement has been the need for safe and accessible places for children to play and for family activities to take place. Play has been a key driver of landscape design across the Regeneration Scheme, with both formal play and exercise equipment proposed to be provided alongside incidental opportunities for play. The provision of private communal gardens within

the blocks has also been made with a view to providing secure and quieter spaces for residents and easy access to play for families.

3.22. The public square within the Scheme (Moselle Square) will be designed for active use with provision for spatial programming and cultural activities, such as children's play, commercial and retail activities (including markets) and community activities including outdoor performances and events. This will complement its role in providing the improved connections between the Station and the High Road which the public square will make possible.

3.23. Residents have also been clear of the need for more opportunities for young people, better access to community services and more jobs and training. The proposals for the library and learning centre have been developed based on this aspiration and feedback from the 2013 masterplan consultation, and will continue to be progressed with the community as the Scheme is progressed. This will act as a true community asset, catering for all ages and backgrounds. It will act as a hub for skills, training and lifelong learning, that will provide opportunities for local people to develop their skills and optimise their employment options.

3.24. There has also been feedback that residents wanted more diverse and healthier food choices. The new retail spaces in the public square will be designed to accommodate a mix of operators from small and local to larger chains. The Business Charter sets out the aim to relocate existing businesses within the new spaces, which would support the aim of maintaining businesses in the scheme with local connections, helping to support a wide range of services that respond to local demands and requirements. Further detail of the existing businesses is set out in the paragraphs below.

Business Owners

3.25. High Road West contains a number of existing businesses across its area. Within the Scheme, there are 15 businesses located within 15 commercial properties which front onto the High Road. These are occupied by a range of businesses, including restaurants and takeaways, retail, convenience stores, services and a GP surgery.

3.26. Business owners situated within and nearby the Regeneration Scheme have been consulted on the proposals from the outset. In the development of the 2014 Masterplan Framework, all businesses within the Regeneration Scheme and within a 300m radius received a newsletter promoting the consultation. Two business drop-in sessions were held and one-to-one meetings also took place with various businesses potentially affected by the plans.

3.27. While consultation has shown some support from the wider business community for building new homes and bringing more opportunities to the area, there have consistently been concerns raised by those located within the Regeneration Scheme as to the impact on the future of their business if they were required to relocate. Feedback from businesses in consultation has reflected those concerns.

The Council has sought to respond to this feedback, both through commitments to affected businesses and through the design of the Regeneration Scheme, together aimed at responding to the concerns regarding their relocation and demonstrating the benefits for the area.

3.28. In 2014 the Council agreed a High Road West Business Charter (the 'Business Charter'). This sets out four key commitments:

1. Ensure businesses are able to participate in the regeneration proposals and fully support businesses throughout the process
2. Enable businesses to remain as viable as possible during the planning period and the subsequent regeneration, to enable individual traders to exercise real choice regarding their current and future options
3. A fair and equitable valuation and compensation process
4. Endeavouring to keep the businesses and jobs within the area or within the borough

3.29. Following its appointment in 2017, Lendlease committed to align its objectives with the commitments within the Business Charter, and has sought to meet businesses on a one-to-one basis to discuss acquisition and relocation options, including within the Scheme. Several dedicated business drop-in sessions have been held to provide business owners with the opportunity to understand the Regeneration Scheme such that they may plan the future of their business accordingly. In addition to the dedicated drop-in sessions, the Council and Lendlease have and will continue to meet with business owners to discuss the delivery of the Scheme and what it may mean for their business.

3.30. The Scheme has been designed to offer modern accommodation suitable for a range of retailers and commercial occupiers, with suitable flexibility to accommodate a proportion of existing businesses, with the aspiration that some can relocate within the Scheme. This includes new retail space fronting onto the High Road and the new public square, both of which will provide locations that experience high footfall. The Scheme will provide a minimum of 2,150 sqm GEA commercial space (Use Class E(a-e)). Further information is provided in Section 5.

Tottenham Hotspur Football Club (THFC)

3.31. The THFC Stadium is situated on the eastern side of the High Road opposite the Scheme and Order Land. The Stadium was completed in 2019 following the redevelopment of THFC's previous stadium.

3.32. The redevelopment of the Stadium was facilitated by The London Borough of Haringey (Northumberland Development Project) (No 1) Compulsory Purchase Order 2012 which authorised the Council to acquire certain land and rights to enable the construction and use of the Stadium.

3.33. As well as owning the Stadium, THFC owns property within Phase A and a number of parcels of land within Phase B.

3.34. THFC, as a significant landowner and occupier within North Tottenham, has been consulted on the redevelopment proposals for the Regeneration Scheme, with particular emphasis on the Stadium's operational requirements in respect of the new route between the Station and the Stadium.

3.35. THFC responded to the 2013 masterplan options consultation, stating its support for the principle of the masterplan as the first step towards a clear planning policy framework for the area. THFC stated its support for "Option 3" which sought to provide significantly improved housing for both existing and new residents, an opportunity to plan the new public realm more effectively, and to introduce an improved mix of community, recreational and commercial uses set within a high-quality public realm.

3.36. THFC also responded to the 2014 consultation on the 2014 Masterplan. THFC supported the general approach of the 2014 Masterplan and its design principles and highlighted a number of areas for further consideration. This included feedback relating to the vision, the new public square, the new Station entrance, the location of the community hub, the quantum of residential development, and street signage and place branding.

3.37. Following selection by the Council, Lendlease has been in regular dialogue with THFC regarding the Regeneration Scheme overall and the Scheme. This has either been as part of the general consultation undertaken by Lendlease regarding the Regeneration Scheme, or, via more focused bilateral discussions between Lendlease and THFC.

3.38. These meetings have covered a wide range of topics, but particular areas of focus have included:

a) Lendlease's capability, approach and vision to development – these discussions have included a site tour of the Elephant Park development site currently being delivered by Lendlease;

b) THFC's operational requirements in the context of the Stadium and the Station;

c) the acquisition of THFC's landholdings within the Regeneration Scheme, and the potential for the Council to acquire the land required for the Scheme pursuant to a CPO; and

d) numerous issues relating to the application for planning permission which has subsequently been granted by the Council, in particular, how the development permitted by the Planning Permission would ensure that THFC's operational requirements, particularly in respect of crowd flow, would be protected.

4. DESCRIPTION OF THE ORDER LAND AND SURROUNDINGS

4.1. The Order Land comprises approximately 4.2 hectares of mixed-use land within the High Road West area of which the Council owns the freehold interest in over 80%. It is predominantly occupied by the Love Lane Estate, which comprises 297 homes across ten residential blocks, and which are set out in paragraph 4.6. The Order Land is bounded to the west by Love Lane, the Station and the railway line. To the east, the Order Land includes a row of terraced buildings, in mixed commercial and residential use, that front the High Road (No.s 731 to 759 High Road (odd numbers only)) and face the recently constructed THFC Stadium. The Order Land also comprises an area to the west of the railway line on which 100 Whitehall Street and the Whitehall & Tenterden Community Centre are situated (this is referred to as "Plot A").

4.2. The Order Land forms the southern part of the AAP site allocation NT5 and comprises the southern part of the Regeneration Scheme. The northern part of the Regeneration Scheme is located to the north of White Hart Lane and is largely characterised by industrial and commercial buildings located within the Peacock and Carbery Industrial Estates. A large, two storey B&M store and a block of 5 smaller retail units, with associated parking, occupies the northern-most part of the land to which the Regeneration Scheme relates. This includes Chapel Place, the rear of La Royale and the listed buildings at 867 / 869 High Road.

4.3. The boundary of the Order Land is shown edged red on the Order Map. The land coloured pink identifies the land over which the Council seeks to compulsorily acquire third party interests ("the Pink Land") in order to deliver the Scheme. The freehold of the Love Lane Estate and Plot A]is held by the Council. There are a number of third-party leasehold interests within the Love Lane Estate where residents have exercised the right to buy. The High Road properties are held under several third party freehold interests. Of the commercial properties, 3 are owner occupied and 12 are let on commercial leases and assured shorthold tenancies.

4.4. The land coloured blue identifies the land over which new rights over land are proposed to be created and acquired compulsorily ("the Blue Land") to facilitate the delivery of the Scheme. These rights are for crane oversailing, to erect and use scaffolding, carry out highway and landscaping works, and access. Further information on the rights sought over particular parts of the Order Land is provided below at paragraph 4.7 below.

4.5. The Pink Land includes:

- The Love Lane Estate built in the early 1960s and comprising 297 homes across ten blocks ranging from low-rise 4 storey blocks to 10 storey towers – the freehold of which is owned by the Council;

- Coombes Croft Public Library, located on the ground floor of Kathleen Ferrier Court, a 5-storey residential building within the Love Lane Estate – the freehold of which is owned by the Council;

- Nos 731 to 759 High Road (odd numbers only) comprising a 3-storey Victorian terrace with ground floor retail and residential on the upper floors;

- A small sub-station to the south of No 731 High Road;

- 100 Whitehall Street, a two/three storey building of which one part is used for Stage One Temporary Accommodation for 22 households, and the remaining space comprising former community space – the freehold of which is owned by the Council;

- The Whitehall and Tenterden Community Centre, a single-storey building leased to a community organisation – the freehold of which is owned by the Council; and

- All or parts of roads including Love Lane, Whitehall Street, Moselle Street, Moselle Place, William Street, High Road and White Hart Lane.

4.6. The table below sets out the blocks which comprise the Love Lane Estate alongside the current tenure and occupation of each block.

	Secure tenants	**Non-secure tenants**	**Resident leaseholders**	**Non-resident leaseholders *(some with private tenants in situ)***	**Voids**	**Total**
Ermine House	7	40	3	1	9	60
Charles House	14	27	0	6	13	60
Moselle House	10	32	3	1	14	60
9-39 White Hart Lane	2	7	2	3	2	16
Kathleen Ferrier Court	2	10	3	3	1	19
2-32 Whitehall Street (evens)	0	3	1	4	8	16
3-29 Whitehall Street (odds)	1	10	2	1	0	14

31-61 Whitehall Street (odds)	0	12	1	2	1	16
63-89 Whitehall Street (odds)	1	11	1	1	0	14
2-28 Orchard Place	1	11	2	0	0	14
4-18 Brereton Road	0	5	3	0	0	8
Total	**38**	**168**	**21**	**22**	**48**	**297**

4.7. The Order makes provision for the following new rights to be acquired over the land shown shaded blue on the Order Map:

- Parts of roads including Headcorn Road, Tenterden Road and Whitehall Street and area of land to the north of Whitehall Street – where by reason of the current status of the roads, rights of access are sought with or without vehicles for all purposes.

- Land to the north and south of 100 Whitehall Street, part of Love Lane, part of White Hart Lane, land and properties on the north and south sides of White Hart Lane, part of William Street and properties to the east of William Street, and part of Brereton Road – where the right to swing the jib of a crane loaded or unloaded is sought to facilitate the delivery of the Scheme.

- Land and properties to the south, east and west of 9 -39 White Hart Lane – where rights are sought to access the land and erect and retain scaffolding and temporary hoarding for the purpose of constructing the Scheme on the adjoining land.

- Land to the east of the railway line and land surrounding 100 Whitehall Street and Whitehall and Tenterden Community Centre – where rights are sought to access the land and erect and retain scaffolding and temporary hoarding and demolish and re-build any structures for the purpose of constructing the Scheme on the adjoining land.

- Land surrounding 100 Whitehall Street and Whitehall and Tenterden Community Centre and part of Whitehall Street (west of the railway line)– where rights are sought to access the land to carry out landscaping and road works.

4.8. Full details of the ownership of each interest in the land and the new rights comprised in the Order are contained in the Order Schedule (which can be inspected at the addresses given in Section 16 of this

Statement). In respect of the Pink Land the Council is seeking the power to acquire all interests in the land unless expressly stated in the Order Schedule.

5. DESCRIPTION OF THE SCHEME

5.1. The Scheme constitutes the comprehensive mixed use residential-led redevelopment of the Order Land.

5.2. The Planning Permission grants planning consent for the entire Regeneration Scheme, including the Scheme, namely:

1) outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), business (Use Class B2 and B8), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and

2) detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together with landscaping, parking, and other associated works.

5.3. The planning application submitted for the Planning Permission was supported by a range of technical documents, including an Environmental Statement, Development Specification, Parameter Plans, Design Code, Transport Assessment, Arboricultural Impact Assessment, Economic Benefits Statement, Energy and Sustainability Statement and an Equalities Impact Assessment.

The Scheme

5.4. In respect of the Scheme the Planning Permission grants consent for:

- The delivery of between 127,500sqm and 156,500 sqm of residential floorspace, which equates to between 1,350 and 1,665 new homes
- The provision of 40% affordable housing (by habitable room) which will include the provision of 500 social rented Council homes including replacement homes for existing residents on the Love Lane Estate;
- A new Library and Learning Centre;

- A new public square of a minimum of 3,500 sqm (Moselle Square). The new Square will provide a range of benefits for the community, including leisure and social spaces and capacity for events, markets and other activities, as well as providing a more spacious and appropriate access to and from the Station and the Stadium;
- A District Energy Network to serve the Scheme and which has the capacity to serve other buildings including potentially those within Phase B
- All new homes within the Scheme will be 'visitable' dwellings in line with Part M Volume 1 M4(1) of the Building Regulations;
- New communal residents' amenity space;
- A pedestrian link between Whitehall Street and Headcorn Road;
- Landscaping, amenity space and parking provision.

In addition, the Scheme has provision for further non-residential space, with the precise quantum of this to be decided within the reserved matters applications for the remaining plots within Phase A, including:

- New retail provision of a range of sizes and types to extend and enhance the existing provision on the High Road;
- New leisure uses and public realm including indoor sports and public houses creating a vibrant area;
- Office space;
- New public realm (in addition to Moselle Square); and
- A new Health Centre if required (current plans are to relocate the existing Health Centre to the Scheme).

Plot A

5.5. The Planning Permission grants detailed consent for Plot A.

5.6. Plot A consists of two residential blocks containing 60 residential dwellings. The dwellings will include a mix of 1 bed, 2 bed, 3 bed and 4 bed units. 5 of the units will be designed for wheelchair users with the remaining 55 being wheelchair adaptable.

5.7. Pursuant to the terms of the Section 106 Agreement dated 31 August 2022 entered into alongside the Planning Permission (the "Section 106 Agreement") the 60 residential dwellings within Plot A will be provided as social rented units which will facilitate the first stage of re-housing of existing residents within the Love Lane Estate. The social rented homes will be allocated in line with the Council's High Road West Local Lettings Policy.

Remainder of the Scheme

5.8. The majority of the Scheme is approved in outline a Development Specification and a series of Parameter Plans and Design Code were approved as part of the Planning Permission which together provide further detail of the proposals sufficient to enable a reasonably detailed overview of the form of the development to be delivered in accordance with the Planning Permission. This is achieved through the Development Specification which includes minimum and maximum floorspace areas and the Parameter Plans which specify the proposed upper building scale limits, location of the proposed uses and the areas of public realm.

5.9. An illustrative masterplan for the Regeneration Scheme, including the Scheme, was submitted alongside the planning application for the Planning Permission showing an illustrative development layout and overall development strategy.

5.10. In respect of the Scheme, the illustrative masterplan shows a mixed-use development comprising residential, leisure, commercial, office, business and local community uses with a new 0.35ha public square and a library and learning centre (1,659 sqm GEA) at its heart. The illustrative masterplan includes 1,486 dwellings (500 of which are social rented Council homes) spread across seven plots within buildings ranging between 5 and 29 storeys interwoven with purpose-built cycle lanes, landscaped public realm and accessible play spaces. Alongside the creation of new homes to enable the rehousing of all existing residents on the Love Lane Estate, the illustrative masterplan contains 1,838 sqm of indoor sports, recreation or fitness floorspace, 69 sqm of office floorspace and 4,022 sqm GEA sqm of Class E(a-c) floorspace to facilitate the provision of active frontages and diverse retail and commercial offering to complement and act as an extension to the existing High Road district town centre uses including restaurants, food and beverage outlets and retail and commercial spaces.

5.11. The exact location and quantum of uses across the Scheme will be confirmed as reserved matters applications are determined by the Council in accordance with the Development Specification, Parameter Plans and Design Code. However, the Planning Permission permits the following.

- A minimum of 127,500 and maximum of 156,500 sqm of residential floorspace, which equates to between 1,350 and to 1,665 new homes. By reason of the Section 106 Agreement, at least 40% (by habitable room) of the new homes will be affordable homes, which includes the provision of 500 social rented Council homes.

- a minimum of 2,150sq m and a maximum of 9,000 sq m GEA of non residential Class E(a-f) development. ;

- a maximum of 6,000sq m GEA of Class F space, which will comprise the new Library and Learning Centre required to be delivered within the Scheme by reason of the related Section 106 Agreement;

- Up to:

(i) 2,150 sq m GEA of Class E(g) floorspace;

(ii) 3,000 sq m GEA of sui generis floorspace for the provision of a public house;

(iii) 3,000 sq m GEA of sui generis floorspace for the provision of a cinema; and

- a minimum of 3,500sq m GEA public space comprising Moselle Square which will provide a direct link between the Station and the THFC Stadium.

5.12. The Scheme will make a significant contribution to the achievement of the promotion or improvement of the economic, social or environmental wellbeing of the area and respond to the long-standing issues facing the community in north Tottenham. This is described in Section 9 of this Statement.

The Regeneration Scheme context

5.13. As set out above, the Planning Permission grants consent for the whole of the Regeneration Scheme.

5.14. In respect of Phase B of the Regeneration Scheme, the Planning Permission grants consent for:

- Housing - between 50,000sqm – 124,500sqm GEA of residential floorspace which equates to approximately 540-1360 residential dwellings of which a minimum of 40% (by habitable room) will be required to be provided as affordable pursuant to the terms of the Section 106 Agreement.
- Commercial, Retail and Leisure - between 0sqm – 4,500sqm GEA of Class E(a-e) floorspace.
- Creche, Day Nursery or Day Centre - between 0sqm – 2,000sqm of Class E(f) floorspace
- Learning and Community Facilities - between 0sqm and- 2,500sqm GEA of Class F floorspace.
- Office - between 1,525sqm-7,200sqm GEA of Class E(g) floorspace.
- Cinema/ Public House and Energy Centre – between 0 sqm – 1,000sqm GEA of floorspace for the provision of a public house, between 0sqm – 3,000sqm GEA of floorspace for the provision of a cinema and between 0sqm – 1800sqm GEA of floorspace for the provision of an energy centre.
- Industrial Workspace - between 0 sqm – 1,000sqm GEA of floorspace for the provision of B8 Industrial floorspace and between 0sqm – 7000sqm GEA of B2 Industrial floorspace.
- Open Space –in the form of a new public park which will provide a minimum area of 5,300 sqm GEA public space.

5.15. Section 6 of this Statement sets out further information about the relevant planning policies and compliance of the Scheme with the strategic planning framework.

6. THE PLANNING FRAMEWORK AND PLANNING STATUS OF THE ORDER LAND

6.1. Tier 2, Section 1, paragraph 104 of the 2019 Guidance requires that any programme of land assembly needs to be set within a clear strategic framework and that this is particularly important when acquiring land under section 226(1)(a) of the 1990 Act. It requires that the planning framework providing the justification for a CPO be as detailed as possible to demonstrate that there are no planning or other impediments to its implementation. Tier 2, Section 1, paragraph 106 of the 2019 Guidance refers to the Secretary of State being expected to take into consideration whether the purpose for which the land is being acquired accords with the adopted Local Plan and the National Planning Policy Framework.

6.2. As set out within section 9, the compulsory purchase of the Order Land is required to deliver the Scheme, being the residential led mixed use redevelopment of part of a key strategic site. For the reasons set out below the acquisition of the Order Land to facilitate the delivery of the Scheme (and by extension the wider Regeneration Scheme) would accord with the Development Plan and other policy and guidance, including the National Planning Policy Framework and National Planning Practice Guidance when read as a whole.

Planning Framework

6.3. There is a clear planning framework for the Scheme, which has been founded on an appropriate evidence base and has been the subject of consultation.

6.4. The following paragraphs summarise how a) the principle of the Scheme and b) the Scheme as permitted by the Planning Permission, meet key planning policy objectives of the strategic planning framework and how the purpose for which the Order Land is being acquired accords with the adopted Development Plan and the revised National Planning Policy Framework, as required by Tier 2 paragraph 104 bullet point 2 of the 2019 Guidance. A comprehensive appraisal of the Scheme as permitted by the Planning Permission in the context of all relevant planning policy is set out in the Officer's report to the Council's Planning Committee of 21 July 2020.

6.5. The Development Plan comprises:

- London Plan (2021)
- Strategic Policies Development Plan Document (DPD) (2017) (formerly known as the Core Strategy)
- Development Management DPD (2017)
- Site Allocations DPD (2017)
- Tottenham AAP DPD (2017)

6.6. The key document within the Development Plan is the Tottenham AAP DPD which identifies the Order Land within Site Allocation NT5 (the Regeneration Scheme) and sets the principles for its redevelopment.

6.7. National planning policy is set out in the form of the adopted National Planning Policy Framework (NPPF), which was updated in July 2021. The NPPF is subject to updates by the Government and is supplemented by the National Planning Practice Guidance (NPPG) which is updated on a regular basis. Both of these documents carry significant weight.

Principle of the Scheme

6.8. The London Plan (2021) sets out the Mayor's spatial vision and overall strategic plan for London.

6.9. The vision, objectives and policies set out in the London Plan are underpinned by the principles of Good Growth which is described as "growth which is socially and economically inclusive and environmentally sustainable." As part of delivering Good Growth, the London Plan proposes more efficient use of land in the capital as part of improving the lives of existing and new Londoners. This means creating areas of higher density in appropriate locations, encouraging a mix of land uses and co-locating different uses to provide communities with a wider range of services and amenities.

6.10. As part of delivering Good Growth in appropriate locations, the London Plan also states that growth should be directed to the most accessible and well-connected places, making the most of the transport network across all modes. To this end, the London Plan states that all options for using the City's land

more effectively should be explored, including the redevelopment of brownfield land and the intensification of existing places, including outer London. Through making the best use of land, the City is envisaged to grow in a way which works for all and will allow high-quality homes to be built and workspaces to be developed.

6.11. High Road West (which includes the Order Land) is identified within the Upper Lea Valley Opportunity Area in the London Plan. Policy SD1 of the London Plan states that the Mayor will support regeneration in Opportunity Areas and ensure that they deliver the maximum affordable housing and create inclusive and mixed communities. To this end, Part B of Policy SD1 states that boroughs, through development plans and decisions should: support development which creates employment opportunities and housing choice for Londoners; establish capacity for growth in Opportunity Areas; take into account the indicative capacity for homes and jobs in the London Plan; and include ambitious transport mode share targets. It should also support wider regeneration and ensure that development proposals integrate into the surrounding area.

6.12. Policy SP1 of the Strategic Policies DPD states that the Council will focus Haringey's growth in suitable locations, as part of meeting its minimum housing target of 19,802 new homes over the lifetime of the Plan (2011 – 2026); this includes High Road West amongst other strategic sites in North Tottenham, Wood Green and Tottenham Hale.

6.13. Policy DM55 of the Development Management DPD states that where development comes forward as part of an allocated site, the Council will require a masterplan to be prepared and accompanied by the proposal. In preparing a proposal, the Council expects the applicant to have engaged with landowners and occupiers on other parts of the allocated site, and where appropriate neighbouring boroughs. Supporting paragraph 7.37 states that particular projects which require masterplans, include Estate Renewal projects (including High Road West), where community consultation and co-ordination will be required.

6.14. Policy DM56 of the Development Management DPD states that the Council will support land assembly to achieve comprehensive and co-ordinated development. It will only use Compulsory Purchase Order (CPO) powers where necessary to assemble land for development in the borough where:

"*Landowners and developers can demonstrate that they have:*

- *a viable, deliverable and Local Plan compliant scheme;*
- *have made all reasonable attempts to acquire, secure an option over the land needed through negotiation.*
- *comprehensive redevelopment of the assembled Site is required to meet the Site Allocation (including the requirements of a Masterplan where stated in the Plan); and*

- *the development proposed for the assembled site would contribute to the delivery of the Local Plan's objectives*."

6.15. The TAAP was adopted in 2017 and sets out the Council's vision to regenerate Tottenham (including High Road West) and deliver 10,000 new homes together with 5,000 new jobs.

6.16. In order to achieve the vision set out in the TAAP, Policy AAP1 outlines that the Council will expect all development proposals to be brought forward comprehensively. To this end, development proposals which form part of a site allocation within the TAAP will require a masterplan. Policy AAP2 also states that the Council will support site assembly to achieve comprehensive development.

6.17. High Road West is identified as a Site Allocation in the TAAP (Ref: NT5). The site allocation states the following proposals for High Road West:

"Masterplanned, comprehensive development creating a new residential neighbourhood and a new leisure destination for London. The residential-led mixed-use development will include a new high quality public square and an expanded local shopping centre, as well as an uplift in the amount and quality of open space and improved community infrastructure."

6.18. A key tenet of the Site Allocation seeks the creation of a new residential neighbourhood through increased housing choice and supply, with a minimum 1,400 new homes of a mix of tenure, type and unit size (including the re-provision of existing social rented council homes, the offer of alternative accommodation for secure tenants, and assistance in remaining within the area for resident leaseholders from the Love Lane Estate). The Site Allocation also seeks increased and enhanced community facilities and social infrastructure, including a new library and learning centre alongside the provision of a new and enhanced public open space, including a high-quality public square.

6.19. The most recent revision of the National Planning Policy Framework (NPPF) was published on 20th July 2021. It sets out the Government's economic, environmental and social planning policies. This is enshrined in Paragraph 8 of the NPPF which states *that "achieving sustainable developments means that the planning system has three over-arching objectives, which are interdependent and need to be pursued in mutually supportive ways…"* These are economic, social and environmental.

6.20. In terms of compliance with the London Plan, the Scheme is located in an opportunity area, is allocated for development, is significantly underutilised and is adjacent to an upgraded railway station. It also contains a wide variety of potentially different uses alongside significant residential and the open space.

6.21. Turning to the policies at the local level, the Scheme represents the realisation of the Council's long held ambition for the High Road West area.

6.22. As noted in Section 2, the comprehensive redevelopment of the High Road West area, particularly the Love Lane Estate, has been a key focus for the Council since 2012. The adoption of the TAAP and allocation of the High Road West area as a site for comprehensive residential led mixed use development marked the conclusion of a comprehensive consultation process.

6.23. The Scheme accords with policies within the Strategic Policies DPD directing development to North Tottenham and High Road West in particular. The Scheme is also part of a wider masterplan and planning consent according with the approach required for large scale development sites. As noted above, there has been significant consultation with local stakeholders including residents of the Love Lane Estate alongside landowners in the generation of the Redevelopment Scheme (of which the Scheme forms part), as policy requires.

6.24. With regard to local policy directly related to CPOs, the Scheme (as permitted by the Planning Permission) has been demonstrated to be deliverable and to be broadly compliant with the Development Plan. Section 11 of this Statement discusses the Council and Lendlease's attempts to secure vacant possession of the land within the Scheme, whilst the comprehensive redevelopment of the Order Land is critical to the delivery of the wider Site Allocation and the Local Plan more widely.

6.25. The TAAP builds on the requirements set out in the Strategic Policies DPD and again seeks comprehensive redevelopment to deliver the Site Allocation. The Scheme is part of a wider comprehensive redevelopment i.e. the Regeneration Scheme.

6.26. The Scheme will deliver a large quantum of housing and affordable housing, new leisure uses alongside the new shopping opportunities, new open spaces and new and improved community infrastructure such as the library and learning centre. As such, the principle of the Scheme aligns with the aspirations of TAAP while the Scheme as permitted by the Planning Permission has a high degree of conformity with the policies within the TAAP.

6.27. Taking the above into account, the principle of the Scheme is in accordance with the Development Plan and the Scheme will deliver significant economic, social and environmental improvements in accordance with the NPPF.

The Scheme as permitted by the Planning Permission

6.28. The Scheme is the delivery of the residential led mixed use redevelopment of the Order Land.

6.29. The following paragraphs summarise how the Scheme as permitted by the Planning Permission and described in further detail at Section 5 accords with the adopted Development Plan and the revised National Planning Policy Framework.

Residential use – including relevant policies for estate renewal and replacing social rented units

6.30. The London Plan seeks to increase the number of homes across the capital, with a borough target of 15,920 new dwellings over the plan period (until 2028/29), equivalent to 1,592 dwellings per annum. Policy GG2 states that those involved in planning and development must enable the development of brownfield land, particularly in Opportunity Areas.

6.31. Policy H8 of the London Plan sets out the requirements for the loss of existing housing and estate redevelopment. Part A outlines that the loss of existing housing should be replaced with new residential development at an equivalent or higher density, with a minimum amount of floorspace equivalent to the existing provided.

6.32. Policy DM11 of the Development Management Plan and supporting paragraph 3.7 also outlines that the renewal of estates should re-provide housing on a habitable room basis to increase the capacity to rehouse families into suitable accommodation. This also acknowledges the need to 'cross-subsidise' renewal schemes, through the provision of market housing and shared ownership products which will simultaneously contribute towards creating mixed and balanced communities.

6.33. The TAAP sets to deliver 10,000 new homes within the AAP including High Road West which sets a minimum of 1,400 new homes in the Site Allocation (Ref: NT5) with a mix of tenure, type and unit sizes.

6.34. Chapter 5 of the NPPF seeks to significantly boost the supply of housing. Paragraph 65 states that in order to significantly boost housing supply, it is important that a sufficient quantum and variety of land can come forward where needed to meet specific housing requirements.

6.35. The Scheme delivers significant new housing on this large brownfield site in the Opportunity Area as required by the London Plan. The delivery of new housing significantly exceeds the existing number within the Order Land at a higher density. This equates to more housing by unit, by floorspace and by habitable room. Market housing and intermediate housing will also be introduced into the Scheme to deliver a mixed and balanced community. The Scheme accords with the housing policies of the London Plan.

6.36. The Scheme also accords with the requirements of the TAAP. The Scheme can deliver the minimum requirement of 1,400 homes for the Site Allocation as a whole including the required mix of unit tenures, types and sizes.

6.37. The Scheme's delivery of a significant increase in housing with a range of types and tenures also accords with the NPPF.

Affordable Housing

6.38. Policy H4 of the London Plan sets a strategic target of 50% for all new homes delivered in London to be genuinely affordable.

6.39. Policy H6 of the London Plan sets out the split of affordable tenures to be applied to residential development. This sets a split of 30% low-cost rented homes (either as London Affordable Rent or Social Rent), 30% Intermediate (London Living Rent or Shared Ownership) with the remaining 40% determined by the local authority.

6.40. Part E of Policy H8 of the London Plan states that the demolition of affordable housing (including estate regeneration proposals) will only be permitted where an equivalent amount of affordable housing floorspace is provided. Affordable housing that is replacing social rented accommodation should similarly be provided at social rent levels where a right to return is being facilitated.

6.41. TAAP Policy AAP3 states that the Council will expect affordable housing to be provided in accordance with Policy SP2 and DM13 with the exception of the tenure split which in the TAAP should be provided at 60% intermediate and 40% affordable rented accommodation. This is to rebalance the mix of tenure types in Tottenham which is currently dominated by a single tenure type.

6.42. In accordance with these policy requirements, the Scheme delivers a significant quantum of affordable housing units, replacing all the existing Love Lane Estate homes and increasing the current supply of social housing on the Order Land. The Scheme, as permitted by the Planning Permission, will also provide a minimum of 40% affordable housing (by habitable room) which could rise in the event of the receipt of further grant funding and the outcome of the various viability reviews required pursuant to the Section 106 Agreement.

6.43. The delivery of at least 500 social rented Council homes (which will facilitate the rehousing of existing Love Lane Estate tenants as well as providing a significant increase in the Council's housing stock) means that the affordable housing to be provided within the Scheme pursuant to the Planning Permission favours social housing. However, the significant delivery of other types of housing fulfils the same policy objective of creating mixed and balanced communities. The Scheme does not directly accord with the tenure split set out in the TAAP due in large part to the significant number of homes needed to be reprovided for the existing Love Lane Estate households. However, Site Allocation NT5 specifically requires new homes for the existing secure Council tenants living on the Love Lane Estate, which the Scheme provides in addition to new social rented homes for existing non-secure tenants on the estate.

Town Centres

6.44. Policy SD6 of the London Plan states that the vitality and viability of London’s varied town centres should be promoted and enhanced by encouraging the delivery of diverse hubs which meet the needs of Londoners. Town centres should also be identified as locations for mixed-use or housing-led intensification to optimise residential growth potential which secures a high-quality environment and complements the local character and heritage assets.

6.45. Policy SP10 of the Strategic Policies DPD states that Town Centres, including the Local Shopping Centre at Tottenham High Road, will continue to be supported in providing core local shopping facilities and services.

6.46. Paragraph 86 of the NPPF states that policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

6.47. The Scheme will contain a significant proportion of town centre type uses including leisure / retail. The Scheme also provides significant public realm improvements and social infrastructure such as Moselle Square. This will realise the aspiration to extend the town centre into the Scheme, specifically around Moselle Square. These town centre uses are accompanied by significant residential development which provides a greater diversity of uses.

Employment Uses

6.48. Part C of Policy GG5 of the London Plan states that those involved in planning and development should plan for sufficient employment and industrial floorspace in the right locations and support economic development and regeneration. Policy E1 states that improvements for the provision of office floorspace of different sizes should be supported by the provision of new, refurbished and mixed-use development.

6.49. Policy SP8 of the Strategic Policies DPD seeks to ensure a strong economy whilst the TAAP seeks to deliver high quality workspace.

6.50. The Planning Permission grants consent for the provision of office floorspace and other complementary leisure and town centre uses which will contribute to job creation.

Community, Leisure and Cultural Uses

6.51. Policy HC5 of the London Plan states that proposals should identify and promote new, or enhance existing, locally-distinct clusters of cultural venues and related uses, especially where they can provide an anchor for local regeneration and town centre renewal. In addition, Part A5 outlines that development in Opportunity Areas and large-scale mixed-use developments should include new cultural venues and/or facilities and spaces for outdoor cultural events.

6.52. Policy SP14 of the Strategic Policies DPD states that the Council will seek to improve health and well-being of existing and future residents through supporting the integration of community facilities and services in multi-purpose buildings. In addition, Policy SP15 outlines that the Council will safeguard and foster the borough's cultural heritage and promote cultural industries and activities through supporting the provision of new workspaces together with social and cultural venues to support cultural and leisure activities.

6.53. Policy DM41 of the Development Management Plan DPD states that proposals for new leisure and cultural uses will be supported in Local Centres where they are consistent with the size, role and function of the centre and its catchment; sustain and enhance the town centre network; and contribute towards the borough's spatial strategy.

6.54. Site Allocation NT5 requires the creation of new leisure, sports and cultural uses along with an increase and enhancement in the quality and quantity of community facilities and social infrastructure.

6.55. The Planning Permission grants consent for a variety of new leisure uses including the library and learning centre, indoor sports facilities, retail and food and beverage space. These sit alongside the delivery of the new Moselle Square which will be the focus of the community, cultural and leisure uses . In addition, a new health centre can be accommodated within the Scheme.

Design and Tall buildings

6.56. Policy D3 of the London Plan states that all development must make the best use of land by following a design-led approach with high density development guided towards areas of good connectivity. Policy D4 also seeks high-quality and well designed developments.

6.57. Policy SP11 of the Strategic Policies DPD requires development to enhance and enrich the borough's built environment.

6.58. Policy D9 of the London Plan defines tall buildings, where tall buildings should be located and how the adverse impacts of tall buildings should be minimised. Policy SP11 of the Local Plan requires tall building proposals to be assessed against the criteria within the TAAP and the associated masterplan. The TAAP identifies the Site as being suitable for tall buildings.

6.59. Consultation during preparation of the Scheme has included the Quality Review Panel process.

6.60. The Scheme contains a number of buildings that fall within the policy definition of 'tall buildings'. As noted in Section 3 above and more fully set out within the Design and Access Statement submitted in support of the application for the Planning Permission, the design process was rigorous. The tall buildings approved pursuant to the Planning Permission were thoroughly appraised in the Heritage Townscape and Visual Impact Assessment submitted in support of the Planning Permission. Pursuant to Condition 40 of the Planning Permission, each reserved matters application for landscaping, layout, scale and appearance must conform with the approved Design Code, Development Specification and Parameters Plans. The requirement to comply with the approved Design Code provides design comfort and control as the outline component of the Scheme comes forward.

Transport

6.61. The London Plan promotes car-free development and sustainable transport modes with a view to meeting the Mayor's strategic target of 80% of all trips made by foot, cycle or public transport. Development should make effective use of land, reflecting its connectivity and accessibility by existing and future transport routes.

6.62. Policy SP7 of the Strategic Policies DPD states that the Council will work with its partners to deliver key transport and highway changes as part of tackling climate change, improve local place-shaping and public realm together with environmental and transport quality and safety.

6.63. Site allocation NT5 requires the creation of a new square connecting the Station with the new THFC Stadium.

6.64. Paragraph 102 of the NPPF states that development should take opportunities to promote walking, cycling and public transport use as part of the earliest stages of development proposals.

6.65. The Planning Permission provides for a limited quantum of parking associated with those rehoused residents from the Love Lane Estate. The remainder of residential and other uses will be car free and thus encourage more sustainable modes of transport. Moselle Square will also connect the Station to the Stadium. In addition there are a variety of cycling infrastructure improvements.

Public Realm and Open Space

6.66. London Plan Policy D4 includes standards for private outdoor space. London Plan Policy D8 promotes the need for well-designed public realm to create safe, accessible, inclusive, attractive and well-connected places. London Plan Policy S4 supports residential development or development likely to be used by children and young people to provide opportunities for play.

6.67. Policy DM20 of the Development Management DPD seeks to create new open spaces in areas of open space deficiency in line with the Haringey Open Space and Biodiversity Study (2013).

6.68. Policy AAP9 states that high priority will be afforded to enhance access through on-site provision of Tottenham Green Grid project in areas identified as deficient in access to open spaces.

6.69. Site Allocation NT5 requires the provision of a new and enhanced public open space including a high quality public square.

6.70. The Planning Permission provides for a new public square of 3,500sqm – Moselle Place. This new amenity space will be a focal point of activity in the Scheme. In addition to this new piece of open space infrastructure, there will significant environmental improvements throughout the Scheme, including new streets, footpaths planting, and doorstep play.

Energy

6.71. The London Plan sets out that major development should be designed to be net zero-carbon in accordance with the energy hierarchy set out in Policy SI2. Policy SI3 also seeks to encourage and coordinate energy infrastructure for major developments such as this.

6.72. Policy SP4 of the Strategic Policies DPD states that the Council will promote and require all new developments to adopt measures to reduce energy use and carbon emissions during design. In accordance with Part 2 of Policy SP4, developments are required to assess, identify and implement site-wide and area-wide decentralised energy facilities including the potential to link into the wider network, where viable.

6.73. Paragraph 148 of the NPPF encourages proposals which support renewable and low carbon energy and associated infrastructure.

6.74. The Scheme will establish a District Energy Network to which the buildings within the Scheme will connect. Furthermore, the Scheme will achieve net zero for the residential uses in accordance with the Mayor's energy hierarchy.

Planning Policy Summary Assessment

6.75. In summary, the Scheme delivers on key policy requirements within the Development Plan. The acquisition of the Order Land will facilitate the delivery of the Scheme and by extension a significant number of national, strategic and local policy goals, including the delivery of:

- A new residential neighbourhood which increases housing choice and supply with a mix of tenure, type and unit size including the reprovision of all existing social housing;
- New additional social housing;
- New additional intermediate affordable housing;
- New market housing;
- The creation of a new public square that also creates a safer, more generous, more coherent connection from the Station to the Tottenham High Road and the THFC Stadium;
- New retail provision to create an enhanced town centre and extend and enhance the provision on the High Road;
- Introduction of new uses including indoor sports uses , retail and the library to create a vibrant area which is activated seven days a week;
- Providing a larger and enhanced Library and additional community space as part of a new Library and Learning Centre.

6.76. As noted at the start of this Section, paragraph 104 of the 2019 Guidance requires that any programme of land assembly needs to be set within a clear strategic framework and that this is particularly important when acquiring land under section 226(1)(a) of the 1990 Act. Paragraph 106 of the 2019 Guidance indicates that the Secretary of State will take into consideration whether the purpose for which the land is being acquired fits in with the adopted Local Plan and the National Planning Policy Framework. For the reasons given in this section, it is the Council's position that the Secretary of State is able to confidently conclude that the purposes for which the Council proposes to acquire the land and rights included in the Order are set within a clear strategic framework, and are in accordance with both the Development Plan and the relevant objectives of the NPPF when read as a whole.

7. DELIVERY STRUCTURE AND FUNDING

7.1. This section sets out how the Scheme will be delivered and funded.

7.2. On 20 December 2017 the Council and Lendlease entered into the DA to secure the delivery of the Regeneration Scheme. On the same date the Council and Lendlease entered into the CPOIA pursuant to which Lendlease undertook to indemnify the Council in respect of costs incurred in promoting, making and securing the compulsory acquisition of the Order Land and the compensation payments arising from those acquisitions.

7.3. The phased nature of the Scheme is reflected in the delivery arrangements, with leases for land required to deliver each phase, granted to Lendlease on the satisfaction of conditions. These are described further below.

7.4. For the reasons set out below, the Council is satisfied that, following confirmation of the Order, the Scheme will be delivered.

7.5. As highlighted above, the proposed regeneration at High Road West is an important policy priority for the Council. The Council has worked with Lendlease to ensure that the necessary funding, approvals and consents and all other matters required for delivery of the regeneration proposals are in place.

Lendlease

7.6. The Scheme will be delivered by Lendlease.

7.7. Lendlease is a wholly owned subsidiary of Lendlease Corporation Limited ("Lendlease Ltd").

7.8. Lendlease has been fully committed to delivering the Regeneration Scheme since entering in the DA.

7.9. Lendlease Ltd is a globally integrated real estate and investment group with expertise in delivering complex regeneration schemes. It was established in Australia in 1958 and listed on the Australian Securities Exchange in 1962 and Lendlease Ltd has been operating in the United Kingdom since 1991.

7.10. Lendlease Ltd has a broad range of regeneration experience and is used to working collaboratively with partners from both the public and private sectors. As at 31 December 2021, Lendlease Ltd has a pipeline of development projects valued at A$111.8bn, and assets and funds under management of circa A$70.8bn.

7.11. Lendlease Ltd has a proven track record of funding and delivering similar large scale residential led regeneration projects in the Europe, Australia, Asia and the Americas, including:

- Elephant & Castle – Lendlease Ltd, in partnership with the London Borough of Southwark, is currently bringing forward the redevelopment of Elephant & Castle. Planning permission for the redevelopment of the site was granted in 2010 for a mixed use development comprising circa 3,208 residential units as well as office and retail space. Construction commenced in 2013 with 2,303 residential units and 9,000 sqm of retail space provided to date and a further 646 residential units currently under construction.

- International Quarter London – Lendlease Ltd obtained planning permission in 2010 for the redevelopment of the nine hectare site located at the gateway to the Olympic Park in Stratford, London. Construction commenced in 2014 with over 333 residential units, 97,000 sqm of office space and 3,000 sqm of retail space provided to date.

- Deptford Landings – Lendlease Ltd is bringing forward the residential-led mixed-use redevelopment of the 4.7 hectares in Deptford alongside the London Borough of Lewisham. The site was acquired in 2014, and will deliver more than 1,400 residential units and 10,000 sqm of commercial, retail and leisure space. Construction commenced in 2018, with 203 units delivered to date, and a further 251 currently under construction.

7.12. Lendlease Ltd has a team of in-house experts working on the Scheme covering development, finance, project management and construction as well as a team of experienced consultants, covering design, planning, community engagement and site assembly, to bring forward the Scheme following the grant of the Planning Permission.

7.13. Accordingly, the Council considers that Lendlease is well placed to undertake and deliver the Scheme.

Investment to date and delivery

7.14. Lendlease is committed to delivering the Scheme.

7.15. Since entering into the DA and CPOIA, Lendlease has invested significantly in order to progress the Scheme and wider Regeneration Scheme through the planning process and the acquisition of relevant property interests. Lendlease has advised the Council that it has, to date, committed to significant costs in relation to the delivery of the Regeneration Scheme.

7.16. The Council is satisfied that Lendlease have the necessary funds to complete the assembly of the Order Land and to carry out and complete the Scheme. Lendlease has indicated that the Scheme is likely to be funded by a combination of grant funding, internal funding and potentially third-party capital. The Council has secured a £91.5 million grant funding contribution made up of £70.3m from the Affordable Housing Grant towards the delivery of affordable housing within the Scheme and £21.2 million from the Mayor's Land Fund to facilitate the delivery of market units within the Scheme.

7.17. As is commonplace with development agreements, the DA obliges Lendlease to carry out the Regeneration Scheme, subject to the fulfilment of specified conditions. In summary, these are as follows:

Initial Site Wide Conditions

7.18. The Strategy Condition which requires strategies, including those relating to the design and delivery of the development to be agreed. The Strategy Condition has been satisfied.

7.19. The Statutory Consents Condition which requires all necessary statutory consents for the disposal of the land to which the DA relates to have been obtained. The Statutory Consents Condition has been satisfied.

7.20. The Planning Condition which requires planning permission to have been granted for the entire Regeneration Scheme that is satisfactory to Lendlease and the Council and is free from legal challenge. The Planning Permission was granted on 31 August 2022. The six-week period for legal challenge expired on 12 October 2022. Two pre-action protocol letters were received during the judicial review period, followed by two claims for judicial review. The Council and Lendlease have responded to the pre-action protocol letters to confirm that they will each be robustly defending the challenges.

Phase Conditions

7.21. As is commonplace for a project of this size and scale, the Scheme will be delivered in phases, and the DA sets out a set of conditions for each phase.

7.22. The DA envisages that "Phase 1" (which for the purposes of the DA includes Plots A and D of the Planning Permission) will come forward first with the remainder of the phases following thereafter. Following the satisfaction of the Initial Site Wide Conditions, the obligation on the Council to grant a lease of "Phase 1" to Lendlease (which consists of Plot A and Plot D), thereby enabling the delivery of the development, is subject to certain conditions being satisfied. In summary, these are as follows:

- The Planning Condition which requires detailed planning permission to have been granted for that phase that is satisfactory to Lendlease and the Council and is free from legal challenge. The Planning Permission grants detailed planning permission for Plot A and Lendlease will submit reserved matters applications setting out the detail of Plots B-G within the project programme to ensure this condition is satisfied.

- The Affordable Housing Grant Condition which requires Lendlease to have entered into a grant agreement with the GLA for affordable housing grant in respect of the affordable housing units within Phase 1. The Affordable Housing Grant Condition has been satisfied for the whole of the Scheme.

- The Vacant Possession Condition which requires the securing by agreement, appropriation or otherwise of vacant possession of Phase 1. The Council anticipates securing vacant possession of Plot A by agreement and is included in the Order to provide certainty that it can be delivered. Vacant possession of Plot D and the remaining phases will be obtained either via agreement, the use of the Council's powers contained within the Housing Act 1985 or the use of the powers within the Order. The Council has set out above and within the Order the extent of the freehold and leasehold interests that have been acquired to date and those remaining to be acquired. The confirmation and implementation of the Order will satisfy this condition.

- The Building Contract Condition which requires a building contract to have been entered into in respect of all of the works contained within Phase 1 or (subject to the remaining phase conditions having been satisfied) the first plot within Phase 1. The Council is satisfied that this condition will be met.

- The Delivery Methodology Condition which requires a methodology to be agreed for the delivery of the development demonstrating that any effect on operations, housing and / or commercial activity in other parts of High Road West is fully mitigated during the delivery of Phase 1. The Delivery Methodology for Plot A has been submitted to the Council and the Council is satisfied that this condition will be met.

7.23. The obligation on the Council to grant a lease to Lendlease of any subsequent phase, thereby enabling the delivery of the Scheme, is subject to the above mentioned conditions being satisfied in relation to that phase. Subject to confirmation of the Order, the Council is satisfied that all the conditions set out above for Phase 1 have either been or will be met.

7.24. In addition, as is common practice in a scheme of this size and type, the following conditions are also required to be satisfied for subsequent phases:

- Pre Planning Viability Condition: in respect of any phase which contains market units, Lendlease is, prior to the submission of reserved matters for that phase, required to demonstrate the viability of a) the phase of the Scheme and b) the overall Regeneration Scheme.

- Post Planning Viability Condition: in respect of any phase which contains market units, Lendlease is, following the grant of reserved matters for that phase, required to demonstrate the viability of a) the phase of the Scheme and b) the overall Regeneration Scheme.

  Lendlease is satisfised that the development which will deliver the Scheme will be viable and the Council is satisfied that Lendlease will have the necessary funds to complete the assembly of the Order Land and to carry out (and complete) the Scheme in accordance with the Planning Permission.

- Socio Economic Output Condition: requires Lendlease to have achieved the outputs and key performance indicators identified in the Socio Economic and Skills Strategy in relation to the preceding phases. The Council is satisfied that this condition will be met.

- Milestone Condition: requires Lendlease to have achieved a certain level of progress in respect of earlier phases. The Council is satisfied that this condition will be met.

Timetable for Delivery

7.25. The Scheme will be delivered in a number of phases. The phasing has been developed to reflect a realistic programme for delivery of the Scheme as well as the strategy for rehousing existing residents of the Love Lane Estate. The Scheme is capable of being delivered independently of Phase B and this is the current intention of the Council and Lendlease.

7.26. The current phasing strategy for the Scheme, including an indicative programme with proposed start on site and completion dates is set out below.

Phase	Plots	Anticipated Start Date	Anticipated Comp. Date
Sub-Phase 1	**Plots A, G**	**Q4 2022**	**Q4 2024**
Sub-Phase 2	**Plots D & F**	**Q1 2023**	**Q3 2028**
Sub Phase 3	**Plots B, C, E and Moselle Square**	**Q4 2028**	**Q1 2032**

7.27. The phasing strategy is currently being reviewed with the intention to bring forward the benefits of the Scheme quicker and reduce the level of disruption to existing residents. In light of this review, it is anticipated that the phasing strategy outlined above will change as the Scheme progresses, albeit Plot A will remain the first plot to be commenced.

7.28. The Council and Lendlease will continue to seek to acquire any outstanding interests in the Order Land in accordance with the phasing strategy for the delivery of the Scheme and similarly will implement the Order (where required) to allow the phasing and decant proposals to be achieved.

7.29. In order to provide certainty on the ability to deliver the Scheme (which will include the delivery of new housing funded by the GLA and the flexibility to enable the reprovision of homes for all qualifying residents) the Council has included all land and rights required to deliver the Scheme within the Order now, including land required for the later sub phases which are not due to commence until Q4 2028.

7.30. Works are due to commence on Plot A in Q4 2022, prior to the confirmation of the Order. Notwithstanding this, the Council has adopted a precautionary approach to land assembly for Plot A and included the entirety of the land and rights required to deliver Plot A within the Order.

7.31. Works on the remaining phases will commence in accordance with the phasing strategy, subject to vacant possession of the land required to deliver that phase having first been obtained.

7.32. It is anticipated that the first residential units, within Plot A, which will be affordable homes for existing residents, will be ready for occupation in Q4 2024.

8. THE USE OF THE ENABLING POWERS

Section 226(1)(a) and section 226(3)(a) of the Town and Country Planning Act 1990

8.1. Section 226 of the Town and Country Planning Act 1990 ("the 1990 Act") confers power on a local authority to acquire land compulsorily for development and other planning purposes if authorised to do so by the Secretary of State.

8.2. Section 226(1)(a) of the 1990 Act gives a local authority power to acquire compulsorily any land within its area if it thinks that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to that land.

8.3. Where a local authority exercises its power within Section 226(1)(a), pursuant to Section 226(3)(a) of the 1990 Act it may also acquire land adjoining the land so required to facilitate its development or use.

8.4. The power to acquire land compulsorily conferred by Section 226(1)(a) of the 1990 Act is subject to subsection (1A), which provides that the acquiring authority must not exercise the power unless it thinks that the proposed development, redevelopment or improvement is likely to contribute to the achievement of any one or more of the following objectives:

- the promotion or improvement of the economic well-being of its area;
- the promotion or improvement of the social well-being of its area;
- the promotion or improvement of the environmental well-being of its area.

8.5. The Council considers the Scheme meets the tests within subsection (1A). Section 9 of this Statement describes the well-being benefits arising from the implementation of the Scheme.

Section 13 Local Government (Miscellaneous Provisions) Act 1976

8.6. Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 ("the 1976 Act"), enables local authorities to create and purchase compulsorily new rights over land, where the acquisition of the land itself is not required and where such rights are not in existence when the compulsory purchase order is made. In the Order, new rights are sought for: (i) crane oversailing, (ii) access, (iii) works to the highway and landscaping, and (iv) erecting scaffolding and hoarding during the construction period. Having considered how the redevelopment is to be carried out, in order to ensure delivery, the Council is seeking to exercise powers under section 13 of the 1976 Act for the creation and compulsory purchase of new rights over part of the Order Land. These are required to implement and complete the redevelopment of the Order Land. At the time of making the Order the Council confirms that such rights were not in existence over that part of the Order Land.

8.7. Section 9 below explains why the exercise of these powers is necessary and compellingly justified in order to facilitate the delivery of the Scheme.

2019 Guidance (July 2019) – Compulsory Purchase and the Crichel Down Rules

8.8. Government guidance on the use of compulsory purchase powers is provided in the 2019 Guidance which states that a compulsory purchase order should only be made where there is a compelling case in the public interest.

8.9. The 2019 Guidance at Tier 1, paragraph 2 sets out that acquiring authorities should be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the land affected. It requires that the officers' report seeking authorisation for the compulsory purchase order should address human rights issues. Section 10 of this Statement sets out further consideration of human rights.

8.10. Tier 1, paragraph 2 also sets out that acquiring authorities are required to demonstrate that they have taken reasonable steps to acquire all the land and rights included in the Order by agreement. The Council has sought to acquire the interests by agreement and continues to do so alongside the promotion of the Order. Further details are set out in section 11 below.

8.11. Tier 1, paragraph 6 provides guidance that the Public Sector Equality Duty in section 149 of the Equality Act 2010 must be fulfilled. The Council (and the Secretary of State) must discharge the Public Sector Equality Duty when making (and confirming) a compulsory purchase order. Paragraphs 10.14-10.22 of this Statement provides further information on how the Council has done so throughout the process.

8.12. Tier 2, section 1 (paragraphs 94-106) provides specific advice on the making of orders under section 226 of the 1990 Act. Paragraph 95 of section 1 states that the powers under section 226 are intended to provide a positive tool to help acquiring authorities with planning powers to assemble land where this is necessary to implement proposals in their Local Plan or where strong planning justifications for the use of the power exist. Sections 6 and 9 of this Statement address the planning framework and justification for the Order.

8.13. Paragraph 97 of tier 2, section 1 refers to section 226(1)(a) of the 1990 Act enabling acquiring authorities with planning powers to acquire land if they think that it will facilitate the carrying out of development, redevelopment or improvement on, or in relation to, the land being acquired, and it is not certain that they will be able to acquire it by agreement.

8.14. Paragraph 103 of the same section refers to section 226(1) (a) being restricted under section 226(1A), in the terms set above. It makes clear that the benefit to be derived from exercising the power is not restricted to the area subject to the compulsory purchase power, as the concept of wellbeing is applied

to the whole (or any part) of the acquiring authority's area. Section 9 of this Statement includes information regarding the wellbeing benefits which will arise from the Scheme.

8.15. Paragraph 104 of tier 2, section 1 sets out further information on the justification required to support an order to acquire land compulsorily under section 226(1)(a) of the 1990 Act. This includes;

- Programme of land assembly to be set within a clear strategic framework [see Sections 2, 3 and 6 of this Statement of Reasons]
- Such a framework needs to be founded on an appropriate evidence base and to have been subjected to consultation processes [see Sections 3 and 6]
- The planning framework should be as detailed as possible in order to demonstrate that there are no planning or other impediments to the implementation of the scheme [Sections 5, 6 and 9].
- Consideration of the National Planning Policy Framework as this is a material consideration in all planning decisions [Section 6].

8.16. Paragraph 105 of tier 2, section 1 makes clear that it is not always feasible or sensible to wait until the full details of the scheme have been worked up before proceeding with the order. In such cases the responsibility lies with the acquiring authority to put forward a compelling case for acquisition in advance of resolving all uncertainties. Section 5 sets out details of the Planning Permission and explains the parameters for delivery of residential and non-residential floorspace within the Scheme. The Council considers that there is a compelling case to make the Order now, in order to secure delivery of the Scheme and the associated wellbeing benefits set out in section 9, in advance of the details of development within each sub-phase.

8.17. Paragraph 106 further provides that in making a decision whether to confirm an order made under section 226(1)(a), the Secretary of State will take the following factors into account:

- Whether the purpose for which the land is being acquired fits in with the adopted Local Plan for the area or, where no such up to date Local Plan exists, with the draft Local Plan and the NPPF (this is addressed in Section 5 of this Statement).
- The extent to which the proposed purpose will contribute to the achievement of the promotion or improvement of the economic, social or environmental wellbeing of the area (this is addressed in Section 9 of this Statement).
- Whether the purpose for which the acquiring authority is proposing to acquire the land could be achieved by any other means. This may include considering the appropriateness of any alternative proposals put forward by the owners of the land, or any other persons, for its reuse. It may also involve examining the suitability of any alternative locations for the purpose for which the land is being acquired (this is addressed in paragraphs 9.38-9.47 of this Statement).

- The potential financial viability of the scheme for which the land is being acquired. A general indication of funding intentions, and of any commitment from third parties, will usually suffice to reassure the Secretary of State that there is a reasonable prospect that the scheme will proceed. Section 7 paragraph 7.16 sets out how Lendlease will fund the Scheme. The timing of any available funding may also be important. For example, a strict time limit on the availability of the necessary funding may be an argument put forward by the acquiring authority to justify proceeding with the order before finalising the details of the replacement scheme and/or the statutory planning position. The Council has entered into agreements with the GLA for the provision of £70,312,000 of Affordable Housing Grant and £21,200,000 of Mayor's Land Fund to facilitate the delivery of the Scheme. As is common with such agreements, the provision of the funding is subject to the Scheme progressing in line with the target dates set out within the respective agreements.

8.18. Tier 2, section 19 (paragraphs 245 to 254) of the 2019 Guidance is also relevant as it provides guidance on the compulsory purchase of new rights including under the 1976 Act. Paragraph 248 sets out that there should be a description of relevant powers and purposes (which purposes may, as here, be the same purposes as those for the land to be acquired). These matters are addressed in Section 4.

8.19. The Council has followed the 2019 Guidance in making the Order. The Council is exercising the powers under section 226(1)(a) of the 1990 Act because the Scheme will facilitate the redevelopment of the area and will make a significant contribution to the improvement of the economic, social and environmental well-being of the Council's area, including residents of the Order Land. The exercise of the powers conferred by section 13 of the 1976 Act is also required to facilitate development of the Scheme (as set out in section 4 above). Further explanation as to the justification for the use of compulsory purchase powers is set out in the subsequent sections of this Statement.

9. THE PURPOSE AND JUSTIFICATION FOR THE USE OF COMPULSORY PURCHASE POWERS

9.1. Through its policies, the Council has consistently recognised and promoted the need to regenerate the North Tottenham area and specifically the High Road West area, as summarised in section 2 of this Statement.

9.2. The section below sets out the purpose and justification of the use of compulsory purchase powers to facilitate the carrying out of development applying the tests set out in the 2019 Guidance.

9.3. It explains how the Scheme will improve the environmental, social and economic well-being of the Order Land and the surrounding area.

9.4. The Council's case is that the use of compulsory purchase powers is necessary to acquire the Order Land (including the new rights) to facilitate the delivery of the Scheme and that delivery of the Scheme is compellingly in the public interest.

Facilitate the carrying out of development

9.5. The acquisition of the Order Land is required to secure the delivery of the Scheme. It will also facilitate delivery of the wider Regeneration Scheme, consistent with adopted planning policy.

Clear Strategic Framework

9.6. The Scheme will contribute to the delivery of the planning policies and the requirements of the Development Plan, including London Plan (2021), the Strategic Policies Development Plan Document (2017) and TAAP (2017).

9.7. Further information on how the Scheme accords with the Development Plan, as well as the NPPF, is set out in Section 6 of this Statement.

Wellbeing benefits

9.8. The Scheme will make a significant contribution to the achievement of the promotion or improvement of the economic, social or environmental wellbeing of the area, as follows.

<u>Economic</u>

9.9. The Scheme will make a significant contribution to tackling the economic issues facing the community in north Tottenham. This includes providing employment and training opportunities so that residents

have access to more jobs locally, while also having the right skills to access jobs across London. The investment in an enhanced town centre as well as the increased customer base will also deliver a significant boost to the local economy, benefiting existing and new businesses in the local area.

9.10. The North Tottenham area has consistently been ranked as one of the most deprived in the country. The Index of Multiple Deprivation (IMD) brings together data covering seven different aspects or 'domains' of deprivation into a weighted overall index, which are used to rank the Lower-layer Super Output Areas (LSOA) nationally. The entire population within the Scheme area fall within the most deprived quintile, which is considerably higher than the comparative population for Haringey (34%), London (16%) and England (20%). [5]

9.11. The Northumberland Park ward, within which the Scheme was situated prior to local ward boundary changes in May 2022, has the highest number of people claiming Universal Credit, Jobseekers Allowance and other job-related benefit allowances within the Borough. The ward also has the highest level of people not in employment, education or training (NEETs) within the Borough, which is likely to reflect the younger population that live within the Northumberland Park Ward. The unemployment rate in the ward is nearly double the borough and London average[6]. The average income in the Northumberland Park ward is also significantly below the Haringey and London average[7].

9.12. The impacts of Covid-19 are evident; at times in 2020, the Tottenham constituency had the highest furlough rate in the UK, likely due in part to the substantial proportion of local jobs in the retail and hospitality sectors that were particularly heavily affected by lockdowns and the consequent economic shocks[8]. While the number of job vacancies has increased, employers are struggling to find the people with the right skills to fill their vacancies. Many residents continue to face complex challenges and barriers to finding and sustaining good quality employment. The increasing cost-of-living threatens those community members already affected by two years of income disruption.

9.13. Within this context, there is a compelling need to regenerate this part of the Borough. It is for this reason that the regeneration of Tottenham has been and continues to be a key priority for the Council.

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[5] Source: ONS 2020 mid-year population estimates and MHCLG 2019 Indices of Multiple Deprivation

[6] Source: ONS Census, 2011 and DWP/MYE Claimant Count, 2019. The Scheme is situated within the Bruce Castle ward as of May 2022. Updated ONS Census data to reflect these ward boundary changes is not yet available.

[7] Source: GLA, 2012/13 and LIFT, 2021

[8] Source: Coronavirus Job Retention statistics, 2021

9.14. On the basis of the illustrative masterplan[9], the Scheme will directly and indirectly benefit the economic wellbeing of the residents of Tottenham and the Borough by:

- Creating an average of 422 direct FTE jobs in construction during each year of the demolition and construction phase of the Scheme, providing new job opportunities for unemployed residents.
- Supporting a further 418 FTE jobs across a range of sectors and services (through indirect / supply change and wider induced effects) during each year of the demolition and construction phase of the Scheme.
- Generating £43.3 million direct Gross Value Added ("GVA") and £49.8 million indirect and induced GVA per annum from the construction phase of the Scheme.
- Supporting the ongoing vitality and viability of the local economy by generating a net additional annual expenditure of £12.6 million and, in the process, supporting 89 FTE net additional jobs in retail, leisure, hospitality, catering and other services once the non-residential space within the Scheme is fully open and trading.
- The addition of new homes will provide increased customer base for existing and new businesses in the area, as well as widening the customer pool and supporting business retention and growth. Helping to deliver a significant boost to the vitality and viability of the local economy by generating 'first occupation' expenditure of £8.1 million over a ten-year period following occupation of the first homes within the Scheme.
- Delivering £2.5 million in (gross) Council Tax receipts and around £413,200 of (gross) Business Rates revenue each year for the Council in perpetuity.

9.15. In addition to the above, and on the assumption that the maximum parameters of the Planning Permission were delivered, the Scheme could support the delivery of up to 504 net additional FTE jobs[10].

9.16. Furthermore, the new Library & Learning Centre will provide training and education opportunities for residents to support new jobs and further education, particularly beneficial for NEETs and jobseekers.

[9] Based on the information contained within the "High Road West Hybrid Planning Application – Socio Economic Benefits Statement" prepared by Lichfields dated May 2022

[10] Based on the information contained within the "High Road West Hybrid Planning Application – Socio Economic Benefits Statement" prepared by Lichfields dated May 2022

9.17. The delivery of new jobs and the learning opportunities is underpinned by further obligations contained within the Section 106 Agreement to secure local training and employment benefits. In particular, the Section 106 Agreement requires Lendlease to:

- Provide work experience placements (such number to be agreed with the Council prior to each plot of the Scheme coming forward).

- During the construction phase of the Scheme a) procure that not less than 20% of the construction workforce are residents of the Borough b) provide skills based training to all such residents c) offer placements for apprenticeships (1 per £3m construction cost which is likely to result in circa 85 apprenticeships being offered in connection with the delivery of the Scheme) and d) work placements for unemployed residents of the Borough, which will provide opportunities for routes into training and employment for unemployed residents within North Tottenham and the wider borough.

9.18. The Council is satisfied that the Scheme will make a significant contribution towards the improvement and promotion of the economic well-being of its area.

Social

9.19. The economic benefits noted above and the environmental benefits listed below will improve the social well-being of the Council's area by creating jobs and creating a new attractive environment within which to live. In addition to those benefits of the Scheme, the opportunities presented by the Scheme would create social benefits for local people and businesses in North Tottenham and the wider community and make a significant contribution towards the promotion and improvement to social well-being in the Council's areas.

9.20. The Scheme makes an important contribution to the Borough's housing targets and responds to local need. The Borough has over 11,000 households on the housing waiting list. The Tottenham constituency has the 3rd highest levels of overcrowding in the UK, with housing supply not meeting need, particularly for families. North Tottenham is home to a large proportion of families with children: 51% of households in the area contain children, compared to 35% borough wide, with 32.0% of children living in poverty, more than 50% higher than the London average. There is a deficit of family housing, with fewer than 14% of properties in Council ownership providing 3 or more bedrooms.

9.21. North Tottenham has a high rate of people in 'poor health' (11% compared to 7% Borough average). In addition to impacting on quality of life, this results in shorter life expectancy. For example, a man living in North Tottenham has a life expectancy 2.4 years lower than the Borough average, 3.4 years lower than the London average and approximately 7 years lower than the average in some wards in the West of the Borough. North Tottenham also has a marked level of inactivity, between 27.8% and

35.7%. This has both direct impacts on health and resultant human, social and economic costs, including instilling barriers to employment.

9.22. Residents have consistently asked for a safer and more welcoming neighbourhood. When compared to residents in the wider Borough, residents of north Tottenham, are more likely to feel unsafe both during the day and after dark. 62% of residents in north Tottenham referenced crime and anti-social behaviour as the aspect they disliked most about their local area. Haringey has a rate of crime 18% above the London average and is one of the top ten boroughs for serious youth violence in England.

9.23. In the context of the above, specific social well-being benefits of the Scheme include:

- The delivery of between 1350 and 1665 new homes within an area of high housing need.
- The delivery of affordable homes (40% by habitable room) which will include at least 500 new social rented Council homes in an area with substantial housing waiting lists and overcrowding.
- As set out in the Landlord Offer and Local Lettings Policy, existing secure and non-secure tenants will be offered a new social rented home in the Scheme, supporting retention of existing family, community and social ties built up within the community.
- Resident leaseholders within the existing Love Lane Estate will have the opportunity to purchase a new home within the Scheme, supporting retention of family, community and social ties built up within the community.
- A new public square (Moselle Square), which will provide a range of benefits for the community, including leisure and social spaces and capacity for events, markets and other activities, as well as providing a more spacious and appropriate access to and from the Station and the Stadium.
- The new Library and Learning Centre will provide a community hub which will enable stronger links to be made between residents and the Council enabling a variety of community and social benefits, such as youth support and counselling, a business hub and a gallery.
- The provision of a new modern GP surgery (if the existing floorspace is not re-provided within an alternative neighbouring location prior to it being required for redevelopment) will ensure high quality medical services are located within walking distance for the community.
- The provision of new private amenity space for residents will encourage social interaction, play for children, and provide the benefits of green space to residents.
- The new homes and public spaces will be designed with Secured by Design principles in mind and in consultation with the community and local stakeholders, to promote a safer neighbourhood.

9.24. The Council is satisfied that the Scheme will make a significant contribution towards the promotion and improvement of the social well-being of its area.

<u>Environmental</u>

9.25. The Scheme has been designed to enhance the environmental well-being of the residents and other occupiers within the area and the Borough as a whole and tackle issues currently facing local residents.

9.26. The Council adopted a Climate Change Action Plan in March 2021. This includes an objective to reduce emissions related to road transportation by 50% by 2025, by growing public and active travel options, low-carbon transport options and infrastructure (e.g. electric vehicle charging stations). There is also an objective to connect around 12,000 homes to low carbon heat sources and generate at least approximately 13 GW of renewable energy locally.

9.27. As discussed in the economic benefits sub-section, the local economic challenges mean there is an even greater need to reduce energy costs for residents. 11.9% of Haringey's population is in fuel poverty, and 16.4% of the population within the LSOA's in which the Scheme is located. [11]

9.28. In the context of the above, specific environmental benefits of the Scheme include:

- The new homes, commercial and other non-residential spaces to be delivered as part of the Scheme will be built to modern standards providing well insulated, warm and energy efficient spaces thereby reducing energy use.
- The Scheme will improve connectivity via safe and accessible walking and cycling routes which will encourage active travel, reducing vehicle use and increasing residents' health and wellbeing.
- The Scheme will include provision for all new homes to connect to the Council's District Energy Network, once operational, ensuring that the Scheme aligns with the Council's energy strategy to deliver low carbon, sustainable energy.
- The Scheme will result in a net reduction in car parking spaces while providing electric vehicle charging points to facilitate the move from petrol and diesel-based vehicles to active travel and electric car options.
- The landscaping and public realm to be provided as part of the Scheme is designed as green and healthy streets with planting designed to reflect the nature and mitigate the impact of the local water network of the Lea Valley.
- The public realm will also provide new and enhanced amenity space for both residents and the wider local community.
- The Scheme will deliver significant biodiversity enhancements through the delivery of new public realm, together with extensive tree planting and greening throughout.
- The Scheme could support the creation of 504 net additional FTE jobs which would provide opportunities for employment close to home for residents, reducing transport use and encouraging active travel[12]

9.29. The Council is satisfied that the Scheme will make a significant contribution towards the promotion and improvement of the environmental well-being of its area.

[11] Source: Fuel Poverty by LSOA, Department for Business, Energy and Industrial Strategy 2020

[12] Based on the information contained within the "High Road West Hybrid Planning Application – Socio Economic Benefits Statement" prepared by Lichfields dated May 2022

Efforts to acquire by agreement

9.30. As set out in Section 11 of this Statement, the Council and Lendlease has contacted all those with required interests within the Order Land inviting them to enter into negotiations with a view to securing acquisition of their interests by agreement. These negotiations will continue in parallel with the compulsory purchase process. However, due to the number of third-party interests within the Order Land, it is unlikely the Council will be able to acquire all the necessary interests by private agreement within a reasonable timescale. Compulsory powers are being sought so that, in the event that the Council is unable to acquire all the necessary interests by private agreement within a reasonable timescale, the Scheme can still proceed. This is consistent with paragraphs 2 and 17 of Tier 1 of the 2019 Guidance. Further information is set out in Section 11 of this Statement.

9.31. Lendlease is committed to working with the Council to redevelop the Order Land to implement the regeneration achieved by the Scheme.

Lack of impediments, funding and deliverability

9.32. The Council has considered whether there are any financial, planning, physical or legal impediments to the Scheme proceeding. The Council has selected Lendlease, and as set out in section 7 above, Lendlease has the experience, capacity, proven track record and skills to deliver the Scheme.

9.33. Section 5 of this Statement confirms that the Planning Permission for the Scheme was granted on 31 August 2022. The Planning Permission granted detailed consent in respect of Plot A which will enable works to commence on this element of the Scheme in Q4 2022. The remainder of the Scheme was consented in outline. Reserved matters applications for the detailed design of the remainder of the Scheme will be submitted in time to meet the proposed delivery programme. Overall there are no planning impediments to the Scheme proceeding.

9.34. Section 7 of this Statement confirms that funding for the delivery of the Scheme is available.

9.35. There is some operational land of statutory undertakers and electronic communications network code operators within the Order Land. All statutory undertakers and operators have been identified and discussions are progressing with them as described in Section 10 of this Statement.

9.36. Section 12 below describes the related highways orders needed in connection with the implementation of the Scheme which are being progressed in time to meet the proposed delivery programme.

9.37. In summary, the Council is satisfied that once the Order Land has been assembled, there are no financial, physical, planning or legal impediments to the Scheme proceeding.

OTHER MEANS TO DELIVER THE BENEFITS

9.38. Tier 2, section 1, paragraph 106 of the 2019 Guidance states that consideration should be given to whether the purpose for which the acquiring authority is proposing to acquire the land could be achieved by any other means. This may include considering the appropriateness of any alternative proposals put forward by owners of the land, or any other persons, for its reuse or examining the suitability of alternative locations.

9.39. The Council has considered whether there are any realistic alternatives which could achieve the planning objectives and the purposes of the Order. The purposes for which the Order Land is proposed are in accordance with the adopted Development Plan and the established strategic objectives of the Council. The Planning Permission and the DA envisage comprehensive redevelopment in accordance with the Development Plan.

9.40. Although the Council is the freehold owner of the majority of the Order Land, the number and diversity of other interests in that land and the need for the new rights indicate that the prospects of acquisition of all the required interests and new rights by agreement to enable comprehensive redevelopment within a reasonable timescale are very unlikely.

9.41. Given that the Council is the majority owner of the Order Land and given the fragmented ownership / interests otherwise in the Order Land, there is no other party in a position to bring forward its comprehensive development.

9.42. The only realistic alternative means of delivery would require the Council to enter into an arrangement with a different developer partner for the delivery of the objectives of the Scheme and wider Regeneration Scheme and which would necessitate further procurement processes and potentially the promotion of a new scheme. This would lead to very significant delay in the realisation of the benefits identified earlier in this Statement and of the Council's long held policy and strategic objectives for High Road West. There is no reason to suppose that, at the end of the process here envisaged, the outcome would be in any way an improvement over the current delivery arrangements. To the contrary, the Council is satisfied with the quality and efficacy of the current delivery arrangements.

9.43. As regards the prospect of the purposes of the Order being achieved at a different location, in the present case any scope for this is limited. By definition, an alternative site could not fulfil the purposes of the Order which are to regenerate the Order Land, contribute to the achievement of the planning policies within the adopted Development Plan for the area and, where possible, to re-accommodate residential occupiers as close as possible to their present homes.

9.44. In respect of the existing buildings along the High Road, which sit to the east of the Love Lane Estate, these are required in order to deliver on the requirements of Site Allocation NT5 within the TAAP.

9.45. The TAAP requires comprehensive development of the site allocation, which includes the High Road properties contained within the Order Land. The TAAP also requires:

- the creation of a new public square, connecting an enhanced White Hart Lane station, and Tottenham High Road to complement the redeveloped THFC Stadium; and

- new retail provision to enlarge the existing local centre.

9.46. The above is not capable of being delivered without the removal of the High Road properties given their location in the context of the Station and the THFC Stadium. In order to deliver Moselle Square and the east to west connectivity it will deliver, the existing properties along the High Road are required to be removed. Furthermore, to best achieve the amenity space regeneration benefits of Moselle Square, it needs to be bordered by active frontage that promotes activity and a sense of safety and comfort, as well as enhancing the existing local centre. This can only be achieved with the removal of the High Road properties. The significance of this part of the Scheme in place making terms and the opportunity it provides to create a new enhanced local centre is evidenced by the Council's decision to de-designate a number of the existing High Road properties from the North Tottenham Conservation Area.

9.47. Overall, it is concluded that there is no credible or realistic alternative which could deliver a comprehensive scheme for the Order Land which meets the planning policy objectives and the purposes of the Order within a reasonable timeframe.

Compelling case in the public interest

9.48. Taking account of the benefits above, the Council believes that the public benefits of the Scheme strongly outweigh the interference with the rights of affected parties. Consequently, the Council believes that there is a compelling case in the public interest sufficient and proportionate to justify the making and confirmation of this Order.

9.49. As noted above, the Council is also confident that there are no planning or other impediments to the implementation of the Scheme except the need to obtain vacant possession of the Order Lands. Without the use of compulsory purchase powers, the Scheme is likely to be delayed or prevented altogether.

9.50. Further information on the consideration of the impact of the Order on human rights and the Council's consideration of the Public Sector Equality Duty under the Equality Act 2010 is set out in Section 10.

9.51. Land assembly is required to ensure the delivery of the policy objectives. If the Order was not available, the Scheme could not be delivered and the associated wellbeing benefits would not be realised.

10. HUMAN RIGHTS AND PUBLIC SECTOR EQUALITY DUTY

10.1. The Human Rights Act 1998 ("the Act") incorporated into domestic law the European Convention for the Protection of Human Rights and Fundamental Freedoms ("the Convention"). Section 6 of the Act makes it unlawful for a public authority to act in a manner which is incompatible with a Convention right.

10.2. The Convention rights engaged in the context of a compulsory purchase order include Article 1 of the First Protocol of the Convention and Articles 6 and 8 of the Convention. Article 14 of the Convention (prohibition of discrimination) is also relevant.

Article 1 of the First Protocol of the Convention states:

10.3. "Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law…"

Article 6 of the Convention provides that:

10.4. "In determining his civil rights and obligations…everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law".

Article 8 of the Convention provides:

10.5. "(1) Everyone has the right to respect for his private and family life, his home and his correspondence.

10.6. (2) There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interest of ….the economic well-being of the country…"

10.7. The Courts have recognised, in the context of Article 1 of the First Protocol of the Convention, that regard must be had to the fair balance which has to be struck between the competing interests of those whose rights are affected and the community as a whole.

10.8. In relation to Article 6, all those whose proprietary rights are affected by the Order will be notified of the making of the Order, will have the right to make representations or raise objections to the Secretary of State, and any remaining objectors will have the right to be heard at any public inquiry. There is also a statutory right to challenge the validity of confirmation of the Order under the Acquisition of Land Act 1981. The statutory processes have been found to be compliant with Article 6 of the Convention.

10.9. Any interference with the Article 8 Convention rights must be in accordance with the law and must be necessary and proportionate.

10.10. The Council has taken into account the impact of the Order on the Convention rights of those whose land or interests will be affected by the Order. In view of the factual background to the Order as set out in this Statement, and the compelling justification for making the Order, the Council considers that any interference with protected rights resulting from the exercise of compulsory purchase powers in this case is justified because it is in the public interest, authorised by law and necessary and proportionate in order to achieve the Council's objectives of securing the wider benefits to be achieved from the regeneration of the Order Land.

10.11. The Council and Lendlease have carried out extensive public consultation and engagement with residents and businesses within the Order Land and the wider community on the regeneration proposals. Through the various consultation processes, residents and businesses within the Order Land and the wider community have had the opportunity to make representations to the Council and Lendlease on the regeneration proposals and on key proposals to mitigate the effects of the Order on the community. The views of affected parties will be considered by the Secretary of State before reaching a decision on confirmation of the Order.

10.12. If the Secretary of State confirms the Order, the powers of compulsory acquisition conferred by the Order will be exercised for the purpose of acquiring those interests included in the Order Schedule which have not already been acquired by agreement. As explained in Section 11 below, efforts to acquire the relevant interests are ongoing. Further, all those whose interests are compulsorily acquired will be entitled to fair compensation to be assessed in accordance with the Land Compensation Acts, such compensation to be determined independently by the Upper Tribunal (Lands Chamber), if it cannot be agreed.

10.13. In light of the above, the Council is of the view that there is a clear and compelling case in the public interest for the compulsory acquisition of each and every parcel of land and the rights comprised in the Order Schedule. It considers that the public interest that is to be served by the development

and the wider social, environmental and economic benefits to be realised as a result of the Scheme outweigh the necessary interference with the private rights and interests that exist in the Order Land. Appropriate compensation will be available to those entitled to claim it under the relevant statutory provisions. The Council, therefore, believes that in making the Order it has struck a fair and proportionate balance between the interests of those whose Convention rights will be affected and the wider public interest.

Equality Act 2010

10.14. In discharging all of their functions, public authorities are bound by the Public Sector Equality Duty set out in section 149 of the Equality Act 2010. In exercising their compulsory purchase and related powers the Council as acquiring authority (and the Secretary of State as confirming authority) must have due regard to the need to;

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

10.15. The “relevant protected characteristics” are:

- pregnancy and maternity;
- sexual orientation;
- sex;
- gender reassignment;
- religion or belief;
- race;
- age; and
- disability.

The Public Sector Equality Duty has been considered at each stage of the key decision-making for the Regeneration Scheme. The Council has developed and updated the Equalities Impact Assessment (EqIA) for the Regeneration Scheme when making recommendations to Cabinet as it has progressed and has also produced specific assessments for relevant housing policies. The findings of the assessments have been monitored and informed subsequent decisions on the Regeneration Scheme.

10.16. The Council commissioned an EqIA for the Scheme to accompany this Statement of Reasons and its recommendation to Cabinet at its meeting of November 2022 to resolve to use compulsory purchase powers to deliver the Scheme. The EqIA was produced by Mott MacDonald. This has found that the delivery of the Scheme is likely to bring a range of benefits which would particularly benefit those sharing protected characteristics in the local community, through improved housing provision, the changes in employment and training opportunities, provision of community resources and improved social cohesion, measures to improve public safety, and measures to improve connectivity and accessibility after the development.

10.17. For residents within the Scheme, the EqIA assesses that there are likely to be no adverse impacts for those with protected characteristics for the qualifying tenants and resident leaseholders who are eligible to move to a new home in the Scheme pursuant to the Landlord Offer, if the existing mitigations by the Council are implemented. This includes providing the right to remain on the estate for eligible existing residents, covering reasonable costs for the moves to the new homes, keeping Council rents at a similar level to the existing Love Lane properties, providing support through the Council's Rehousing & Engagement Team at each stage of the move process and ensuring access to independent advice from an Independent Tenant & Leaseholder Advisor (ITLA). Both the Rehousing & Engagement Team and the ITLA will provide support and advice on an individual basis and respond to the specific needs of each household, recognising where residents may be disproportionately affected or face specific barriers.

10.18. There may be some residual adverse impacts for groups with protected characteristics who rent privately and may not be able to remain in the local area, which is likely to particularly affect ethnic minority groups, children and women, who are overrepresented in the demographic makeup of this group. The impacts are likely however to be minor given the limited number of private tenants, who make up less than 15% of the residents within the Order Land. The Council has set out mitigation measures to reduce these impacts as far as possible. The Rehousing and Engagement team will liaise with individual households to ensure they are aware of the phasing timelines and of the options available to them. Tenants will have access to Haringey's Housing Services to provide support and assistance, and to independent advice from the ITLA which as above will recognise their specific needs. The Council will ensure that that the process for private tenants to access housing support is clear and communicated to these residents, including by providing information in other languages and interpreter support as required.

10.19. There are 15 businesses located within the Scheme who will be impacted as a result of the redevelopment. For these business owners and their employees, the EqIA assesses that there are likely to be limited adverse effects on persons sharing protected characteristics, particularly as a number of businesses on site are minority ethnic-owned. Any potential loss of business, potential redundancy of employees associated with business loss or relocation, or impact on the existing customer base, would particularly affect ethnic minority groups and children, due to these being

disproportionately represented in the study area. It may also particularly impact older people and disabled people due to their specific needs.

10.20. The Council has set out mitigation measures to reduce these impacts on business owners and employees as far as possible. The mitigation measures include the following:

- Provision of relocation support and aim to relocate businesses within the Scheme if possible, or elsewhere within the borough if not
- Phasing of redevelopment to provide opportunities for businesses to make a single move to new accommodation in the Scheme, or provide temporary space where this is not possible (where the business can be accommodated within the Scheme)
- Commitment to regular communication and engagement with businesses, including to discuss relocation options and to develop the designs for the new commercial spaces in the Scheme and business support initiatives
- Businesses will be offered a compensation package for the loss of and any damage to the business, including removal expenses, adaptation of replacement premises, temporary loss of profit during the move, diminution of goodwill following move and depreciation in value of stock
- Businesses will be independently valued by a surveyor who can be appointed by the business owner, with reasonable costs reimbursed by the Council
- Commitment to work with businesses to help them develop individual business plans

10.21. The assessment identifies that the delivery of the Scheme has the potential to provide improved living conditions for local residents, as well as enhancements to housing quality, accessibility, the public realm, and other community facilities. Furthermore, the Council have embedded a series of mitigations within the design and delivery of the Scheme in order to mitigate and manage risks associated with potential changes in social conditions which can arise from scheme programmes of this kind.

10.22. The EqIA or equivalent will be monitored and reviewed throughout the progression of the Scheme in order to ensure that the mitigation measures are being delivered, and that any future impacts can be measured and mitigated as necessary.

11. EFFORTS TO ACQUIRE AND RELOCATION STRATEGY

Existing ownership within the Scheme

Council Ownership

11.1. The Council owns the freehold interest in over 80% of the Order Land.

11.2. The Council's ownership includes the freehold of the Love Lane Estate. Paragraph 4.7 provides a breakdown of tenure within the 297 residential properties on the Love Lane Estate.

11.3. The Council also holds the freehold interest in the land to the west of the railway line (Plot A). The Whitehall & Tenterden Community Centre located to the west of the railway line is currently let to the Grace Organisation who are providing older people day provision services from the building. Notice to quit has been served by the Council under its Landlord & Tenant powers, and the occupier is due to relocate to a new property at Pretoria Road Community Centre (known as "the Irish Centre") on completion of leases.

11.4. Part of 100 Whitehall Street is used by the Council as short-term emergency accommodation. This emergency accommodation provision will be met at various sites across the Borough following its closure. The remainder of the building was used for community services.

Third Party Ownership

11.5. The properties located on the eastern boundary of the Order Land, fronting onto the High Road, are contained with 15 freehold titles. The properties generally consist of commercial units on the ground floor with residential accommodation above. In summary:

- The Council owns 2 freehold titles (731 and 743 High Road);
- Canvax Limited (which the Council understands is affiliated to THFC) owns 5 freeholds titles (733, 735, 737, 741 and 751 High Road);

- Owner A own 5 freeholds titles (745, 747, 749, 755 and 757 High Road) and the leasehold title of flat 8 Kathleen Ferrier Court, Brereton Road;
- the freehold to 739 High Road is owned by Owner B;
- the freehold to 753 High Road is owned by Owner C; and
- and the freehold to 759 (currently the Tottenham Health Centre) is owned by Kingwell Investments Limited.

11.6. An electricity sub-station, owned by Eastern Power Networks plc is also located within the Order Land.

Negotiations

11.7. The Council and Lendlease have sought to acquire all of the required interests within the Order Land by agreement, as summarised in the following paragraphs.

11.8. As would be expected for a scheme of this size, there remain a number of interests where it is expected that compulsory purchase powers will need to be exercised either because reasonable terms cannot be agreed for private treaty acquisition or because it has been difficult to make contact with the owner or occupier.

11.9. As required by best practice, the Council and Lendlease will continue to seek to acquire the outstanding interests within the Order Land by agreement. However, the Council considers that it is highly unlikely that it will be able to achieve the assembly of the entirety of the Order Land by agreement within a reasonable timescale without the use of compulsory purchase powers.

Housing assistance for tenants and leaseholders on the Love Lane Estate

11.10. In 2021, the Council adopted a Landlord Offer for residents on the Love Lane Estate which sets out their housing offer and builds on previous policies and consultations, including the Secure Tenant Guide. The Landlord Offer was the subject of the positive resident ballot in 2021 and is consistent with best practice guidance set out in The Mayor of London's Good Practice Guide to Estate Regeneration (February 2018) and DLUHC Estate Regeneration National Strategy 2016.

11.11. The offer to leaseholders is also expanded upon specifically in the Love Lane Leaseholder Offer, which was also adopted by the Council in 2021. The offer to private tenants is captured in the High Road West Private Tenant Guide, adopted by the Council in 2014.

11.12. The guarantees to residents are summarised in the following paragraphs.

11.13. All secure council tenants on the Love Lane Estate will:

- Be offered a new, high quality, modern council-owned home in the redevelopment area that meets their needs
- Continue to pay council rent at a similar level to what they pay now
- Continue to have a long-term tenancy
- Have a dedicated re-housing officer to support them through the whole moving process
- Receive 'Home Loss' compensation, with all reasonable moving costs paid
- Any adaptations required within the new property
- Have a voluntary early move if they choose

11.14. All resident leaseholders will:

- Receive the full market value for their home, with an additional 10% as compensation
- Have the opportunity to purchase a new home in the redevelopment area, with the Council offering to pay a contribution through an enhanced equity loan
- Have the opportunity to purchase a new home elsewhere in the borough, with the Council offering to pay a contribution through an equity loan
- Have all reasonable legal and moving costs paid

11.15. Eligible non-secure tenants in temporary accommodation will:

- Be offered a new, high quality, modern council-owned home in the redevelopment area that meets their needs
- Be offered a secure tenancy at council rent
- Have a dedicated re-housing officer to support them through the whole moving process
- Have all reasonable moving costs paid
- Any adaptations required within the new property

For non-secure tenants to be eligible, they will need to have both lived on the Love Lane Estate and have been accepted as homeless by the council for at least 6 months prior to the publication of the Landlord Offer (published in July 2021).

11.16. All private tenants will receive timely, one-to-one advice on their re-housing needs and options.

Rehousing of secure and non-secure tenants on the Love Lane Estate

11.17. As noted above, within the Landlord Offer the Council has provided guarantees to existing secure and non-secure tenants that they will be prioritised for the new Council homes delivered within the Scheme. This is achieved by the Council's Local Lettings Policy, adopted by the Council's Cabinet in July 2021.

11.18. Although the Council is required to list all existing Council tenants within the Order and notify such tenants of the making of the Order, the Council's preference is to secure vacant possession by means other than the Order.

11.19. The Council's preference is to obtain vacant possession of the remaining units occupied by secure and non-secure tenants by mutual agreement through an offer of suitable alternative accommodation. This includes the new Council homes to be delivered as part of the Scheme.

11.20. A dedicated rehousing team in the Council is in place to undertake housing need assessments to inform the allocation of the new homes. Rehousing officers are available to meet households on a one-to-one basis and get to know their needs and requirements. Support in the move process includes help with removals, disconnecting and reconnecting appliances, and packing/unpacking. The rehousing team will also arrange for any adaptations required in the new properties prior to the resident moving in.

11.21. In the event secure tenants do not wish to move into the Scheme they also have priority banding to bid for social homes elsewhere in the Borough and to make a voluntary early move.

11.22. If the Council cannot reach mutual agreement with secure tenants, following an offer of suitable accommodation being made (including the new Council home in the Scheme), it may seek to obtain vacant possession of units occupied by secure tenants through possession proceedings under section 83 of the Housing Act 1985 and Ground 10A of Part II to Schedule 2 of that Act. If the Ground 10A process does not deliver vacant possession of the properties within the programme timescale, the Order will provide certainty that the Scheme can progress in accordance with its programme.

11.23. The use of Ground 10A powers would not be required for properties which are subject to non-secure tenancies (as secure tenants have additional security of tenure). When serving notices to quit, the Council will be required to demonstrate that suitable alternative accommodation has been offered. The Council has committed to do this through the guarantees to non-secure tenants set out in paragraph 11.15.

Efforts to acquire resident and non-resident leasehold interests on the Love Lane Estate

11.24. Properties on the Love Lane Estate where a long leasehold interest has been acquired by a third party are included within the Order. The Council has contacted all such leaseholders with a view to acquiring their interests by private treaty. Where appropriate, the Council has also supported leaseholders to access their rehousing options within the Love Lane Leaseholder Offer and Leaseholder Guide and will continue to do so as negotiations progress.

11.25. For eligible resident leaseholders who cannot afford to purchase a new property in the Scheme (an eligible resident is someone who has been living in their home for over one year from the date the 2014 Masterplan was agreed on 16 December 2014), there are a number of options proposed. These include:

- Buying a home in the Scheme with an enhanced rent and interest-free equity loan offer from the Council, who will contribute up to 75% of the value of the new property

- Buying a home elsewhere in the Borough with a rent and interest-free equity loan offer from the Council, who will contribute up to 40% of the value of the new property

- A leaseholder swap option, where a leaseholder can buy and own the leasehold of a Council-owned property of equivalent value

- Option to buy a property on the open market without financial support from the Council

11.26. The above is described in more detail in the Council's Love Lane Leaseholder Offer.

11.27. Negotiations with resident leaseholders on the Love Lane Estate commenced in 2014. Since that time, the Council has acquired 42 of the 85 interests that were present at that time. These negotiations will continue in tandem with progression of the Order.

Efforts to acquire commercial/retail owners and occupiers and associated residential property

11.28. The Council's Business Charter sets out the commitment to a fair and equitable valuation and compensation process for businesses.

11.29. Lendlease and its property advisors CBRE are leading on the negotiations with commercial owners and occupiers and associated residential premises. All third-party landowners and tenants have been contacted by letter offering a one-to-one meeting, with dialogue either through phone calls, emails or meetings.

11.30. Since 2018, meetings have taken place with all but one (Owner B) of the landowners of the commercial premises within the Order Land.

11.31. Most recently, a letter was sent by the Council in February 2022 to landowners within the Scheme confirming that the Council and Lendlease were seeking to focus on delivery of Phase A of the Regeneration Scheme and would like to seek to reach mutual agreement with owners for the purchase of their interest in the Order Land. This was followed by a letter from Lendlease in May 2022 within which Lendlease re-confirmed its desire to acquire interests within the Order Land by agreement.

11.32. Specific negotiations with major landowners to date include the following. *Individuals' names have been removed for the purposes of this draft but will need to be included in the final Statement of Reasons.*

<u>THFC</u>

As noted at paragraph 11.5 above, the Council understands that THFC owns 733, 735, 737, 741 and 751 High Road (albeit the registered proprietor of such properties is Canvax Limited).

11.33. Since 2018, Lendlease have led on the discussions with THFC. During this period Lendlease has had over 20 meetings with THFC. The topics discussed have included the acquisition of THFC's landholdings required to deliver the Regeneration Scheme, including those within the Order Land. A summary of the consultation undertaken with THFC is set out in paragraph 3.40-3.41 above.

11.34. A meeting was held between Lendlease and THFC in September 2020 to discuss the acquisition of all the land and property required to deliver the Regeneration Scheme. As part of this meeting an offer was made to THFC for the acquisition of all its land and property required to deliver the Regeneration Scheme. This was declined.

11.35. An email seeking engagement relating to its land and property within the Scheme was sent to THFC in May 2022. THFC responded confirming that it would be premature to discuss any CPO prior to the grant of the Planning Permission.

Owner A

11.36. As noted at paragraph 11.5 above, the Council understands that Owner A (including individuals in the same family) owns the freehold title to 745, 747, 749, 755 and 757 High Road, the long leasehold title to 755a High Road, and the leasehold title of flat 8 Kathleen Ferrier Court, Brereton Road. It is understood that family members of Owner A live in two of the residential premises located above the shops (755 and 757 High Road) and that family members own and operate the Chick King fast food restaurant (755 High Road).

11.37. Owner A has been a long time objector to the Scheme.

11.38. Notwithstanding this, there been a considerable amount of correspondence with Owner A regarding their family's interests within the Order Land. Since 2014, the Council has had many meetings with Owner A (who leads discussions on behalf of the wider family who have interests in the Order Land).

11.39. Since 2018, Lendlease (with CBRE) have progressed discussions and have had numerous engagements with Owner A. There have been two formal engagements (2 August 2018 and 28 June 2022) while Lendlease (alongside CBRE) have met Owner A in their shop (Chick King) on numerous occasions. Owner A has also attended a number of drop-in sessions organised by both the Council and Lendlease, the most recent being in October 2021.

11.40. During the meetings, discussions included updates on the delivery timetable and programme for the Scheme and also opportunities for relocation inside and outside of the Scheme. This specifically included the relocation of the Chick King business within the Scheme. During the latest meeting Lendlease detailed specific locations within the Scheme that it thought would be suitable for the relocation of the Chick King business. In addition, outline discussions on the potential commercial arrangements that could be offered to Owner A were provided.

11.41. Furthermore, discussions were also had regarding the family's wider property holdings, specifically the residential property where some of the family currently resides. These discussions included opportunities for replacement premises within the Scheme.

11.42. In terms of offers, the Council made a written offer in April 2015 to purchase all properties owned by the family of Owner A within the Order Land. This was declined.

11.43. During the meeting in August 2018, CBRE (on behalf of Lendlease) made a verbal offer which was also declined.

11.44. The next meeting which Owner A agreed to attend was on 28 June 2022. This meeting was attended by Lendlease, CBRE, the Council and representative members of the family. With a view to submitting a further offer CBRE requested to visit the properties owned by the family of Owner A and are currently awaiting confirmation as to the date the site visit can take place.

Owner B

11.45. Owner B has been sent numerous letters within which the Council and Lendlease have outlined their desire to acquire Owner B's interest in the Order Land. A further letter was sent in August 2022. The most recent letter was sent in October 2022. No response has been received to any of the letters sent. The Council and Lendlease will continue to seek to engage with Owner B.

Owner C

11.46. Discussions are ongoing with Owner C's agents regarding the potential sale of their interest within the Order Land. The last meeting between Owner C, their agent and CBRE was on 28 June 2022 where the commercial unit and 1st floor flat was inspected and measured.

11.47. Owner C's agent is currently formulating a valuation of her interest, receipt of which will enable discussions regarding the acquisition of Owner C's interest to proceed.

Kingwell Investments Limited

11.48. Negotiations with Kingwell Investments Limited regarding its interest within the Order Land are ongoing.

11.49. The tenants of (Tottenham Health Centre – GP Surgery) are the owners of Kingwell Investments Limited.

11.50. The latest meeting with the agents for the owners of Kingwell Investments Limited took place on 28 September 2022 during which options for the relocation of the business within the Scheme (including commercial terms, access to parking and timescales) were discussed.

11.51. It was agreed that a further meeting and site visit should take place agreeing the area of the premises. This will the help inform the valuation of the premises and assist in progressing an agreement for the relocation of the business within the Scheme.

Community premises owners and occupiers

11.52. The Whitehall & Tenterden Centre is leased by the Council to the Grace Organisation. The Council have worked closely with the Grace Organisation to find suitable alternative premises for their important community service. The Grace Organisation are scheduled to soon move to newly refurbished equivalent sized space and facilities at Pretoria Road Community Centre ("the Irish Centre"), located on Pretoria Road, N17 8DX. The Irish Centre is located less than 0.4 mile north of the Grace Centre's current location. This relocation ensures that this important community service can continue to operate in the local area and main its existing client base.

Acquisition of rights

11.53. The Council and Lendlease have contacted those with an interest in the land over which new rights are required in order to deliver the Scheme with a view to obtaining the necessary rights by agreement.

Owners of Existing Rights

11.54. An assessment of the potential for the Scheme to impinge upon existing rights to light enjoyed by land adjoining the Order Land has been carried out and identified (on a precautionary basis adopting the largest Scheme parameters) a number of potential injuries to land interests held by owners of surrounding buildings. The properties and interests that are potentially affected are included in Table 2 of the Schedule to the Order (Appendix 3 (**exempt**)). Those parties who may suffer an interference have been contacted by letter. The Council and Lendlease are willing to enter into arrangements with those parties affected with a view to agreeing the level of compensation for interferences with rights to light in the event that the Scheme proceeds. Parties who have engaged on rights to light matters have been advised of this.

11.55. There are a significant number of other rights and similar interests which affect parts of the Order Land. These are mainly rights attaching to freehold or leasehold interests within the Order Land, and the relevant rights would fall away once those interests are acquired by the Council.

Unknown Owners

11.56. Other than areas of sub-soils beneath roads and pavements, there are 3 parcels of unregistered land (plots 5, 25, 47). Site notices in respect of these plots have been posted as part of the land referencing process, to seek to identify the owners of the land. Site notices will be placed around the Order Land following the making of the Order in respect of these plots as well as those unregistered plots which sit beneath roads and pavements.

Streets

11.57. Sections of streets are included in the Order Land where necessary, including those within the Scheme area and where relevant those adjacent to it. Parts of the streets will be subject to stopping up applications where this is necessary to allow the Scheme to proceed (see further in Section 13 below).

Utilities and statutory undertakers

11.58. Information on statutory undertakers and apparatus within the Order Land has been gathered through the land referencing process, utilities searches and discussions with utility providers.

11.59. The Order Land provides for the acquisition of new rights over operational land of Network Rail Infrastructure Limited.

11.60. There are a number of utility networks in and around the Order Land, as would be expected for an urban development site with a large number of buildings on site.

11.61. The Scheme will require various works in relation to existing services, including removal and diversion works.

11.62. A substation is located within the Order Land to the west of the High Road. The substation will be relocated as part of the Scheme in agreement with UKPN. Multiple small diameter low pressure gas mains are located throughout the Order Land, including a strategic medium to low pressure reducing station (PRS). The PRS is responsible for the gas network within the wider area and must therefore be maintained to ensure continuity of service. A new PRS will be constructed as part of the Scheme which, once operational, will replace the existing PRS.

11.63. There are other statutory undertakers and utility providers with assets within the Order Land, including for the provision of water, sewerage and telecommunications.

11.64. A large element of existing apparatus within the Order Land services the existing buildings within the Order Land that will be demolished and redeveloped. As such this apparatus will either a) no longer be required and will be removed as part of the early works relating to each part of the Scheme with new apparatus to serve the Scheme put in place as each part of the Scheme comes forward b) be relocated with the agreement of the affected statutory undertakers or c) retained to ensure continuity of service.

12. SPECIAL CONSIDERATIONS

12.1. There are no areas of special category land (such as open space, commons or allotments) included within the Order Land.

12.2. Three plots within the Order Land (28, 128 and 128), over which new rights are sought, are owned by or have interests owned by companies which have been dissolved. Property of dissolved companies vests in the Crown, until sold or disclaimed by the relevant Crown authority, and the Council therefore considers that the relevant plots may be Crown land. Crown land cannot be compulsorily acquired. The Council has sought to contact the relevant Crown authority to determine the position, and if relevant to then seek to acquire the interests required by agreement.

Conservation Areas and Listed Buildings

12.3. The Order Land includes a number of listed and locally listed non designated heritage assets, specifically:

Pink Land

- Nos. 743-757 High Road N17 (odd) (locally listed)
- No.759 High Road N17 (former Whitehall Tavern PH) (locally listed)
- Electricity Substation (adjoining library) (locally listed)

Blue Land

- Nos. 773-779 High Road N17 (locally listed)
- 7 White Hart Lane (Grade II Listed)
- 34 White Hart Lane (Grade II Listed)

12.4. A small part of the Order Land (Blue Land) is contained within the North Tottenham Conservation Area. No buildings within the North Tottenham Conservation Area are intended to be demolished as part of the Scheme and none of the North Tottenham Conservation Area is included within the land to be acquired pursuant to the Order.

13. ASSOCIATED ORDERS

13.1. Paragraph 15 of the 2019 Guidance requires acquiring authorities to be able to show that the scheme is unlikely to be blocked by any physical or legal impediments to implementation. It references the

programming of any infrastructure accommodation works and the need for any planning permission or other consent or licence.

13.2. As explained in Section 5 planning permission has been granted for the Scheme.

13.3. In order to implement the Planning Permission and deliver the Scheme, parts of Love Lane, Moselle Street and Whitehall Street will need to be stopped up.

13.4. In addition, a number of existing footpaths which run across the Order Land will either need to be stopped up or diverted to enable the Scheme consented pursuant to the Planning Permission to proceed.

13.5. The stopping up or diversion of the existing highways is proposed to be secured via one or more stopping up orders under section 247 of the Town and Country Planning Act 1990 as the relevant phases of the Scheme come forward.

13.6. In light of Plot A being the first plot to be delivered, an application made pursuant to section 257 of the Town and Country Planning Act 1990 to stop up the existing footpath which runs between Headcorn Street and Tenterden Road has been submitted to the Council and is currently being determined.

13.7. The required application(s) to secure the above are being/will be progressed by Lendlease. If there are any objections to any stopping-up order(s) or diversion order(s) made prior to the Order it is intended that the inquiry into those objections will be conjoined with any inquiry relating to the Order.

14. CONCLUSION

14.1. The implementation of the Scheme will result in the transformation of the High Road West area by providing a high quality residential-led mixed-use development which will create a balanced, mixed and inclusive community and a new destination in the Borough whilst also acting as a catalyst for further growth, regeneration and improvements to the wider area. This will improve the quality of life of existing and future residents and the wider community. In order to achieve this, the compulsory acquisition of interests in the Order Land specified in the Schedule to the Order are required so that if the Council is unable to acquire all such interests by private treaty it will still be able, within a reasonable timescale, to deliver the Scheme.

14.2. The Council considers that implementation of the Scheme will bring about the transformation of the area and is satisfied there is a compelling case in the public interest for the Order to be confirmed so as to secure the redevelopment and improvement of the Order Land through the delivery of the Scheme. This will result in significant improvement in the economic, social and environmental wellbeing of the Council's area.

14.3. The Council has set out above how the Order and the Scheme meet the relevant statutory requirements and those in the 2019 Guidance.

1. *the Scheme accords with national and local planning policies as set out in section 6;*
2. *The Scheme will deliver a quantitative increase and qualitive improvement and better mix of housing and wider well-being benefits as set out in section 9 above:*
3. *The Council has a development agreement with an experienced development partner with proven track record of delivering comparable schemes;*
4. *Funding has been secured to cover the costs of land acquisition/compensation, construction and associated costs;*
5. *The Council already owns over 80% of the Order Land and only it and Lendlease can deliver the Scheme; and*
6. *subject to confirmation of the Order, there are no impediments to the Scheme proceeding.*

14.4. The Council, therefore, requests the Secretary of State to confirm the Order.

15. OTHER INFORMATION OF INTEREST TO PERSONS AFFECTED BY THE ORDER

15.1. Parties affected by the Order who wish to discuss matters with a representative of the Council/Lendlease should contact: [TBC]

15.2. Those parties affected by the Order who wish to discuss the purchase of their interest by agreement should contact: [TBC]

15.3. For those parties wishing to know more about the Phase A and the Regeneration Scheme as whole or who have questions about the Order, further information can be downloaded from the website below. This website provides information on behalf of the Council and the Developer: [https://highroadwest.london]

15.4. The Royal Institution of Chartered Surveyors (RICS) operates a compulsory purchase helpline which provides initial free advice. Those parties wishing to make use of that service should contact RICS via its website: www.rics.org

Covid-19 and Language of Documents

15.5. The Council has considered whether there are any specific implications of Covid-19 which should be taken into account in making the Order. The Council is satisfied that there are no specific implications of Covid-19 which should be taken into account when making the Order, but will keep this under review during the process.

15.6. The Council has consistently made information available in a variety of formats and languages (i.e., braille, audio, large print or translated) that ensure that information provided to residents, businesses and other stakeholders is as clear, concise and easy to understand as possible, and will continue to do so as the Order and Scheme progress.

16. DOCUMENTS TO BE REFERRED TO IN THE EVENT OF AN INQUIRY

16.1. In the event that it becomes necessary to hold a public inquiry into the Order, the Council may refer to the documents listed below. The list is not exhaustive and the Council may also refer to additional documents in order to address any objections made to the Order.

- the Order, Order Schedule and Order Map;
- Cabinet report, appendices and minutes of [date], authorising the making of the CPO;
- report to 21st July 2022 Planning Sub-committee, appendices and minutes of 10th October 2022 in relation to the planning application
- Decision notice granting planning permission ref: HGY/2021/3175 and dated 31st August 2022;
- Agreement pursuant to section 106 of the Town and Country Planning Act 1990, dated 31st August 2022;
- Love Lane Landlord Offer, July 2021
- High Road West Business Charter, December 2014
- National Planning Policy Framework;

- London Plan 2016, the spatial development strategy for London consolidated with alterations since 2011;
- London Plan 2021
- London Borough of Haringey Local Plan – Strategic Policies 2013 (with alterations 2017)
- Tottenham Area Action Plan (2017);
- DLUHC Guidance on Compulsory purchase process and The Crichel Down Rules July 2019
- DCLG Estate Regeneration National Strategy December 2016
- Mayor of London's 'Better homes for local people - The Mayor's Good Practice Guide To Estate Regeneration'

17. INSPECTION OF THE ORDER AND ORDER DOCUMENTS

17.1. Copies of the Order, Order Schedule, Order Map and this Statement can be inspected during the following times at these locations: [TBC]

17.2. Documents relating to the Order can be downloaded from the Council's website via the following link: [TBC]

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Map Referred to in the High Road West CPO

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Inset 2 - Scale 1:250
Inset 3 - Scale 1:250
Inset 4 - Scale 1:250
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See Inset 3
See Inset 4
WILLIAM STREET
WHITE HART LANE
PRETORIA ROAD
Haringey Irish Centre
Carbery Enterprise Park
Peacock Estate
PERCIVAL COURT
CHAPEL PLACE
Bank
PH
Works
Job Centre
NORTHUMBERLAND PARK
London Academy of Excellence Tottenham
Lilywhite House
Surgery
Tank
Shelter
Lift
TCBs
TCB
El Sub Sta
White Hart Lane Station
Railway Tavern (PH)
Wedge House
Builders Yard
Charles House
Play Area
Williams House
Rees House
Ermine House
Moselle House
Kathleen Ferrier Court
Library
Community Centre
St Francis de Sales Church
St Francis de Sales RC Infant School
St Francis de Sales RC Junior School
Nursery School
Presby
Harvest Lodge
1 to 6 Benjah Apartments
1 to 8 Brooklyn Apartments
Viaduct
LOVE LANE
MOSELLE PLACE
MOSELLE STREET
WHITEHALL STREET
HIGH ROAD
HEADCORN ROAD
TENTERDEN ROAD
BEAUFOY ROAD
PENSHURST ROAD
NURSERY STREET
NURSERY CT
ORCHARD PLACE
BRERETON ROAD
PARK LANE
White Hart Terrace
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MOTT MACDONALD

High Road West Phase A Equality Impact Assessment (EqIA)

October 2022

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High Road West Phase A Equality Impact Assessment (EqIA)

October 2022

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Executive summary

Overview of the commission

Mott MacDonald has been commissioned by Haringey Council ('the Council') to undertake an Equality Impact Assessment (EqIA) of Phase A of the High Road West Scheme, located in Tottenham in the London Borough of Haringey.

Phase A (which is alternatively known as "the Scheme") encompasses the part of the High Road West Scheme to the south of White Hart Lane (the "Site"). The majority of the Site is currently occupied by the Love Lane Estate. The Site also includes a row of commercial and residential properties fronting onto the High Road, located to the east of the estate, and 100 Whitehall Street and the Whitehall & Tenterden Community Centre, both located to the west of the estate and railway line.

About the EqIA

The EqIA focusses on the potential effects likely to be experienced by those living and working in the community in light of their 'protected characteristics', as defined under the Equality Act 2010. The protected characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex, and sexual orientation.

The EqIA identifies any differential or disproportionate effects (both positive and negative) on those with protected characteristics that may arise from the Scheme and sets out any embedded actions that the Council and its project partners have put in place throughout design and development of the Scheme to mitigate any risk. The EqIA then makes recommendations on further actions the Council could take to further mitigate any potential effects to groups with protected characteristics.

Approach to the EqIA

The EqIA considers the impacts of the redevelopment process – particularly the impact on existing residents, businesses, and users of community resources in the local area. The assessment also explores the impact of the delivery of the Scheme on the current and future community.

Assessment of equality effects has been undertaken in light of the characterisation of potential effects – including sensitivity of the affected parties to the Scheme, the distribution of those groups in the Site, the nature of the effect, and mitigation measures in place to address the effect.

The EqIA has identified several potential equality impacts that could arise from the Scheme. These have been split into three broad categories:

- potential impact on residents and users of community resources during redevelopment;
- potential impact on businesses during redevelopment; and
- potential impact on the community following the redevelopment process.

Findings of the EqIA

The Scheme intends to deliver new and improved affordable (including social rent) and market homes, new town centre and commercial outlets, new communal amenity space,

replacement Library and Learning Centre, and upgraded public realm, including a new public square.

The research and analysis process for this EqIA has identified several risks and opportunities which could arise due to the delivery of the Scheme. The High Road West community is likely to experience these effects differentially or disproportionately as a result of their protected characteristics. To mitigate against these potential risks, Haringey Council have embedded a series of measures within the design and delivery of the project including:

- Secure tenants, resident leaseholders, and non-secure tenants in temporary accommodation on the Site will have the right to return to new homes on the redeveloped site.
- New Council homes within the Scheme will be let at similar rent level as current Love Lane properties for eligible tenants in accordance with the Love Lane Landlord Offer.
- The Council has committed to ensuring that no resident or non-resident leaseholder will be worse off financially as a result of the redevelopment process on the basis of the Love Lane Leaseholder Offer.
- The Council is providing resident leaseholders with several options to assist with the purchase of a new home within the Scheme or elsewhere within the Borough.
- The phasing plan for the Scheme has been designed so that most residents will only need to make one direct move to their new home within the Scheme.
- The Council will provide relocation support and aim to relocate businesses within the Scheme (or wider High Road West Scheme) if possible, and the borough if not.
- In addition, the developer is obliged to submit a Business Relocation Strategy to assist with the temporary and permanent relocation of existing businesses, operating within the Site, to new premises within the Site or locations within the vicinity of the Site. This includes:
  - Securing local agent support in order to help prepare potential relocation options based on the individual businesses' requirements
  - Providing independent business and relocation advisory support for existing businesses
  - Prioritising existing businesses for new commercial workspace in the redevelopment to be offered to existing businesses with a combination of discounted rent for up to 5 years, rent free periods or capital contributions toward fit out or equipment purchase.
- Additional support offered to help owners and families throughout the process, such as organising events where affected parties can talk to others similarly affected.
- A series of engagement events have been held for residents, neighbours, businesses and the local community to ensure they are kept up to date with the details of the High Road West Scheme including the submitted masterplan as part of the planning consent. This will continue as the High Road West Scheme progresses.
- A Demolition Environmental Management Plan (DEMP) and Construction Environmental Management Plan (CEMP), Construction Logistics Plan and Air Quality Management Plan will be developed in order to reduce the negative health impacts of demolition and construction.
- A Safety Advisory Group established between the Council, Tottenham Hotspur Football Club (THFC) and the local Police will manage measures related to safety and busyness on matchdays.
- A Skills and Employment Plan has been developed to ensure the local area benefits from training and employment during the construction process.

In order to further mitigate any remaining equality risk within the scheme, the EqIA recommends a series of actions which the Council should consider, including:

- Ensure the process to access help with housing or signposting to services is clearly communicated to residents, including private tenants who may need additional support or may be at risk of homelessness.
- Temporary pop-up space should be considered for those businesses relocating to the Scheme, where a single move is not possible, to minimise disturbance to business operations.
- A market research exercise should be undertaken to identify suitable alternate accommodation (with respect to space and affordability requirements) for affected businesses who are not able to relocate into the Scheme.
- In the case where a business chooses to close (which the existing mitigation measures seek to avoid as far as possible), signpost training and employment opportunities to affected staff, and resources for wellbeing support if required.

This EqIA has also recommended that the Council consider the following reasonable and proportionate measures in order to enhance the positive effects of the Scheme for current and future communities in the area, and service users:

- Ensure local small and medium enterprises (SMEs) are prioritised for support and relocation to the new development
- Liaising with local people to develop further community uses on the site, including those as geared towards young people and teenagers, childcare facilities or support for older people.
- Ensure that there is a process in place for reporting and addressing incidents of anti-social behaviour and that the service is advertised to residents.

1 Introduction

This report outlines the findings of the Equality Impact Assessment (EqIA) of the Scheme, located in the London Borough of Haringey. It summarises the assessment of the Scheme programme and provides recommendations for mitigation and further enhancement where appropriate. This opening chapter sets out the purpose and scope of the EqIA, the requirements of the Equality Act 2010 ('the Equality Act'), and the approach and methodology applied.

Tasks required to deliver the EqIA

The purpose of the EqIA is to help Haringey Council ('the Council') understand the potential impacts of the Scheme, with a particular focus on people with characteristics protected under the Equality Act.

Protected characteristics include the following (as defined by the Equality Act):[1] age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex, and sexual orientation.

This report outlines the findings of the EqIA for the Scheme and provides recommendations for mitigation and further mitigation enhancement where appropriate.

The Equality Impact Assessment

1.1.1 Equality Impact Assessment and the Public Sector Equality Duty

The EqIA sets out the key potential equality impacts of the Scheme and has been undertaken as part of a process toward fulfilling the Council's obligations under current UK equality legislation, and in particular the Equality Act. The Act sets out a Public Sector Equality Duty (PSED), at section 149 and is set out in Figure 1.1.

The PSED is intended to support good decision-making. It encourages public authorities, and those carrying out public functions to better understand how different people will be affected by their activities. This means services and policies are appropriate and accessible to all and meet different people's needs. The Council must demonstrate that it has shown due regard to the aims of the PSED throughout the decision-making process to deliver the scheme. The process used to do this must take account of the protected characteristics which are identified in section 1.1.3.

[1] Government Equalities Office/Home Office (2010): '*Equality Act 2010'* Available at: www.legislation.gov.uk

Figure 1.1: Article 149 of the Equality Act: The Public Sector Equality Duty

(1) A public authority must, in the exercise of its functions, have due regard to the need to—

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

(2) A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1).

(3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

(a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;

(b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;

(c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Source: Equality Act 2010

1.1.2 Assessing equality impacts

While the PSED does not specify a particular process for considering the likely effects of policies, programmes and schemes on different sections of society for public authorities to follow, this process is usually undertaken through some form of equality analysis. This can include EqIA.

By understanding the effect of their activities on different people, and how inclusive delivery can support and open up opportunities, public bodies can be more efficient and effective. The PSED therefore helps public bodies to deliver the Government's overall objectives for public services.

The PSED specifies that public bodies should minimise disadvantages experienced by people due to their protected characteristics, take steps to meet the different needs of people from protected groups, and encourage participation from these groups where participation is disproportionately low. Undertaking equality analysis such as an EqIA helps to demonstrate how a public body is complying with the PSED by:

- providing a written record of the equality considerations which have been taken into account;
- ensuring that decision-making includes a consideration of the action that would help to avoid or mitigate any negative impacts on particular protected groups; and
- supporting evidence-based and more transparent decision-making.

1.1.3 Protected characteristics

An EqIA provides a systematic assessment of the likely or actual effects of policies or proposals on social groups with the following protected characteristics (as defined by the Equality Act):[2]

Table 1.1: Groups with protected characteristics

Protected characteristic	Equality and Human Rights Commission (EHRC) definition
Age	A person belonging to a particular age (for example 32-year olds) or range of ages (for example 18 to 30-year olds).
Disability	A person has a disability if she or he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.
Gender reassignment	The process of transitioning from one gender to another.
Marriage and civil partnership	Marriage is a union between a man and a woman or between a same-sex couple. Couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples (except where permitted by the Equality Act).
Pregnancy and maternity	Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
Race	Refers to the protected characteristic of race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.
Religion and belief	Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (such as Atheism). Generally, a belief should affect someone's life choices or the way they live for it to be included in the definition.
Sex	A man, woman or non-binary person.
Sexual orientation	Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

Source: Equality Act 2010 and Equality and Human Rights Commission, 2019

The analysis determines the likely or actual effects of the scheme on protected characteristic groups by:

- Assessing whether one or more of these groups could experience differential effects (whether effects are likely to be experienced differently to other members of the general population) as a result of the proposed development.
- Assessing whether one or more of these groups could experience disproportionate effects (over and above the effects likely to be experienced by the rest of the population) as a result of the proposed development.
- Identifying opportunities to promote equality more effectively.
- Developing ways in which any disproportionate negative impacts could be removed or mitigated to prevent any unlawful discrimination and minimise inequality of outcomes.

1.1.4 Groups with protected characteristics

For the purposes of this EqIA, groups with protected characteristics have been identified based on the desk-based evidence review to improve the assessment.

- Within 'age', all age ranges are considered, but specific sub-groups include children (aged under 16 years), younger people (aged 16-24 years), and older people (those aged 65 or over).

[2] Government Equalities Office/Home Office (2010): '*Equality Act 2010*'. Available at: www.legislation.gov.uk

- Within ‘race’, all races and ethnicities are considered, but the sub-group of Ethnic Minority is identified to refer to non-White British communities.
- Within ‘religion and belief’, all religious and belief groups are considered, but the term ‘Minority faith groups’ refers to religious groups who are not Christian (Buddhist, Hindu, Jewish, Muslim, Sikh, and ‘other’).
- Within ‘sexual orientation’ and ‘gender reassignment’, all sexual orientations and gender statuses are considered, but the ‘Lesbian, Gay, Bisexual, Transgender +’ (LGBT+) community is considered together.
- Within ‘sex’, the sub-groups of men and women are used.
- Within ‘pregnancy and maternity’, pregnant women are reported as a sub-group where the effect only relates to pregnancy.

1.2 Overall approach to the EqIA

The approach to EqIA employs the bespoke Mott MacDonald INCLUDE toolkit, which sets out the following steps:

1.2.1 Tasks undertaken

Within the steps above, the following tasks were undertaken to deliver the assessment:

1.2.2 Understanding the project

Discussion with Haringey Council and project team: Initial discussions were undertaken with Haringey Council to gain a better understanding of the area and the approach to the Scheme. Further discussion was undertaken prior to subsequent report updates.

Review of the Scheme: A review of documentation associated with the Scheme and planned mitigation measures was undertaken. This included a detailed review of the Landlord Offer, Love Lane Leaseholder Offer, the Business Charter, Private Tenants Guide, Section 106 Planning Obligations, Planning Permission (and supporting documents including the Statement of Community Involvement), and previously completed Equality Impact Assessments for the High Road West Scheme.

1.2.3 Evidence, distribution and proportionality

Initial desk-based evidence and literature review: In order to better understand the potential risks and opportunities arising from the Scheme on residents, community facilities and businesses an initial desk-based review was undertaken. This allowed for the

characterisation of potential risks and opportunities typically associated with regeneration and relocation, to understand whether they applied in this instance.

Demographic analysis of the Site and surrounding area: A social and demographic profile of the area around Haringey High Road West has been collated using publicly available data and compared to wider social and demographic data for Haringey, London and England. Additional stakeholder engagement was undertaken with residents and businesses of the Site to supplement data collected through publicly available sources and to understand in greater detail which groups are more likely to be affected by the Scheme.

1.2.4 Engagement and analysis

Review of stakeholder engagement findings: Haringey Council has implemented a programme of consultation and engagement with residents to inform the Scheme process and design. The aim of the process has been to ensure that the residents are involved in the design of the masterplan and that they have influence on the process.

An analysis of stakeholder engagement for the project is being undertaken on an ongoing basis, to draw out equality themes and provide additional supporting evidence relating to potential impacts.

1.2.5 Impact assessment

Assessment of potential impacts: Potential impacts were examined using the research undertaken in the stages above. Assessment of equality impacts was undertaken in light of the sensitivity of the affected parties to redevelopment and relocation, and distribution of people with protected characteristics amongst residents of the Site. Any potential impacts were identified in the context of the mitigation measures implemented by the Council.

1.2.6 Recommendations

Making recommendations: A series of recommendations have been developed to help manage the Scheme process in a way that minimises the potential for adverse effects on protected characteristic groups where appropriate.

EQIA reporting: Setting out the findings of the assessment in this EqIA report.

1.3 Methodology for identifying and assessing equality effects

1.3.1 Assessing equality effects

The assessment of effects across the EqIA process is predominantly qualitative and outlines the nature of the impact on:

- residents living within the Site;
- commercial properties within and around the Site, including employees and customer bases of affected businesses;
- community facilities within and around the Site, their operators and their service users;
- non-resident owners of residential and commercial property within and around the Site; and
- the local community.

The assessment considers, where possible and applicable:

- whether the Scheme will have a positive or negative effect on the lives of those who live or work in the area;
- the relationship of the effect to the Scheme (e.g. direct relationship such as loss of property or indirect relationship such as loss of access to services);
- the duration, frequency and permanence of the impacts;
- the severity of the impact and the amount of change relative to the baseline; and
- the capacity of the affected groups to absorb the impacts (their resilience), including their access to alternative facilities, resources or services.

1.3.2 Types of equality effects considered

Potential effects arising from the Scheme will be assessed as either differential or disproportionate.

- Differential effects occur where people with protected characteristics are likely to be affected in a different way to other members of the general population. This may be because groups have specific needs or are more susceptible to the effect due to their protected characteristics. Differential effects are not dependent on the number of people affected.
- Disproportionate effects occur where there is likely to be a comparatively greater effect on people from a particular protected characteristic group than on other members of the general population. Disproportionate effects may occur if the affected community comprises of a higher than average proportion of people with a particular protected characteristic, or because people from a particular protected characteristic group are the primary users of an affected resource.

2 High Road West Phase A

This chapter sets out the context of the High Road West area and outlines the Scheme proposals. It provides background to the Scheme, including its history and current situation, before outlining the proposed Scheme details relevant to this EqIA.

2.1 Overview of the High Road West Scheme

The High Road West Scheme is located in north Tottenham, in the north-eastern part of the London Borough of Haringey. It is principally bounded by Tottenham High Road to the east and the railway line (including White Hart Lane Station) to the west. It is currently situated in the Bruce Castle ward, having been situated in the Northumberland Park ward prior to ward boundary changes in May 2022.

In February 2012, the Council's Cabinet agreed that a masterplan should be prepared to guide future change in the High Road West area. The Council envisaged that the masterplan would support the creation of new homes, jobs and public space for the benefit of the community. A number of key principles for change were agreed for further consultation with the community, informed by earlier consultation and analysis of the area.

In December 2014, following consultation with the community, Cabinet agreed the High Road West Masterplan Framework, which aims to reflect residents' desire for comprehensive redevelopment and sets out the vision for High Road West which is to create a vibrant, attractive and sustainable neighbourhood.

In December 2015, the Council's Cabinet agreed that the best way to deliver the objectives for High Road West was to procure a development partner. In December 2017, the Council entered into a Development Agreement alongside a Compulsory Purchase Order Indemnity Agreement (CPOIA) to facilitate the delivery of the High Road West Scheme.

In March 2021, Cabinet agreed a revised funding package with the GLA, to support the delivery of Phase A and the delivery of 500 Council owned social rented homes. In August and September 2021, a resident ballot took place on the Love Lane Estate (located within the Scheme), through which 55.7% of participating residents voted in favour of the regeneration of the estate as part of the High Road West Scheme.

In November 2021, Lendlease submitted a hybrid planning application for the High Road West Scheme, included detailed planning permission for Plot A (the first plot to be delivered within Phase A), and outline planning permission for the remaining plots within the High Road West Scheme. Planning Permission was granted on 31 August 2022.

2.2 Overview of the Scheme

2.2.1 Site Description

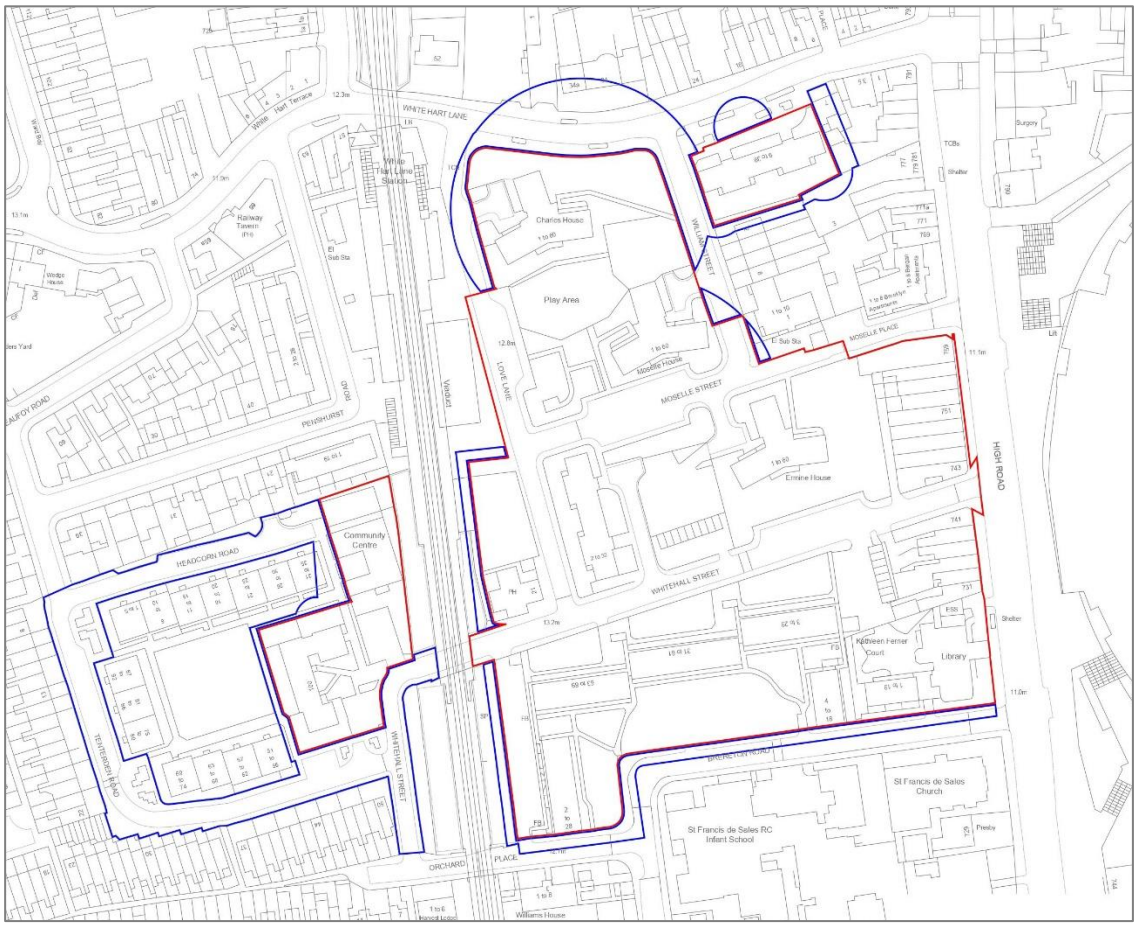
Phase A, referred to in this report as "the Scheme" and the subject of this EqIA, comprises Plots A-G of the High Road West Scheme. The Scheme encompasses the southern part of the High Road West Scheme, including the Love Lane Estate.

The Site or the Red Line Boundary for the Scheme is shown below in Figure 2.1. The main features within the Site are as follows:

- The Love Lane Estate, built in the early 1960s and comprising 297 homes across ten blocks ranging from low-rise 4 storey blocks to 10 storey towers;

- Coombes Croft Public Library, located on the ground floor of Kathleen Ferrier Court, a 5-storey residential building within the Love Lane Estate;
- Nos 731 to 759 High Road (odd numbers only) comprising a 3-storey Victorian terrace with ground floor retail and residential on the upper floors;
- 100 Whitehall Street, a two/three storey building of which one part is used for temporary accommodation for 22 households, and the remaining space comprising former community space;
- The Whitehall and Tenterden Community Centre, a single-storey building previously leased to a community organisation.

Figure 2.1: The Site



Source: London Borough of Haringey. Red boundary shows Phase A site. Blue boundary indicates rights to be created.

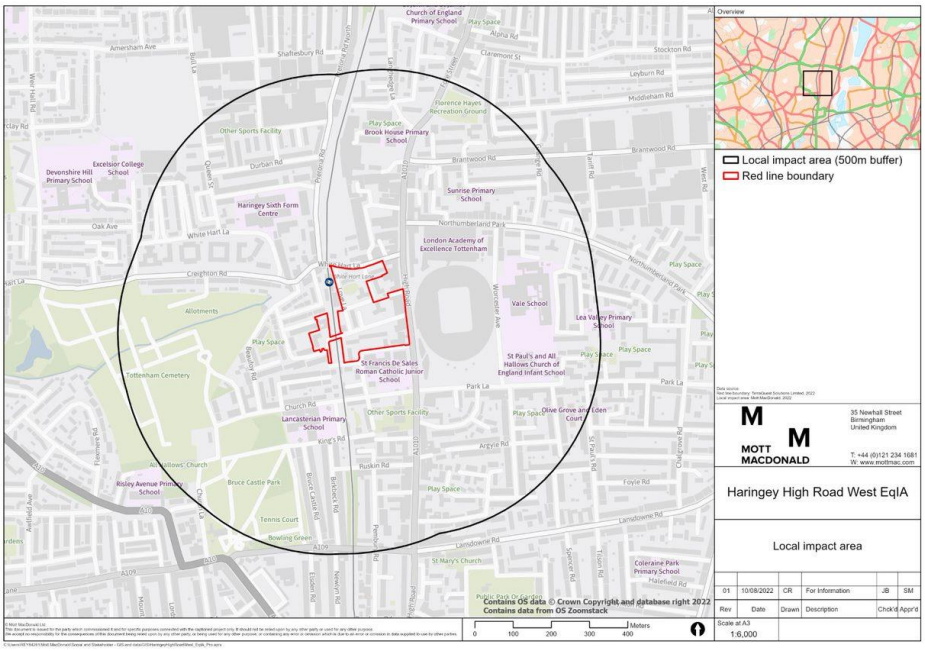
Figure 2.2 Scheme Illustrative Masterplan

Source: High Road West Planning Application HGY/2021/3175

2.2.2 Local Impact Area

For the purposes of this EqIA, the Local Impact Area related to the Scheme extends for a 500m buffer around the Red Line Boundary, as depicted in Map 2.1 below.

Map 2.1: Local Impact Area (LIA)



Source: OS Zoomstack

2.2.3 Overview of Scheme Proposals

The Planning Permission grants consent for a mixed-use development. Aside from Plot A (for which detailed consent was granted), the precise quantum of floorspace and form of the remainder of the development will be decided through reserved matters applications. The proposals for the Scheme are summarised in the table below.

Table 2.1: Overview of Scheme proposals

Demolition and rehousing	• Demolition of properties on Love Lane Estate, units No.'s 731 to 759 High Road, 100 Whitehall Street and Whitehall & Tenterden Centre • Eligible resident leaseholders, secure tenants and temporary accommodation residents on the Love Lane Estate will have the right to return to new homes in the Scheme • Phasing plan has been designed to ensure that most residents will only need to make one move to their new home in the Scheme
Homes	• Delivery of between 127,500sqm and 156,500 sqm of residential floorspace, which equates to between 1,350 and 1,665 new homes • Provision of 40% affordable housing (by habitable room) which will include the provision of 500 social rented Council homes including replacement homes for existing residents on the Love Lane Estate • Homes for different needs, from one to four bedrooms • All buildings designed to be accessible, with a range of wheelchair adaptable homes available • New communal residents' amenity space
Retail offerings and community facilities	• New Library and Learning centre • Provision for new retail space of a range of sizes and types to extend and enhance the existing provision on the High Road • Provision for new leisure uses and public realm including indoor sports and public houses creating a vibrant area • Delivery of a new Healthcare Facility to replace the existing Tottenham Health Centre • A District Energy Network to serve the Scheme • Support for existing business occupiers to assist with temporary and permanent relocation to new premises within the scheme with rent free and capital contributions toward fit out or equipment purchase
Public realm offerings	• A new public square of a minimum of 3,500 sqm (Moselle Square), which will provide a range of benefits for the community, including leisure and social spaces and capacity for events, markets and other activities, as well as providing a more spacious and appropriate access to and from the Station and the Stadium, which will be used seven days a week • New public realm (in addition to Moselle Square) and a pedestrian link between Whitehall Street and Headcorn Road • New trees and landscaping across the Site including children's play space • Contribution toward resurfacing of existing highways and improvements to public transport • Commitment to improve street lighting, car parking zones and provision of street trees • Streets across the Site will be green, attractive, safe and easy to navigate for walkers and cyclists

2.3 Strategic Context

2.3.1 National Planning Policy Framework

At national level, the Scheme will contribute to several policies within the National Planning Policy Framework (NPPF)[3], including:

- Housing: Chapter 5 of the NPPF seeks to significantly boost the supply of housing. Paragraph 65 states that in order to significantly boost housing supply, it is important that a sufficient quantum and variety of land can come forward where needed to meet specific housing requirements.
- Town centres: Paragraph 86 of the NPPF states that policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
- Transport: Paragraph 102 of the NPPF states that development should take opportunities to promote walking, cycling and public transport use as part of the earliest stages of development proposals.
- Energy: Paragraph 148 of the NPPF encourages proposals which support renewable and low carbon energy and associated infrastructure.

2.3.2 Greater London Plan

At regional level, the scheme will contribute directly to the several objectives and policies of the Greater London Plan[4] such as:

- Creating a high-quality public realm that takes account of environmental issues, including climate change, and provides convenient, welcoming and legible movement routes and stresses the importance of designing out crime by optimising the permeability of sites, maximising the provision of active frontages and minimising inactive frontages.
- Ensuring all housing units are built with a minimum of 10% wheelchair accessible housing or be easily adaptable to be wheelchair accessible housing.
- Identifying, developing, and enhancing capacity to support viable local activities, including the strategic outer London development centres.
- Ensuring that London retains and extends its global role as a sustainable centre for business, innovation, creativity, health, education and research, culture, and art and as a place to live, visit and enjoy.
- Promoting and enabling continued development of a strong, sustainable, and increasingly diverse economy across all parts of London, ensuring the availability of sufficient and suitable workspaces in terms of type, size, and cost.
- Develop the most effective cross boundary working arrangements and groupings to address specific issues.
- Supports the development of London supports the spatial, economic, environmental, and social development of Europe and the United Kingdom, in particular ensuring that London plays a distinctive and supportive part in the UK's network of cities.
- Enabling boroughs and other stakeholders should, enhance the quality of life in outer London for present and future residents as one of its key contributions to London as a whole. The significant differences in the nature and quality of outer London's neighbourhoods must be recognised and improvement initiatives should address these sensitively in light of local circumstances, drawing on strategic support where necessary.

[3] Ministry of Housing, Communities and Local Government (2019): 'National Planning Policy Framework'

[4] Mayor of London (2016): 'The London Plan' Available at: https://www.london.gov.uk/sites/default/files/the_london_plan_2016_jan_2017_fix.pdf

2.3.3 Tottenham Area Action Plan (TAAP)

High Road West is identified as a Site Allocation in the TAAP (Ref: NT5). The site allocation states the following proposals for High Road West:

"Masterplanned, comprehensive development creating a new residential neighbourhood and a new leisure destination for London. The residential-led mixed-use development will include a new high quality public square and an expanded local shopping centre, as well as an uplift in the amount and quality of open space and improved community infrastructure."

The Site Allocation seeks the creation of a new residential neighbourhood through increased housing choice and supply (including re-provision of existing social rented council homes, the offer of alternative accommodation for secure tenants, and assistance in remaining within the area for resident leaseholders from the Love Lane Estate).

It also seeks increased and enhanced community facilities and social infrastructure, including a new library and learning centre alongside the provision of a new and enhanced public open space, including a high-quality public square.

2.3.4 Contribution to Council's strategic priorities

The Scheme will support the Council in delivering the following priorities in the Council's Borough Plan 2019-2023[5]:

Table 2.2: Councils strategic priorities

Borough Plan Priority	Objectives	Summary
Housing - a safe, stable, and affordable home for everyone, whatever their circumstances	• Deliver as many new, good quality homes of all kinds as we can, in good quality neighbourhoods • Ensure that new developments provide affordable homes with the right mix of tenures to meet the wide range of needs across the borough, prioritising new social rented homes • Reduce the number of households in temporary accommodation	The Scheme will make a significant contribution to the borough's housing targets, through the delivery of a minimum of 1,350 homes, including 500 Council homes at Council rents. The new Council homes will include replacement homes for those living within the Scheme, including eligible tenants in temporary accommodation, as well as new homes for the most in-need households on the housing waiting list.
People - a Haringey where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential	• Children will grow up free from violence and fear of violence in the community wherever they live in the borough • Healthy life expectancy will increase across the borough, improving outcomes for all communities	The Scheme will support the Council's objectives in better linking local neighbourhood services, by providing new community facilities designed to meet the needs of local people, and support the Council's focus on early intervention and prevention.

[5] The Borough Plan EqIA: http://www.minutes.haringey.gov.uk/documents/s107023/_Borough%20Plan%20EQIA_FINAL.pdf

Borough Plan Priority	Objectives	Summary
Place - a place with strong, resilient, and connected communities where people can lead active and healthy lives in an environment that is safe, clean, and green	• Increase the levels of physical activity across the borough • Provide safer and accessible public spaces for everyone, especially children, young people, and people with disabilities • Foster strong and diverse cultural activities • Improve connectivity around the borough especially for pedestrians and cyclists • Improve community confidence and reduce the fear of crime	The Scheme will deliver a new public square and Library and Learning Centre, which will both provide a range of community benefits, including leisure and social spaces and capacity for events, markets and other activities. The new homes and spaces across the Scheme will be designed to promote safety (including by use of Secured by Design principles and consultation with the community and stakeholders), community cohesion, and good health and wellbeing.
Economy - a growing economy which provides opportunities for all our residents and supports our businesses to thrive	• Maximise the benefits of Council, other public sector funding and private investment for the local area • Increase the numbers of entrepreneurs who develop new start-ups in the Borough and who choose Haringey as a place to grow their business • Support our town centres and high streets to thrive in a changing economy • Enable all residents to access opportunities to develop their skills, so that they can compete effectively for high quality jobs in the local and London labour market • Deliver new homes and jobs for the benefits of our communities, including at High Road West	The Scheme will include investment into employment, education and training opportunities for local people, to connect residents to sustainable and long-term jobs. It aims to reinvigorate the High Road by creating high-quality public realm including a new public square.

2.4 Compulsory Purchase Order

Section 226 (1) (a) of the Town and Country Planning Act 1990 authorises a local authority to exercise its compulsory purchase powers. This is the case if acquiring the land in question will facilitate the carrying out of development, redevelopment, or improvement on, or in relation to, the land being acquired, and it is not certain that they will be able to acquire it by agreement.[6]

Additionally, a local authority must not exercise the power under section 226(1)(a) of the 1990 Act unless they think that the development, redevelopment, or improvement is likely to contribute to the achievement of any one or more of the following objectives:

- the promotion or improvement of the economic well-being of their area.
- the promotion or improvement of the social well-being of their area.
- the promotion or improvement of the environmental well-being of their area.[7]

Mott MacDonald understand that the Council's Cabinet will consider use its CPO powers to help facilitate the acquisition of land and new rights over land in order to facilitate the delivery of the Scheme (being the initial phase of the High Road West Scheme) and ensure the comprehensive redevelopment of the Site. This will be in tandem with continuing negotiations with land and property owners with the aim to reach mutual agreement on the acquisition of the outstanding interests within the Site.

This EqIA will support the Council to fulfil its equality duties in relation to the use of its CPO powers and provides consideration of potential equality impacts, both negative and positive, associated with the scheme.

[6] Ministry of Housing, Communities & Local Government (2019) Guidance on Compulsory purchase process and the Crichel Down Rules

[7] Legislation UK (1990): 'Town and Country Planning Act 1990'

3 Summary evidence review

This chapter sets out a summary of the existing evidence of risks and opportunities associated with the Scheme and associated protected characteristic groups who may be disproportionately affected, based on the initial desk-based review (summarised from the full literature review in Appendix B).

3.1 Summary

The tables below summarise the existing evidence of potential risks and opportunities and associated protected characteristic groups who may be disproportionately or differentially affected, prior to consideration of any mitigation measures in place. The tables do not summarise actual equality effects but rather the potential risks and opportunities that arise from regeneration and housing redevelopment schemes. Risks are defined as potential adverse effects resulting from the Scheme, and opportunities are defined as potential benefits. A full assessment of potential equality effects, based on the risks and opportunities identified below, is provided in Chapter 5. Protected characteristic groups include those defined in Chapter 1.

Table 3.1: Evidence summary

Risks and opportunities	Potentially affected groups
Effects on residents during the redevelopment process	
Loss of social infrastructure and access to community resources: The redevelopment process can involve temporary or permanent resettlement of residents and demolition of housing and community resources. This can lead to a loss of access to these resources and knock on impacts on social cohesion. In particular, it can increase residents' distances from facilities or places of social connection located on or in close proximity to their neighbourhood. This can disproportionately impact ethnic minority communities, disabled people, older people and children. Loss of social cohesion and access to community resources can lead to increased stress and anxiety in children who may need to change school; and loneliness and isolation in older people which can turn to negative health outcomes such as poor mental health and obesity. Negative health impacts such as increased stress and anxiety can also be caused by a loss of social cohesion and access to community resources, which may disproportionately impact disabled people and pregnant women. Risks associated with relocation for these affected groups can be heightened if housed in temporary accommodation, due to the need to relocate more frequently.	• Children • Older people • Disabled people • Pregnancy and maternity • Minority faith groups • People from ethnic minority backgrounds
Costs associated with relocation Where redevelopment schemes require residents to resettle, it can lead to an increase in their financial outgoings due to costs associated with moving, particularly for single parent families (the vast majority of whom are led by women) and ethnic minority households. Relocation costs could include removal services, the need to adapt a new home or buy new furniture. Access to the required finance to assist with relocation may be most limited for those at risk of financial exclusion, who experience difficulty accessing appropriate and mainstream financial services, such as bank accounts and loans.	• Young people • Older people • Disabled people • People from ethnic minority backgrounds • Women

Risks and opportunities	Potentially affected groups
Access to finance Access to the required finance to obtain new housing may be most limited for those at risk of financial exclusion, who may experience difficulty accessing appropriate and financial services, such as mortgages. Homeownership has become increasingly more unaffordable for certain groups; and intermediate housing schemes such as Shared Ownership are often still too expensive for many groups such as disabled people and single parent families, the vast majority of whom are led by women. A lack of financial means can limit the range of ownership options available to older people and relocation may cause older people to use savings and investments in order to secure a new home, potentially affecting their long-term financial independence and stability.	• Young people • Older people • Disabled people • People from ethnic minority backgrounds • Women
Appropriate and accessible housing Where redevelopment schemes require the resettlement of many residents, issues can arise regarding sourcing suitable housing that meets the needs of diverse groups. This includes housing that meets the needs of people requiring adaptable and accessible accommodation, such as people with mobility impairments. Accessible housing would include at least the basic four accessibility features (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space and a toilet at entrance level). It also includes housing suitable for multigenerational families and families with children. A lack of suitable housing can lead to families living in overcrowded conditions which can negatively impact the health of older people and children, putting them at increased risk of developing respiratory conditions. Overcrowding can also contribute to infections, psychological problems, Sudden Infant Death Syndrome (SIDS), and stress among children. Homes without access to outdoor space can negatively impact the emotional wellbeing of residents, particularly children. Black people are four times less likely than white people to have access to a garden, or other form of outdoor space at home.[8]	• Children • Older people • Disabled people • People from ethnic minority backgrounds • Pregnancy and maternity
Health effects *Relocation health effects:* Home relocation can have a negative impact on mental health and well-being. Relocation can create a great deal of stress and anxiety amongst children, young people and older people due to the need to adapt to new routines, facilities and surroundings. Involuntary relocation can have important health impacts for older people, with an increased mortality rate for those moved for urban redevelopment projects. The health effects of relocation can also be particularly heightened for temporary accommodation households, many of which are households with dependent children led by single mothers. Women and children in these circumstances may see increased levels of stress and anxiety exacerbated by the uncertainty and instability of their circumstances. *Heath effects as a result of the construction process* Physical health effects may also arise as a result of the environmental effects of demolition, refurbishment and construction processes Older people, disabled people, and children are also likely to be disproportionately affected by changes in air quality that may arise during the construction period as increased air pollution can impact upon underlying respiratory conditions. Air pollution can contribute to health impacts in young children, including long term cognitive issues and neurodevelopment. Additionally, antenatal exposure to air pollution may alter the lung development of a baby whilst in the womb. If a baby is exposed to significant levels of air pollution, this can increase the risk of premature birth and low birth weight.	• Children • Young people • Older people • Disabled people • Pregnancy and maternity

[8] Office for National Statistics (2020). 'One in eight British households has no garden'. Available at: https://www.ons.gov.uk/economy/environmentalaccounts/articles/oneineightbritishhouseholdshasnogarden/2020-05-14#:~:text=One%20in%20eight%20households%20(12,Survey%20(OS)%20map%20data.&text=This%20is%20according%20to%20survey%20data%20from%20Natural%20England.

Risks and opportunities	Potentially affected groups
Safety and security: In the lead up to the redevelopment process and during the decanting and demolition of properties in the area, properties will be vacated and can fall into disrepair. This can attract unwanted activity including anti-social behaviour and crime, which can affect those who are more likely to be a victim or witness of crime or those who are more fearful of crime. It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as women, older people, children and Ethnic minority groups.	• Children • Young people • Older people • Disabled people • People from ethnic minority backgrounds • Men • Women • LGBT people
Accessibility and mobility in the local area: Evidence indicates that during construction the accessibility and mobility of the local area can be affected. In particular, construction can cause difficulties in relation to increased traffic in the local area, reduced parking (construction vehicles and subcontractors in parking), construction activities blocking access to homes, shops, bus stops and pavements and safe routes, as well as effects on wayfinding. This may also limit the ability of children to move around the site safely alone, limiting outdoor play opportunities. For example, a reduction in parking bays, especially if they are spaces close to the site or blue badge spaces, can particularly adversely affect parents with young children, and disabled people who rely on such parking facilities in order to access a range of services and facilities, including their home. This can lead to knock-on effects on parents and disabled people's independence, exacerbating issues such as loneliness and social isolation.	• Children and people using buggies or pushchairs • Older people • Disabled people
Information and communication: Complex material and information on the regeneration may present a challenge to those who have different information and communication needs. This includes but is not limited to people with cognitive or learning disabilities, people with low literacy levels, older people, people with visual or hearing impairments, and people who use English as a second language. Due to the COVID 19 pandemic, engagement and consultation has increasingly utilised digital tools. However this can exclude those who are less likely to be online, such as older people and disabled people. Some groups, such as children and young people, disabled people, and people from ethnic minority backgrounds, are more likely to face barriers to engagement. Consultation should 'go the extra mile' to speak with these groups, including holding events in a variety of different venues and times (COVID-19 regulations permitting).	• Children • Young people • Older people • Disabled people • People from ethnic minority backgrounds
Effects on businesses during the redevelopment process	
Potential loss of business Independent small businesses including shops, cafes and restaurants, play an important role in supporting the vitality and vibrancy of local communities and often operate from smaller premises. Redevelopment can result in the permanent loss of such businesses, with the potential to affect self-employed business owners. Ethnic minority groups and older people may be particularly affected by the loss of business as they are more likely to be self-employed.	• Older people • People from ethnic minority backgrounds
Access to commercial finance For businesses, redevelopment may result in relocation or closure. This may result in a need to access finance to secure new premises, which can be more difficult for particular groups. Businesses owned by people from ethnic minority backgrounds are more likely to be denied a loan outright when compared to white owned business. Ethnic minority business owners are also less likely than non-ethnic minority business owners to access mainstream business support in the UK. Older people often lack the same financial means and income flexibility compared with other, younger age groups.	• Older people • People from ethnic minority backgrounds

Risks and opportunities	Potentially affected groups
Potential redundancy of employees associated with business loss or relocation Site redevelopments may require businesses to relocate and may result in extinguishment. These changes may create direct redundancies or result in indirect redundancies by current staff being unable to access future employment at a different location. This can affect groups who are more likely to face barriers to employment than others.	• Older people • Disabled people • People from ethnic minority backgrounds
Impact of redundancy on health and well-being Involuntary job loss due to redevelopment and redevelopment can have disproportionate health and well-being effects for certain groups. Older workers are at an increased risk of cardiovascular disease due to increased stress resulting from contributing factors such as a lower likelihood of re-employment, a substantial loss of income and the severance of work-based social interactions. Redundancy can create an increased risk of family tension and disruption, and that job loss for a parent can have detrimental effects on children including lowered self-esteem and socio-psychological well-being.	• Older people • Children
Impacts on the existing customer base of businesses Site redevelopment has the potential to result in relocation of local businesses and community facilities currently operating in the Scheme area. Depending on the geography of where affected parties relocate to, such relocation from the local area might disrupt local customer bases that have been developed over time, ultimately resulting in a loss in business, and potentially the loss of an important service to certain groups.	• People from ethnic minority backgrounds
Effects on community following the redevelopment process	
Improved housing provision: Redevelopment can lead to improvements in housing provision within the regeneration area thereby improving appropriateness, accessibility and affordability, as well as its quality and efficiency in energy consumption, or housing stock. Warm and insulated homes can help prevent against the health and wellbeing impacts of living in a cold home. Children living in cold homes are more than twice as likely to suffer from a variety of respiratory problems than children living in warm homes. Cold housing can negatively affect children's educational attainment, emotional wellbeing and resilience. Effects of cold housing are also evident among older people in terms of higher mortality risk, physical health and mental health.	• Children • Older people • Disabled people • People from ethnic minority backgrounds
New employment opportunities: Redevelopment can act as a means of promoting economic growth and supporting job creation. For example, property development can contribute to urban economic regeneration by enabling local stores to grow and expand, and through attracting investment to the area and revitalising neighbourhoods. It can also facilitate improved connectivity between communities and places of employment and education. Improved opportunities to access employment and education can serve to help address issues of inequality and improve social mobility.	• Young people • Older people • Disabled people • People from ethnic minority backgrounds • Women
Improved public realm and green space: Redevelopment offers an opportunity to improve the public realm. The ability to access and use the public realm is vitally important to ensuring people feel that they are active members of their society. This includes basic activities such as using local shops or meeting up with people in a shared space outside close to home. In addition, the opening up of green space has been shown to impact positively on both physical and mental health. Inner-city green space can promote social cohesion and instil a sense of community. Social contact is especially important for the health and wellbeing of older people. Green space can also have a positive role in a child's cognitive development, their wellbeing, and is linked to lower BMIs. Access to green space has also been shown to have positive health benefits for disabled people, and people with autism or learning difficulties in particular.	• Children • Older people • Disabled people • People from ethnic minority backgrounds

Risks and opportunities	Potentially affected groups
Provision of community resources and improved social cohesion: Community resources provide important places of social connection and promote wellbeing for many groups. For example, community hubs can provide an accessible centre point for local activities, services and facilities. They allow for a cross section of the community to be brought together in a safe place, allowing for better social cohesion and helping to address social isolation. An opportunity to socialise can have a positive effect on the loneliness of older people and disabled people, which may in turn provide positive health benefits. Social contact and out-of-classroom learning can also improve the wellbeing of children.	• Children • Older people • Disabled people • Pregnant people • People from ethnic minority backgrounds • LGBT people
Tackling crime and disorder: Levels of crime have in part been attributed to the urban environment. It has been argued that the opportunity for some forms of crime can be reduced through thought-out approaches to planning and design of neighbourhoods and towns. Reducing potential for crime can affect those more likely to fear crime or be a victim or witness of crime.	• Children • Young people • Older people • Disabled people • People from ethnic minority backgrounds • Men • Women • LGBT people
Improved access, mobility and navigation: Redevelopment processes open up opportunities to create spaces and places that can be accessed and effectively used by all, regardless of age, size, ability or disability, using principles of inclusive design. There are a number of protected characteristic groups who can experience difficulties with access, mobility and navigation who could benefit from improvements in this area. Improved streets and roads will promote active travel which will have a positive impact on people's health and wellbeing by providing spaces that are easily accessible and pleasant to pass through. Children who cannot move about safely and independently on foot and bicycle often become less physically active, reducing opportunities for children to develop certain cognitive, motor and physical skills – as well as contributing towards childhood obesity risks.	• Children • Older people • Disabled people

4 Area profile and proportionality

This chapter provides an overview of the socio-demographic profile of the Local Impact Area outlined in Chapter 2.

4.1 Overview of the socio-demographic profile of the Local Impact Area

The area profile summary in Table 4.1 provides a demographic characterisation of the LIA. The baseline compares the socio-demographic profile of the Local Impact Area with the London Borough of Haringey, the Greater London region, and England. The summary includes analysis of protected characteristic groups under the Equality Act 2010 and the current socio- economic context of the area. In comparing these regions, where the LIA deviates by more than 3%, the difference is considered to be disproportionate and is reported as such.

The data used in the baseline is the most current publicly available data from the Office of National Statistics. At the time of writing (September 2022), Census data for 2021 was not available. Where there are higher proportions of certain groups on the Site, this is written in **bold text.**

In order to analyse the demographic profile of the Local Impact Area (the Site, plus a 500m buffer extending from the Site), codepoint data – which includes a point representing each postcode area – for the site was used. Lower Super Output Area (LSOA) data is shared between the codepoints that fall within each LSOA, and is summed for where the codepoints fall within the LIA. An LSOA is the smallest geographical area (with an average of 1,500 residents and 650 households) for which most population data is published (beyond Census data).

A more detailed breakdown of the baseline can be found in Appendix A.

Table 4.1: Socio-demographic baseline

Protected Characteristic	Comparison with Haringey, Greater London and England[9]
Age	• **Population of children (under 16 years) living in the LIA (26%) is considerably higher than the figures for Haringey (20%), London (21%), and the England figure (19%).** • Population of young people (16-24 years) (11%) is in line with the local average (10%) in Haringey, regional average in London (both 10%) and in England (11%). • Population of working age people (16-64 years) in the LIA (65%) is in line with the figure for London (67%) but lower than the comparable figures for Haringey (69%). It is higher than the figure for England (62%). • Population of older people (aged 65 and over) (9%) in the Local Impact Area is in line with the population in Haringey (11%) and lower than London (12%) and England (19%).
Disability[10]	• Population in the LIA who have a long-term health problem or disability that limits their day-to-day activities (16%) is in line with Haringey (14%), London (14%) and England (18%)
Gender reassignment	• No information is publicly available for the LIA.

[10] Defined here as 'People whose day to day activities are limited in any way as a result of being disabled or because of a long-term health condition'

Marriage and civil partnerships	• Population of those who are married or in civil partnerships in the LIA (32%) is in line with the figure for Haringey (33%). It is considerably lower when compared to London (40%) and England (47%). • **Population of those who are single in the LIA (47%) is higher than London (44%) and England (35%).** It is lower than the figure for Haringey (50%).
Pregnancy and maternity	• **The general fertility rate (live births per 1000 women aged 16-44 years) and total fertility rate (avg. number of children born per woman) of Haringey (1.64) is higher than the London (1.54) and England averages (1.59).**
Race	• **The Black African population makes up 21% of the population in the LIA. This is considerably higher than the figures for Haringey (9%), London (7%) and England (2%).** • The proportion of the White British population in the LIA is 17%. This is considerably lower than the population in Haringey (35%) and London (45%), as well as in England (80%). • The proportion of Other White people in the LIA (21%) is in line with the figure for Haringey (23%) **but considerably higher than comparable figures for London (13%) and England (5%).** • **The total minority ethnic population in the LIA (83%) is considerably higher than in Haringey (65%), London (55%) and England (20%).**
Religion	• **The Christian population in the LIA (51%) is higher than the population in Haringey (45%) and London (48%)** but lower than the figure for England (59%). • **The Muslim population in the LIA (25%) is considerably higher than the population in Haringey (14%), London (12%) and England (5%).** • Those with no religion in the LIA make up 13% of the population. This is considerably lower than the figure for Haringey (25%), London (21%) and England (25%). • **Those who belong to a minority religion in the LIA make up 27% of the population. This is considerably higher than those who belong to a minority religion in Haringey (21%), London (22%) and England (9%).**
Sex	• The proportion of women in the LIA (49%) is in line with the figures for Haringey (49%), London (50%) and England (51%).
Sexual orientation	• No information is publicly available for the LIA

Source: Office for National Statistics Mid-Year Estimates 2019-2021 and Census 2011

4.2 Existing residential properties

The residential mix of properties affected by both the redevelopment which would be facilitated by and the potential use of compulsory purchase powers are described below.

4.2.1. Overview of the Love Lane Estate

The Love Lane Estate provides 297 homes across three Y-shaped ten storey blocks and several other four storey blocks with associated open space and parking areas. The addresses are as follows, and shown on the below plan:

- Charles House (Nos 1-60)
- Moselle House (Nos 1-60)
- Ermine House (Nos 1-60)
- Kathleen Ferrier Court (Nos 1-19)
- Brereton Road (Nos 4-18 Even)
- Orchard Place (Nos 2-28 Even)
- White Hart Lane (Nos 3-39)
- Whitehall Street (Nos 2-32 Even)
- Whitehall Street (Nos 3-29 Odd)
- Whitehall Street (Nos 31-61 Odd)

- Whitehall Street (Nos 63-89 Odd)

Figure 4.1: Love Lane Estate and associated addresses

Source: London Borough of Haringey

The tenancy profile of residents within Love Lane Estate is set out in the table below.

Table 4.2: Tenancy profile

Type of tenancy	Number of households
Secure tenants	38
Non-secure tenants in temporary accommodation	168
Resident leaseholders	21
Non-resident leaseholders (some with private tenants in situ)	22
Void properties	48
TOTAL	**297**

Of the tenancy types listed above, secure tenants, non-secure tenants placed in temporary accommodation on the estate by the Council and resident leaseholders have a Right to Return to a property on the new development on the basis of the Love Lane Landlord Offer, High Road West Local Lettings Policy and Love Lane Leaseholder Offer.

4.2.2. Additional socio-demographic data for the Love Lane Estate

To further enhance the understanding of the demographic makeup of the population, the Council have provided demographic data on the households within the Love Lane Estate. This was based on two datasets:

- A demographic survey of households in August and September 2022, undertaken by Council officers. Every household was either visited or contacted by phone at least once during the survey period. At the time of producing this report, 69 of the 249 households

on the estate at that time had completed the survey (28%). This dataset includes information for all members of the household.

- Housing management data for households. This dataset primarily relates to lead tenants and includes limited information for other members of the household.

Table 4.3: Additional socio- demographic data for the Love Lane Estate

Protected Characteristic	Summary of findings
Age	The demographic survey identified that 220 people formed part of the 69 households within the Love Lane Estate who responded. The breakdown in age of this group was as follows: • 95 (43.2%) people are under the age of 16 • 22 (10%) people are aged 16-24 years old • 23 (10.5%) people are aged 25-34 years old • 33 (15%) people are aged 35-44 years old • 29 (13.2%) people are aged 45-54 years old • 11 (5%) people are aged 55-64 years old • 4 (1.8%) people are aged 65-74 years old • 2 (0.9%) people are aged 75-84 years old • 1 (0.5%) person responded with Don't Know/Prefer not to say The dataset relating to lead tenants records that of the 249 households living on the estate, 200 of the households (80%) reported that members of their household included people of working age (aged between 16 and 64); and 21 households (8%) reported that their household included older people (aged 65 and over).
Disability[11]	The demographic survey included the question 'How many, if any, people in your household have a long-term physical or mental health condition, disability or illness?'. All 69 respondents answered this question, and the questionnaire showed: • 50 households (72%) reported that no members of their household had a long term physical or mental health conditions, disability, or illness • 19 households (28%) responded that 1-2 people in their household did have a long term physical or mental health conditions, disability, or illness The dataset relating to lead tenants indicates that 37 households on the estate (15%) reported having a member of the household with a disability.
Gender reassignment	In the demographic survey, none of the respondents identified as Trans. No further information on this protected characteristic is included in available resident data.
Marriage and civil partnerships	The demographic survey received 112 responses from individuals in relation to their relationship status. This identified that: • 44 (38.9%) of respondents are single • 62 (54.9%) of respondents are married • 1 (0.9%) of respondents are separated • 1 (0.9%) of respondents are divorced • 4 (3.5%) of respondents are co-habiting • 1 (0.9%) of respondents are widowed
Pregnancy and maternity	The demographic survey included the question 'How many in your household, if any, are currently pregnant or have been pregnant in the last year?'. Only 12 responses were recorded to this question, which showed: • 3 residents are currently pregnant • 1 resident was pregnant in the last year • 8 residents said they did not know/prefer not to say

[11] Defined here as 'People whose day to day activities are limited in any way as a result of being disabled or because of a long-term health condition'

Race	Of the 220 people recorded within the demographic survey, information relating to ethnicity was recorded for 218 of these individuals in the survey responses. The respondents found the following: • 46.8% of respondents identified as Black (including 36.2% Black African, and 10.6% Black Caribbean) • 16.5% of respondents identified as Turkish • 10.6% of respondents identified as White • 9.6% of respondents identified as any other ethnic group • 8.7% of respondents identified as Asian • 5% of respondents stated "don't know/prefer not to say" • 2.8% of respondents identified as multiple/mixed ethnic group
Religion	Out of the responses gained from the demographic survey, 206 people were accounted for with 53.4% of these identifying as Muslim, 33.5% identifying as Christian and 13.1% preferring not to say.
Sex	Out of the 220 people who have responded to the demographic survey, 98 people (44.5%) are male and 122 (55.5%) are female.
Sexual orientation	Of the 220 people recorded within the demographic survey, information relating to sexual orientation was recorded for 129 individuals in the survey responses. Of these, over 95% of the respondents identified as being heterosexual, with a very small proportion of residents identified as being bisexual or responding with 'don't know/prefer not to say'.

4.2.3. 100 Whitehall Street

100 Whitehall Street is located in Plot A of Phase A and is primarily used to provide short-term emergency temporary accommodation for households while their homelessness application is under review by the Council. The provision of emergency accommodation will be met at other locations in the borough following its closure.

4.2.4. High Road residential properties

There are understood to be 15 residential units above the commercial properties on High Road. The majority of these are let under Assured Shorthold Tenancy (AST) agreements with some owner occupiers. The addresses are as follows:

- First Floor Flat, 757 High Road
- 755 High Road
- First Floor Flat, 753a High Road
- Second Floor Flat, 753b High Road
- 751 High Road
- 749 High Road
- 747 High Road
- 745 High Road
- 743 High Road
- 741 High Road
- 739a High Road
- 737 High Road
- 735 High Road
- 733a High Road
- 731 High Road

Additional stakeholder engagement has also been undertaken specifically with residents of affected properties on the High Road that are not within the Love Lane Estate in order to supplement data collected through publicly available sources and to understand in greater detail which groups are more likely to be affected by any redevelopment.

The engagement took place in the form of demographic surveys in August 2022, undertaken by Mott MacDonald and JTL Research Ltd on behalf of the Council. The fieldwork surveys were carried out with up to five visits made to each property understood to be occupied on the Site. The survey included:

- A notification letter distributed to properties to make participants aware of the upcoming survey, including details for translation support
- A letter distributed to properties with a unique link to the survey, so they could complete the survey in their own time
- In-person visits during day and evening hours, to encourage residents to complete the survey on a tablet, with the option to complete this in another language

All households were visited. None of the households opted to complete the survey out of 15 households within the Site. The Council will continue to seek to engage with these residents to understand any impacts resulting from the Scheme.

4.3 Existing community resources

There are a number of community facilities and resources located both within, and in close proximity to the Site which are likely to be accessed by protected characteristic groups, or if they were to be lost, would potentially adversely affect protected characteristic groups.

Within the Site, there is Coombes Croft Library, Whitehall & Tenterden Community Centre, Tottenham Health Centre, and a play area. The community centre and library and Health Centre are available for use by all residents in the Site and the wider community.

There are a range of different community facilities in the area surrounding the Site which are likely to be accessed by residents there. Table 4.2 lists the community facilities located within the Site.

Table 4.4: Community facilities within the Site

Name	Category	Address
Coombes Croft Library	Library	High Road
Whitehall & Tenterden Centre / Grace Organisation	Community Centre	Whitehall Street
Play area/Open Space	Play area/Open Space	Within the Love Lane Estate
Tottenham Health Centre	Health Centre	High Road

Source: OS AddressBase

4.3.1 Coombes Croft Library

Coombes Croft Library will be redeveloped as part of the Scheme, replaced by a new improved Library and Learning Centre delivered as part of the Scheme. The aim is for the library to be relocated to the new premises in a single move, and the local community has been and will be further involved in the co-design of facilities.

The new library will be larger, including provision for uses such as:

- A space for young people, including signposting, support and counselling, and career advice
- Services for adults with disabilities and additional needs, including social prescribing[12]
- Employment support, through Creative Enterprise and Business Hub support spaces and a Job Club
- Digital technology and training, within a new IT centre
- An expanded children's library, with the ability to host a programme of events
- Capacity to roll out borough initiatives such as Information Station and links to other libraries and providers
- Quiet places to study and focus
- Gallery space to showcase local creative talent

4.3.2 Whitehall & Tenterden Centre / Grace Organisation

The Whitehall & Tenterden Centre is located in Plot A of the Scheme. Currently, it is occupied and leased by the Grace Organisation, which provides day services for older people.

The Council has been working with Grace Organisation to relocate them to new refurbished premises at the Irish Centre, approximately 500m from their current location on the Site. The new premises will be of an equivalent size and provision to the current premises.

In working with the Grace Organisation, the Council has responded to the feedback related to the specific needs of the Organisation and its clients. The clients of the Grace Organisation are predominantly elderly and/or have a disability. A review in 2018 indicated that the client group had varying needs including 75% having dementia, 55%, 30% suffering from depression, low mood or mental health issues and 15% with visual impairment. A focus on dementia was highlighted particularly as an ongoing priority, and the delivery of the new facility are based on Stirling Dementia Design Guidance, which is a recognised standard in this area.

The design, which has been developed with the Grace Organisation in line with this guidance includes a number of key principles including:

- Distinctive wayfinding with areas themed and clear consistent signage
- Introduction of natural but not bright light (where possible)
- Barrier free access throughout the building, both internally and externally
- Clear sight lines
- Separation of activities to ensure control of stimuli
- Easy supervision of spaces by staff
- Clear separation of services and users
- Contrasting finishes where appropriate to ensure easy identification

Specific functions include:

- Kitchen that supports the Grace Organisation's meals on wheels service
- Activity rooms including facilities that accommodate visiting doctors, dentist and other supporting services
- A large activity space for a range of communal activities
- Office space

[12] Social prescribing is a way for local agencies to refer people to a link worker, and take a holistic approach to peoples health and well being, connecting people to community groups and statutory services. NHS England, *Social Prescribing.* Available at: https://www.england.nhs.uk/personalisedcare/social-prescribing/

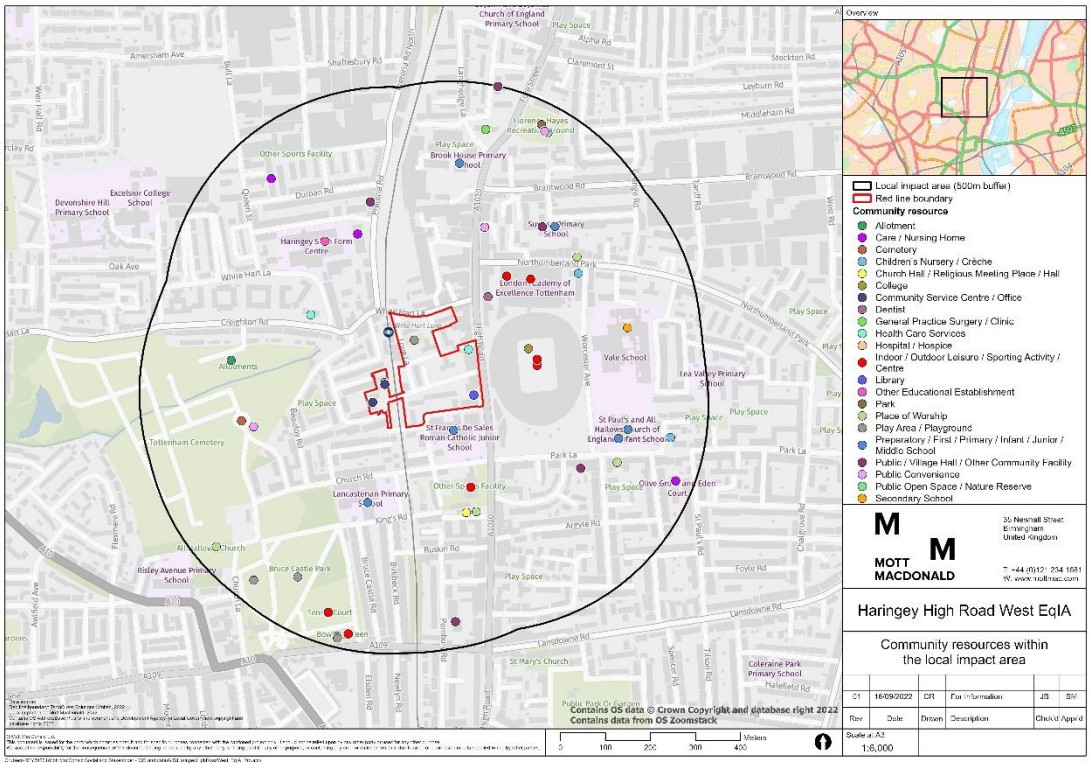
- Storage to accommodate equipment such as hoists

4.3.3 Tottenham Health Centre

Tottenham Health Centre is a GP clinic located on High Road. It is owned by the doctors of the surgery and discussions are ongoing regarding the needs of the new surgery.

The intention is that the GP clinic will have the option to move into new accommodation within the Scheme (assuming an alternative location isn't preferred by the clinic and CCG), and that this is a single move. The Section 106 agreement between the Council and Lendlease requires that a replacement health centre is built in the Scheme before the existing Tottenham Health Centre building is demolished (unless a replacement health centre is built in a neighbouring development).

Map 4.1: Community resources in the LIA



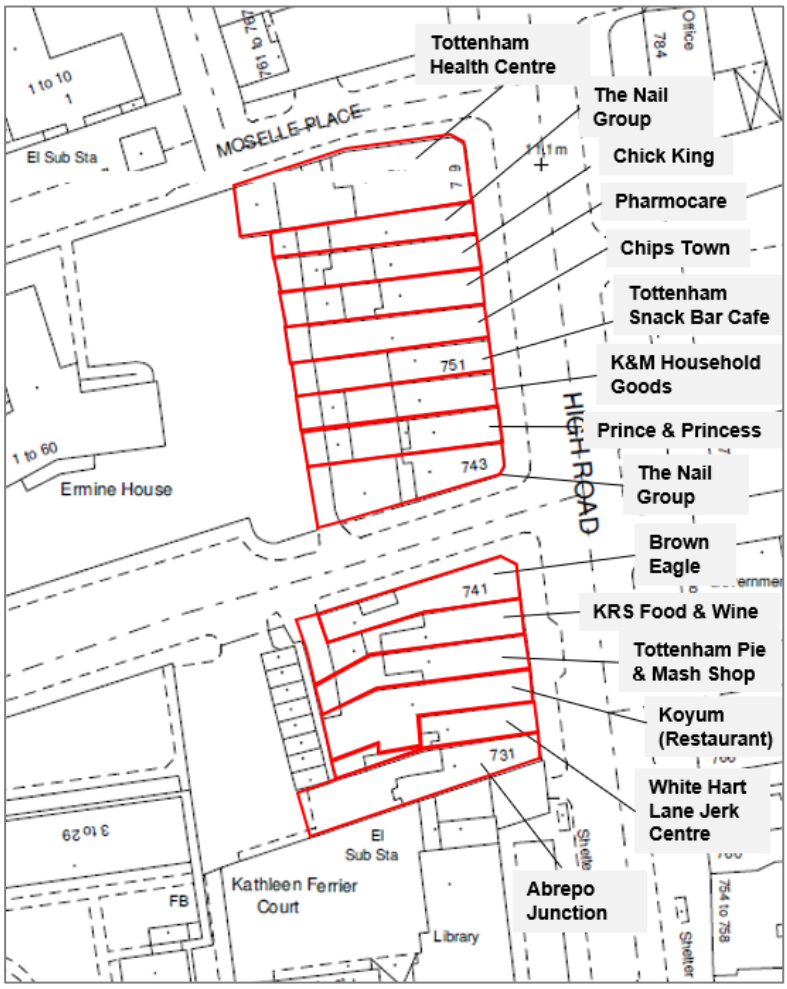
Source: OS Zoomstack

4.4 Existing businesses

4.4.1 Overview of existing businesses

There are a number of commercial units located on the Site, which will need to be relocated in order for the Scheme to go ahead. This could have equality impacts on owners and employees, and potentially local residents and others who are their customers.

Figure 4.2: Location of businesses within the Site (as of October 2022)



Source: London Borough of Haringey. Boundaries for individual properties are approximate.

The aspiration of the Council is to relocate the businesses into new premises within either the Scheme or the High Road West Scheme where possible. There are 15 commercial properties located within the Site. One of these is the Tottenham Health Centre, which is discussed in the community resources section, and the others are set out in the table below.

Table 4.5: Businesses within the Site (as of October 2022)

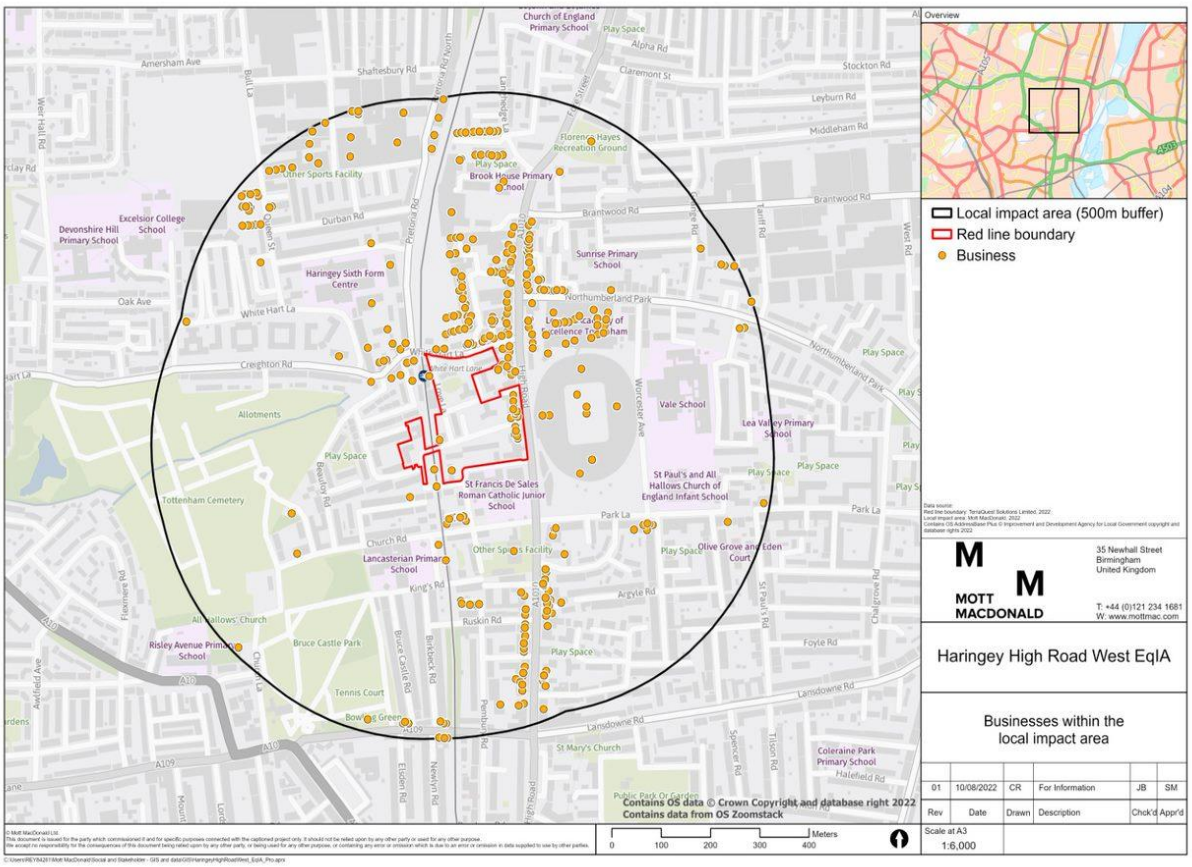
Address	Business name	Business type	Tenancy
757 High Road	The Nail Group	Nail salon	Tenants
755 High Road	Chick King	Takeaway	Freehold- occupiers
753 High Road	Pharmocare	Pharmacy	Tenants

Address	Business name	Business type	Tenancy
751 High Road	Chips Town	Takeaway	Tenants
749 High Road	Tottenham Snack Bar Café	Cafe	Tenants
747 High Road	Prince & Princess	Retail	Tenants
745 High Road	K & M Household Goods	Household supplies	Freehold- occupiers
743 High Road	The Nail Group	Nail salon	Tenants
741 High Road	Brown Eagle	Restaurant	Tenants
739 High Road	KRS Food & Wine	Off license	Tenants
737 High Road	Tottenham Pie & Mash Shop	Restaurant	Tenants
735 High Road	Koyum	Restaurant	Tenants
733 High Road	White Hart Lane Jerk Centre	Takeaway	Tenants
731 High Road	Abrepo Junction	African and Caribbean Grocer	Tenants

Source: London Borough of Haringey

As of October 2022, the Council and Lendlease have sought to open negotiations with all property owners regarding the purchase of their property. For owner occupiers, this has included discussions around the option to move into new accommodation within the Scheme, in line with the Council's Business Charter. Tenants have also been spoken to regarding the proposals, and as the Scheme progresses there will be further conversations around the design and letting arrangements for the new commercial spaces in the Scheme, with the aim that many existing business tenants have opportunity to relocate into the new spaces.

Map 4.2: Businesses within and around the Scheme



Source: OS Zoomstack

4.2.5. Additional socio- demographic data for existing businesses

A demographic survey of businesses within the Site was undertaken by Mott MacDonald and JTL Research Ltd on behalf of the Council in August 2022.

The objective of the demographic survey was to build better understanding of the businesses that may be affected by the scheme and the ways in which they might be affected. Questions were also asked in order to gauge respondents' awareness of the redevelopment process and how it might affect them, and to gain a better understanding of the potential needs of their businesses in the area, in order to provide the appropriate support.

The fieldwork surveys were carried out with up to five visits made to each property understood to be occupied on the Site, including business owners and employees of these businesses. The survey included:

- A notification letter distributed to properties to make participants aware of the upcoming survey, including details for translation support
- A letter distributed to properties with a unique link to the survey, so they could complete the survey in their own time
- In-person visits during day and evening hours, to encourage businesses to complete the survey on a tablet, with the option to complete this in another language
- An email to business owners, with a unique link to complete the survey online[13]

[13] Where the email of the owner was known.

All businesses understood to be occupied were visited. A total of 4 businesses completed the survey out of 15 businesses on the Site (when including the Health Centre). Three of the surveys were completed by the owner of the business, and one by the business manager.

A summary of the findings is outlined below:

Table 4.4 Additional data for existing businesses

Feedback from the business	Summary of findings
Ownership	The survey asked respondents to note how many people owned the business, and how many were employed. 2 businesses responded that there were two owners; whilst a further two noted one owner. Two business responded that they would prefer not to say how many employees were employed by the business. One business responded that they employed more than 10; and one responded that they employed 3 to 4 people.
Employment	For two businesses who responded, less than 25% of their employees live in the Borough of Haringey or adjacent boroughs. A further two businesses have 75-100% of employees from the Borough of Haringey or adjacent boroughs. One business reported that less than 25%, of their employees were employed part time One business reported that less than 25-50%; of their employees were employed part time One business reported that less than 50-75% of their employees were employed part time. One business preferred not to say what percentage of their employees were employed part time. Two businesses employed between 50 and 75% of their staff on a full-time basis, with one employing 75 and 100% of their staff full time. One business preferred not to say. **Overall, the businesses who responded draw their employees from a large area stretching further than the Borough and those surrounding. The businesses tend to employ staff on a full time basis.**
Customer base	The businesses were asked whether their businesses provided goods or services specifically tailored to groups with protected characteristics. Three responded that they would prefer not to say, and one responded that they did not know. Four businesses responded that their customer base came from Tottenham. Two responded that their customer base also extended into the boroughs of Haringey, Enfield, and Waltham Forest, while a further one responded that it extended into London.
Views on the Scheme proposals	Of the four businesses who responded to the survey, • Three responded that they were somewhat aware of the proposals but not in detail. • One business responded that they were not aware of the proposals • Three of the four businesses noted that they were very concerned about the proposals and their potential impact. • One business reported being fairly concerned about the proposals and impact. • Three businesses raised concerns surrounding losing their jobs and income during the redevelopment, two raised concerns regarding relocation options and one raised concerns around losing customers. • Two businesses responded that they were very dissatisfied with the level of communication they have received from the Council about the Scheme process and what it means for them. One business reported that they were fairly dissatisfied.
Protected Characteristic	**Summary of findings**
Age	Of the total six business owners, 1 is aged 35-44; 3 are aged 55 to 64; and a further two are aged 65 and 74. Of the total seventeen responses given for employee ages, 5 are aged between 35 to 44 and a further 5 between 45 to 54. Two are aged between 16 and 24; and two aged between 25 and 24. Four are aged between 65 and 74. One responded confirming that they would prefer not to say.

Disability[14]	None of the businesses reported an owner with any long term physical or mental health condition, disability, or illness. One business reported that 1 to 2 employees had a long term physical or mental health condition, disability or illness, and one business responded that they would prefer not to say.
Gender reassignment	No business owner identifies as being transgender. Two businesses identified that they had no employees who identified as transgender. Two businesses preferred not to say.
Marriage and civil partnerships	Four business owners identify as being married. One owner co-habits, and one owner preferred not to say. Of the seventeen responses given for employees, all were don't know or prefer not to say.
Pregnancy and maternity	Of the four responses given for business owners, four selected prefer not to say. Of the sixteen responses given for employees, all confirmed that they preferred not to say.
Race	Of the six responses given for business owners, two identified as belonging to 'Any other white ethnic groups' and a further two as 'any other ethnic group'. One owner was identified as being African, and one owner as Caribbean. Of the seventeen responses given for employees, 12 were noted as belonging to 'Any other ethnic group'. Two employees identify as Indian, and one as African. One employee identifies as Turkish. One business preferred not to say.
Religion	Of the six responses given for business owners, four identified as Christian and two as Hindu. Of the sixteen responses given for employees, one employee was identified as Hindu and one as Muslim.14 preferred not to say.
Sex	Of the five responses given, 3 of the business owners are male. Two are female. Of the seventeen responses given for employees, 11 are female. 5 employees are male, and one preferred not to say.
Sexual orientation	Five business owners identify as being heterosexual, whilst one preferred not to say. Of the seventeen responses given for employees, 13 were reported as being hetrosexual; three were reported as don't know; and 1 responded prefer not to say.
Additional information	**Summary of findings**
Socio-economic status	Of six responses given, four owners stated that they did not receive any of the benefits listed. One owner preferred not to say. Of the sixteen responses given for employees, all were prefer not to say.
Qualifications	Of six responses given, three owners have qualifications at Level 3 and a further three have qualifications at Level 4. Of the sixteen responses given for employees, all were prefer not to say.
Language	Of the three responses given for owners, the preferred language of two owners is Greek; and the preferred language of one owner is English. Of the four responses given for employees, the preferred language of three employees is Greek, and one is Polish. One is Turkish.

[14] Defined here as 'People whose day to day activities are limited in any way as a result of being disabled or because of a long-term health condition'

5 Impact assessment and recommendations

This chapter sets out the results of the Equality Impact Assessment of the scheme on protected characteristic groups and outlines existing mitigation measures. The impact assessment is split into three sections: Table 5.1 outlines the impact on residents and community resources during redevelopment, Table 5.2 outlines the impact on businesses during redevelopment and Table 5.3 outlines the impact on communities after the redevelopment process is complete.

5.1 Impact on residents and community resources during redevelopment

The following table describes the potential impacts of the Scheme on protected characteristic groups, with a focus on impacts for residents and local community resources during the redevelopment process. The term 'residents' refers to all households currently living in the Site or surrounding area that may be affected by the Scheme, either due to relocation or by other effects. Where mitigations relate to specific tenancy types (such as those set out in the Landlord Offer, which apply only to those living on the Love Lane Estate who need to be relocated), these are set out.

These impacts have been identified through a review of published literature and through engagement with residents. Potential differential effects are identified through published literature. Potential disproportionate effects on particular groups based on the demographic analysis of the area are also identified. The table sets out relevant feedback from resident consultation. Finally, existing measures in place to mitigate or enhance these potential impacts on residents and community resources during redevelopment are detailed.

Table 5.1: Impact on residents and community resources during redevelopment

Potential equality risks	Affected groups[15]	Impact of Scheme	Key resident feedback	Existing Council mitigations or enhancements
Social infrastructure and access to community resources:	• **Children** • Younger people	**Risks** • Possible relocation of residents during	Responses to consultation between 2018 and 2021 found that local residents	There are mitigations within the Council's existing policies (i.e. the Landlord Offer) and the Section 106 agreement for the Scheme with Lendlease which have and will continue to reduce the impacts of the development:

[15] Groups that are highlighted in **bold** are disproportionately represented in the study area.

Potential equality risks	Affected groups[15]	Impact of Scheme	Key resident feedback	Existing Council mitigations or enhancements
The redevelopment process is likely to involve the temporary or permanent resettlement of residents and demolition of housing and community resources. Community resources which residents may suffer from reduced access to include **Coombes Croft Library, the Whitehall and Tenterden Centre (used by the Grace Organisation)** and **Tottenham Health Centre**, as well as a play area. This can lead to a **loss of access** to these resources and spaces and knock-on impacts on social cohesion. In particular, it can **increase residents' distances from facilities or places of social connection** located on or in close proximity to their neighbourhood. Relocation can also lead to a **loss of informal childcare support.** This can disproportionately impact ethnic minority communities, disabled people, pregnant women, older people and children. Loss of social cohesion and access to community resources can lead to increased stress and anxiety in children who may need to change school or experience **longer journeys to attend school**; and loneliness and isolation in older people which can result in negative health outcomes such as poor mental health and obesity. Disabled people and pregnant women may also experience negative health impacts,	• Older people • Disabled people • **Minority faith groups[16]** • **Pregnancy and maternity** • **Ethnic minority groups**	redevelopment may create longer journeys to school for children and parents. • Loss of informal childcare support due to resident relocation • Reduced access to community facilities and social infrastructure during redevelopment due to temporary loss of proximity to local community resources for residents that relocate.	felt strongly about the maintenance of community assets and ensuring facilities are suited to local people	• Pursuant to the Landlord Offer, Love Lane Leaseholder Offer and High Road West Local Lettings Policy, secure tenants, resident leaseholders, and temporary accommodation tenants on the Love Lane Estate will have the right to return to new homes on the renewed Site. For temporary accommodation tenants to be eligible, they must have lived on the estate since January 2021. • Housing need assessments for secure and non-secure tenants eligible for rehousing onsite are regularly updated to ensure that the new home offer meets the need of each household. • There are several rehousing options for resident leaseholders, including a rent and interest free equity loan offer from the Council for both new homes within the Site and elsewhere in the borough if this is preferred. • The phasing plan for the Scheme has been designed on a rolling basis, so that most residents eligible for rehousing onsite will only make one move to their new home. • If residents eligible for rehousing onsite do have to move temporarily the Council will aim for this to be to a property on the estate or as close as possible. • Private tenants will be able to register interest for new private accommodation in the redeveloped Scheme. • Should private tenants find themselves in a position that they are at risk of becoming homeless due to the scheme's delivery, private tenants will be able to use Haringey's Housing Services to provide support and assistance in relation to their individual needs. • All existing tenants who move into Council properties in the Scheme will be offered a permanent lifetime tenancy. For existing secure tenants, tenancy rights will not be affected by moving into a new home and will remain with the Council, and tenants will retain their Right to Buy. For eligible households currently living in temporary accommodation they will move onto a permanent tenancy with the Council. • If a secure or non-secure tenant who is being rehoused within the Scheme (or a member of a resident's family who has been living with them for at least twelve months), requires any special adaptations to their home, for example grab rails or a wheelchair accessible kitchen, then their dedicated re-housing officer will

Potential equality risks	Affected groups[15]	Impact of Scheme	Key resident feedback	Existing Council mitigations or enhancements
including increased stress and anxiety due to the loss of social cohesion and access to community resources. Risks associated with relocation for these affected groups can be heightened if housed in temporary accommodation, due to the need to relocate more frequently.				ensure that an Occupational Therapist completes a full assessment and that all the correct adaptations are made to their new home before they move. • The Council has appointed an Independent Tenant and Leaseholder Advisor (ITLA) to provide independent advice to all existing residents about the process and what it means for them. This advice will be on an individual basis and consider any impacts related to their specific needs, e.g. ensuring advice on rehousing options is mindful of the types of community resources that each household may need to access. • Community facilities will remain open during construction, including providing alternative local space if one move to the new facility is not possible. • The phasing plan for the Scheme has been designed to ensure existing green space is maintained for as long as possible and that new public space is delivered early within the Scheme. • The intention is that the Library will make a single move from its current premises to the new facility within the Scheme, if for any reason this is not possible, temporary facilities will be made available. • The Grace Organisation will make a single move to their new premises at the Irish Centre prior to their existing building being demolished. • There will be a replacement Health Centre in the Scheme to facilitate a single move (unless such a replacement healthcare facility is delivered in the vicinity). • The Council will continue to conduct face-to-face and other forms of engagement where possible with residents, keeping up-to-date records of changing needs and circumstances, particularly residents who will be most affected by the scheme. Fostering a sense of community through the engagement process can help remediate feelings of social isolation. • Turkish and other translators have, and will continue to be, provided at residential engagement events to assist with ease of communication. All communication material has and will continue to be translated with translations available on request.

Potential equality risks	Affected groups[15]	Impact of Scheme	Key resident feedback	Existing Council mitigations or enhancements
Costs associated with relocation Where redevelopment schemes require residents to resettle, it can lead to an increase in their financial outgoings due to **costs associated with moving**, particularly for single parent families (the vast majority of whom are led by women) and ethnic minority households. Relocation costs could include removal services, the need to adapt a new home or buy new furniture. Access to the required finance to assist with relocation may be most limited for those at risk of financial exclusion, who experience difficulty accessing appropriate and mainstream financial services, such as bank accounts and loans. [17]	• Young people • Older people • Disabled people • **Ethnic minority groups** • **Women**	**Risks** • Costs associated with resettlement such as securing new accommodation during the regeneration process and moving home.	At resident consultation events held through 2021, residents raised the following: • Request for further information on moving support, including financial compensation	The Council have committed to a number of policies in order to reduce the impacts of the development: • Residents eligible to move to the new homes will receive Disturbance Payments to cover the reasonable costs for moving (e.g. for mail redirection, removal costs, disconnection of white goods and loss of salary on moving day). • Secure tenants and resident leaseholders will receive a Home Loss payment in accordance with the Land Compensation Act 1973 (currently set at £7,800 for secure tenants, and 10% of the market value of the property for resident leaseholders). Non-resident leaseholders will receive a Basic Loss payment in in accordance with the Land Compensation Act 1973 (7.5% of the market value of the property). • Non-resident leaseholders will receive payments to cover the reasonable costs incurred as a result of selling their property and buying a new one. • The Council will continue to communicate proactively with residents through a range of channels, including face-to-face engagement where possible, keeping up-to-date records of changing needs and circumstances, particularly those who are most affected by financial exclusion. • The Council will continue to ensure that staff are available via telephone, online and in person to help residents understand their options and entitlements within the Landlord Offer document and are signposted to financial advice where possible.

[17] Joseph Rowntree Foundation (2008): 'Financial inclusion in the UK: Review of policy and practice'. Available at: https://www.jrf.org.uk/sites/default/files/jrf/migrated/files/2234.pdf

Access to finance

Young people, older people, disabled people, ethnic minority groups and women all struggle with housing affordability issues.

Homeownership has become increasingly more unaffordable for certain groups; and intermediate housing schemes such as shared ownership are often still too expensive for many groups such as disabled people and single parent families, the vast majority of whom are led by women.

A lack of financial means can **limit the range of ownership options**, including intermediate options such as Shared Ownership, available to older people and relocation may cause older people to use savings and investments in order to secure a new home, potentially affecting their long-term financial independence and stability.

If residents have to relocate, this can potentially lead to the **financial implications of increased rent and issues finding similarly priced accommodation** nearby.

Residents **may not be able to obtain a mortgage to remain on in the local area** if new properties cost more than the value of existing homes.

- Young people
- Older people
- Disabled people
- **Ethnic minority groups**
- **Women**

Risks

- Financial implications associated with resident homeowners who move to a Shared Equity or Shared Ownership home, including responsibility of 100% of the service charge liability.
- Financial implications associated with the scheme for freeholders if they wish to buy into the works.
- Council tax may increase for those in new homes.
- New build Council rents in line with new homes across Haringey and bedroom numbers.
- Financial impact on private renters with no Right to Return who are unable to afford alternative accommodation in the area

At resident consultation events held through 2021, residents raised the following:

- Requests for more information regarding the level of affordable housing on the new estate and the private/ affordable split

The Council have committed to a number of policies in order to reduce the impacts of the development. These include:

- Commitment to secure tenants, temporary accommodation tenants and resident leaseholders that they will have an affordable home offer available to allow them to stay within the Scheme.
- A number of options are available to resident leaseholders:
  - Buy a home in within the Scheme with an enhanced rent and interest-free equity loan from the Council, with the Council contributing up to 75% of the cost of the new property (the leaseholder is required to contribute the market value of their existing property and their home loss payment as a minimum)[18]
  - Buy a home elsewhere in the borough with a rent and interest-free equity loan from the Council, with the Council contributing up to 40% of the cost of the new property
  - Request a leasehold swap[19]
  - Other options if a resident leaseholder cannot raise sufficient funds for any equity loan, reviewed on a case-by-case basis. This could include alternative financing or a rental offer.
- For resident leaseholders, the Council will cover the reasonable costs of an Independent Financial Advisor, who will advise on how much they can afford to contribute to a new home.
- New Council homes within the Scheme will be let at similar rent level as current Love Lane properties.
- The Council will aim to keep service charges as low as possible, working with Council tenants eligible for rehousing to understand the level and type of services they want and need.
- Private tenants will be able to register interest for new private accommodation in the redeveloped Scheme
- Should private tenants find themselves in a position that they are at risk of becoming homeless due to the scheme's delivery, private tenants will be able to use Haringey's Housing Services to provide support and assistance in relation to their individual needs.
- New homes will be built to at least a BREEAM "very good" standard and aspire to achieve "Excellent", making the new homes more energy efficient than current homes and potentially reducing costs for households.

Potential equality risks	Affected groups[15]	Impact of Scheme	Key resident feedback	Existing Council mitigations or enhancements
Appropriate and accessible housing: Where redevelopment schemes require the resettlement of many residents, **issues can arise regarding sourcing suitable housing** that meets the needs of families with children as well as sourcing suitable housing that meets the needs of people requiring adaptable and accessible housing, such as people with mobility impairments. This may be a particular issue for vulnerable residents of the current Site. Accessible housing would include at least the basic four accessibility features (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space and a toilet at entrance level). A lack of suitable housing can lead to families living in overcrowded properties. Overcrowding can negatively impact the health of older people and children. Homes without access to outdoor space can negatively impact the emotional wellbeing of residents, particularly children.	• **Children** • Older people • Disabled people • **Ethnic minority groups**	**Risks** • Challenge finding appropriate temporary housing for those with specific housing needs (e.g. disabled people, families with children).	At resident consultation events held through 2021, residents raised the following: • Request for more information regarding the accessibility of the homes • Request for more information around an updated needs assessment • Request for those currently living in overcrowded conditions to be suitably rehoused	The Council have committed to a number of policies in order to reduce the impacts of the development. • The Council's Rehousing Team will carry out a Housing Needs Assessment with each secure and non-secure tenant household to assess the requirements of each household before moving so that an appropriate offer may be made. This includes offering a home which has the appropriate number of bedrooms (in line with the Council's Housing Allocations Policy). • Requirements for adaptations (e.g. grab rails, a wheelchair accessible kitchen) will be identified through an assessment by an Occupational Therapist, and these would be made to the new home prior to the move • If homes of a suitable size cannot be found for a family in a secure or non-secure tenant household, the Council will consider offering a 'split household' option on a case-by-case basis, where adult children move into their own accommodation. • Should private tenants find themselves in a position that they are at risk of becoming homeless due to the scheme's delivery, private tenants will be able to use Haringey's Housing Services to provide support and assistance in relation to their individual needs. • The Council will monitor the needs of private tenants to understand their protected characteristics and additional support needs during the rehousing process by undertaking demographic surveys annually and signposting identified vulnerable residents to key services. • Residents will have access to an Independent Tenant and Leasehold Advisor to provide impartial advice. This advice will be on an individual basis and consider any impacts related to their specific needs. • Pursuant to the Landlord Offer, existing secure and non-secure tenants rehoused within the Scheme will be provided with new homes with private outdoor space, such as a balcony, garden or patio.

[18] In the event of a resident leaseholders death, the equity loan can be passed on to a partner whom they live with. If passed to anyone else it must be repaid in full. Adult children will be offered a grace period, and further discretion offered on a case by case basis.
[19] The Council has noted that due to the available stock, choice will be limited and the property must be of equivalent value.

Potential equality risks	Affected groups[15]	Impact of Scheme	Key resident feedback	Existing Council mitigations or enhancements
Health effects *Relocation health effects:* **Home relocation can have a negative impact on mental health and well-being**. Relocation can create a great deal of stress and anxiety amongst children, young people and older people due to the need to adapt to new routines, facilities and surroundings. Involuntary relocation can have important health impacts for older people, with an increased mortality rate for those moved for urban redevelopment projects. The health effects of relocation can also be particularly heightened for temporary accommodation households, many of which are households with dependent children led by single mothers. Women and children in these circumstances may see increased levels of stress and anxiety exacerbated by the uncertainty and instability of their circumstances. Health impacts as a result of social isolation due to the COVID-19 pandemic, such as poorer mental health, obesity, alcoholism, and a greater risk of hospitalisation, may be exacerbated by the redevelopment process.	• **Children** • Young people • Older people • Disabled people • **Pregnancy and maternity** • **Women**	**Risks** • Noise pollution from redevelopment, demolition and construction. • Poorer air quality from demolition and construction. • Health effects associated with relocation and moving, including stress and isolation. • Impact of noise and air pollution during construction period on school pupils.	At resident consultation events held through 2021, residents raised the following: • Concerns about the impact of construction, particularly noise and dust impacts on residents neighbouring the works • Concerns about the transport plan during construction; and desire for existing roads to remain quiet	As well as the support with rehousing to reduce stress as outlined above, the Council have also committed to the following: • Each household will have a dedicated re-housing officer to support residents through each step of the move process. This includes planning and facilitating removals, disconnecting and reconnecting appliances, and packing/unpacking. • Additional and bespoke support will be provided where specific needs are identified, such as for elderly or disabled residents, working with other care or support providers where appropriate. The Council will identify and work with people whose protected characteristics may make them more vulnerable to adverse health effects to provide ongoing support to ensure relocation is as smooth as possible and signpost to additional wellbeing support if required. • The phasing plan for the Scheme has been designed on a rolling basis, so that most eligible residents will only make one move to their new home. Residents will be kept up to date on the timescales for the Scheme as regularly as possible. • In advance of the move, eligible residents will be able to customise the interior features of their new home in the new Scheme (e.g. colours). Residents will be kept up to date on when their new home is likely to be ready, and around 6 weeks before the move, visit the home and start to take measurements. This measures are intended to provide reassurance around the move process and to allow residents to start to make arrangements for their new home. • The phasing plan for the Scheme has been designed to ensure existing green space is maintained for as long as possible and that new public space is delivered early within the Scheme. • The developer is under an obligation pursuant to the s106 agreement to participate in the 'Considerate Contractors' scheme to keep disturbance to a minimum for local residents. A dedicated community liaison officer will be in place throughout the delivery of the Scheme • Pursuant to the existing planning permission for the Scheme, the developer is also required to: – Submit a detailed Air Quality Dust Management Plan to the Council for approval prior to the commencement of any phase, which will set out the measures taken to safeguard residential amenity, protect air quality and the amenity of the locality.

Potential equality risks	Affected groups[15]	Impact of Scheme	Key resident feedback	Existing Council mitigations or enhancements
Heath effects as a result of the construction process **Physical health effects** may also arise as a result of the environmental effects of demolition, refurbishment and construction processes Older people, disabled people, and children are also likely to be disproportionality affected by **changes in air quality that may arise during the construction** period as increased air pollution can impact upon underlying respiratory conditions. Air pollution can contribute to health impacts in young children, including long term cognitive issues and neurodevelopment. Additionally, antenatal exposure to air pollution may alter the lung development of a baby whilst in the womb. If a baby is exposed to significant levels of air pollution, this can increase the risk of premature birth and low birth weight.				– Submit a Construction Logistics Plan to the Council for approval prior to the commencement of any phase to provide the framework for managing vehicle activity, to seek to reduce overall vehicle numbers, to protect the amenity of neighbour properties and to maintain traffic safety. – Submit Demolition Environmental Management Plan (DEMP) and Construction Environmental Management Plan (CEMP) to the Council for approval, such plans to out measures to deal with noise, and air pollution during construction of the Scheme • The developer and Council will establish and maintain a Business and Community Liaison Construction Group prior to commencement of works to keep residents and businesses informed of pre-construction and construction activities, site hours, compliant procedures, advanced notice of exception works or deliveries and telephone contact details for the development in order to ensure satisfactory communication with residents, businesses and local stakeholders. • The Council will continue to hold community meetings, events and initiatives during the process of redevelopment, to help feelings of social isolation.
Safety and security In the lead up to the redevelopment process and during the decanting and demolition of properties in the area, properties will be vacated and can fall into disrepair. This can attract **unwanted activity including anti-social behavior and crime**, which can affect those who are more likely to be a victim of crime or those who are more fearful of crime.	• **Children** • Young people • Older people • Disabled people • **Ethnic minority groups** • **Men** • **Women** • LGBT people	**Risks** • Potential for increased anti-social behaviour and vandalism during decanting and demolition period.	At resident consultation events held through 2021, residents raised the following: • Concerns regarding existing safety and security issues on the Estate • Concerns regarding the current level of anti-social behaviour	The Council have committed to a number of policies in order to reduce the impacts of the development. These include: • The phasing plan for the Scheme has been designed such that the Site is not ever entirely vacant (and therefore reducing the risk of anti-social behaviour and misuse of the Site area) as most residents move directly into the new homes. • A DEMP and CEMP will be approved by the Council pursuant to the planning permission for the Scheme, such plans will set out safety measures during construction. • A dedicated community liaison officer will be in place throughout the delivery of the Scheme.

Potential equality risks	Affected groups[15]	Impact of Scheme	Key resident feedback	Existing Council mitigations or enhancements
It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as women, older people, people from ethnic minority groups and LGBT+ people.			occurring in and around the estate	• Scheme for CCTV will be implemented prior to the commencement of demolition and construction works. • The new homes and public spaces in the Scheme will be designed with Secured by Design principles in mind and in consultation with the community and local stakeholders, to promote a safer neighbourhood.
Accessibility and mobility in the area: Evidence indicates that during construction the accessibility of the local area can be affected. In particular, construction can cause difficulties in relation to **increased traffic** in the local area, **reduced parking** (construction vehicles and subcontractors in parking), **construction activities blocking access** to homes, shops, bus stops and pavements and safe routes, as well as **effects on wayfinding**, which particularly affects older people and disabled people. This may also limit the ability of children to move around the local area safely alone, limiting outdoor play opportunities.	• Children and people using buggies or pushchairs • Older people • Disabled people	**Risks** • The presence of tradesmen's vehicles and construction vehicles during redevelopment may temporarily reduce access and parking. • The presence of more vehicles in the area may increase local traffic. • Potential for construction activities might block some access routes and could impact on wayfinding. • Potential for construction activities to impact upon public transport accessibility, for example bus routes	At resident consultation events held through 2021, residents raised the following: • Participants were in support of incorporating details of interest such as cobbles, and varied architecture as long as it remains accessible to all and maintains some level of continuity throughout the development.	The Council have committed to a number of policies in order to reduce the impacts of the development. These include: • A DEMP and CEMP will be approved by the Council pursuant to the planning permission for the Scheme, such plans will set out measures to ensure accessibility during construction, providing information and provision for interim wayfinding during the construction process. • A dedicated community liaison officer will be in place throughout the delivery of the Scheme. • Pursuant to the Landlord Offer, the aim is that all existing eligible households will have the option of a parking permit for a space within the Scheme or on nearby roads. All Blue Badge holders will be provided with the option of wheelchair parking near to their home.

Potential equality risks	Affected groups[15]	Impact of Scheme	Key resident feedback	Existing Council mitigations or enhancements
Information and communication: Complex material and information about the regeneration process may present a challenge to those who have different information and communication needs. This includes, but is not limited to, people with cognitive or learning disabilities, people with low literacy levels, older people, people with visual or hearing impairments and people who use English as a second language. Due to the COVID 19 pandemic, engagement and consultation has increasingly had to utilise digital tools, however this can lead to **digital exclusion** for those who are less likely to be online, such as older people and disabled people. Some groups, such as children and young people, disabled people, and people from ethnic minority backgrounds, are more likely to face barriers to engagement. Consultation should 'go the extra mile' to speak with these groups, including holding events in a variety of different venues and times Due to this, there can be concerns that some **residents do not fully understand or appreciate the Scheme** or are unable to engage properly with the process. Some residents may end up accepting an offer without fully understanding the implications of what is happening.	• **Children** • Young people • Older people • Disabled people • **Ethnic minority groups**	**Risks** • Residents do not fully understand or appreciate the Scheme, or are unable to engage properly with the process. Some residents may end up accepting an offer without fully understanding the implications of what is happening.	At resident consultation events held through 2021, residents raised the following: • Request for regular sessions between the developers and Residents Association • Request for working relationship with Construction Liaison Officer • Request for understanding of how residents will be kept involved in the development of the masterplan • Concern that there were residents who had not been engaged in the process	The Council have committed to a number of policies in order to reduce the impacts of the development. These include: • A series of engagement events have been held for residents, neighbours, businesses and the local community to ensure they are kept up to date with the details of the submitted masterplan. Events have been advertised via a number of methods, including posters and flyers posted to residents. • Existing residents were given the opportunity to vote whether the scheme should progress via the resident ballot on the basis of the Landlord Offer. Engagement will continue as the Scheme progresses, including co-designing the new homes and spaces with the community. • Translation support has and will continue to be a priority, recognising the local demographics, including translated versions of engagement documents and interpreters present at events / available on request • A series of videos have been created to clearly explain the proposals and these posted to the website. • Site visits to similar regeneration projects have been put on for residents, and will continue to be offered. • Commitment to regular clear communication and updates throughout all stages of the regeneration period, including a residents' newsletter. This provides the means for residents to understand the process in order to make an informed decision on what actions they should take and when. This includes timely delivery of information and keeping websites up to date. • Each household will receive a dedicated rehousing officer and will be able to speak to the Council's engagement team about any wider issues, who will support and/or signpost to the relevant Council teams or partners as and when required. • Residents will have access to an Independent Tenant and Leasehold Advisor to provide impartial advice. This advice will be on an individual basis and consider any impacts related to their specific needs. • The developer and Council will establish and maintain a Business and Community Liaison Construction Group prior to commencement of works to keep residents and businesses informed of pre-construction and construction

Potential equality risks	Affected groups[15]	Impact of Scheme	Key resident feedback	Existing Council mitigations or enhancements
The demographic profile for the LIA indicated that there are likely a high proportion of ethnic minority groups residing on the site and in the surrounding area. For some households, English may not be the primary language spoken.				activities, site hours, compliant procedures, advanced notice of exception works or deliveries and telephone contact details for the development.

5.2 Impact on businesses during redevelopment

The following table describes the potential impacts of the scheme on protected characteristic groups, with a focus on the businesses in the redevelopment area during the redevelopment process. These impacts have been identified through a review of published literature and through engagement with businesses. Potential differential effects are identified through published literature. Potential disproportionate effects on particular groups based on the demographic analysis of the area are also identified.[20] The table sets out relevant feedback from resident consultation. Finally, existing measures in place to mitigate or enhance impacts on businesses as a whole are set out.

Table 5.1: Impacts on businesses during redevelopment

Potential equality risks	Affected groups[21]	Impact of Scheme	Key feedback	Existing Council mitigations or enhancements

Potential loss of business
Independent small businesses including shops, cafes and restaurants, play an important role in supporting the vitality and vibrancy of local communities and often operate from smaller premises. Redevelopment can result in the **permanent loss of such businesses**, with the potential to affect self-employed business owners. Ethnic minority groups and older people may be particularly affected by the loss of a business as they are more likely to be self-employed.
	• Older people
	• **Ethnic minority groups**
		Risk
		• Relocation may cause businesses to close.
			At consultation events held through 2021, business owners raised the following related to effects on businesses:
			• Queries regarding ownership and tenure of new development spaces
			• Request for current local shops to stay in the area
			• Concern that local businesses are not being prioritised in the masterplan
				The Council have developed a Business Charter to set out their commitments to businesses which may be affected by the Scheme.[22] Policies include:
				• The Council will provide relocation support and where space and use match the regeneration proposals the Council will aim to relocate businesses within the Scheme (or wider High Road West Scheme) if possible, and the borough if not.
				• In addition, the developer is obliged to submit a Business Relocation Strategy to assist with the temporary and permanent relocation of existing businesses, operating within the Site, to new premises within the Site or locations within the vicinity of the Site. This includes:
				  ◦ Securing local agent support in order to help prepare potential relocation options based on the individual businesses' requirements
				  ◦ Providing independent business and relocation advisory support for existing businesses
				  ◦ Prioritising existing businesses for new commercial workspace in the redevelopment to be offered to existing businesses with a combination of discounted rent for up to 5 years, rent free periods or capital contributions toward fit out or equipment purchase.
				• Commitment to regular communication and consultation with businesses, including regular drop-in sessions and one-to-one meetings.

[20] Where there are higher proportions of certain groups on the Site, this is written in **bold text.**
[21] Groups that are highlighted in **bold** are disproportionately represented in the study area.
[22] Haringey Council, 2014. 'High Road West: Business Charter'.

Potential equality risks	Affected groups[21]	Impact of Scheme	Key feedback	Existing Council mitigations or enhancements
				• Commitment to work with businesses to help them develop individual business plans. • Each business will be assigned a dedicated officer to support them through the purchasing and relocation process. • Additional support offered to help owners and families throughout the process, such as organising events where affected parties can talk to others similarly affected. • Business support initiatives will be provided to help grow and diversify businesses, such as courses to promote digital skills, training advice or business planning. There will be engagement with local businesses to understand what type of initiatives they would like to see.
Access to commercial finance For businesses, redevelopment and renewal may result in relocation or closure. This may result in a need to access finance to secure new premises, which can be more difficult for particular groups. Specific risks arising from access to commercial finance for businesses include: • Potential costs from disruption to business trading. • Cost of relocation and securing new premises, either on a temporary or permanent basis. • Difficulty finding affordable premises nearby may cause businesses to close.	• Older people • **Ethnic minority groups**	**Risk** • Potential costs from disruption to business trading. • Cost of relocation and securing new premises, either on a temporary or permanent basis. • Difficulty finding affordable premises nearby may cause businesses to close.		• Businesses will be offered a compensation to cover removal expenses, adaptation of replacement premises, temporary loss of profit during the move, diminution of goodwill following move and depreciation in value of stock, in line with the compensation code. • The property and/or the business will be independently valued by a surveyor who can be appointed by the business owner, with reasonable costs covered by the Council. • See above mitigation measures regarding the Council's relocation support and the obligations for the developer's Business Relocation Strategy, including within new space in the Scheme.

Potential equality risks	Affected groups[21]	Impact of Scheme	Key feedback	Existing Council mitigations or enhancements
Potential redundancy of employees associated with business loss or relocation Redevelopments may require businesses to relocate and may result in extinguishment. These changes may create **direct redundancies** or result in indirect redundancies by current **staff being unable to access future employment at a different location**. This can affect groups who are more likely to face barriers to employment than others.	• Older people • Disabled people • **Ethnic minority groups**	**Risk** • Relocation may cause businesses to close and staff to be made redundant. • Relocation options for businesses on an interim or permanent basis may result in current staff not being able to access work.		• See above mitigation measures regarding the Council's relocation support and the obligations for the developer's Business Relocation Strategy, including within new space in the Scheme. • All businesses will be met on a one-to-one basis to understand better their individual circumstances, including the requirements for their staff, in consideration of those with protected characteristics. • In the event that a business owner chooses to extinguish the business instead of move to new premises, the Council will signpost affected employees to employment support, including the Employment Navigator.
Impact of redundancy on health and well-being **Involuntary job loss** due to redevelopment and renewal can have disproportionate health and well-being effects for certain groups. Older workers are at an increased risk of cardiovascular disease due to **increased stress** resulting from contributing factors such as a lower likelihood of re-employment, a substantial loss of income and the severance of work-based social interactions. Redundancy can create an increased risk of family tension and disruption, and that job loss for a parent can have	• **Children** • Older people	**Risk** • Relocation may cause businesses to close and staff to be made redundant. • Redundancy may lead to increased levels of stress and anxiety for staff. • Possible redundancy of parents may negatively impact children's wellbeing.		• See above mitigation measures regarding the Council's relocation support and the obligations for the developer's Business Relocation Strategy, including within new space in the Scheme. • Additional support offered to help owners and families throughout the process, such as organising events where affected parties can talk to others similarly affected. • Business support initiatives will be provided to help grow and diversify businesses, such as courses to promote digital skills, training advice or business planning. There will be engagement with local businesses to understand what type of initiatives they would like to see.

Potential equality risks	Affected groups[21]	Impact of Scheme	Key feedback	Existing Council mitigations or enhancements
detrimental effects on children including lowered self-esteem and socio-psychological well-being.				
Impacts on the existing customer base of businesses Regeneration projects have the potential to result in relocation of local businesses. Depending on the geography of where affected parties relocate to, such relocation from the local area might disrupt local customer bases that have been developed over time, ultimately resulting in a **loss in business and employment.** The relocation of businesses such as Abrepo Junction and White Hart Lane Jerk Centre would most likely result in an equality effect as they serve a particular community.	• **Ethnic minority groups**	**Risk** • Potential relocation of business and customers may result in a loss of business, which may cause staff to be made redundant.		• See above mitigation measures regarding the Council's relocation support and the obligations for the developer's Business Relocation Strategy, including within new space in the Scheme.

5.3 Impact on community following redevelopment process

Table 5.3 identifies the potential impacts on the future of the Haringey High Road West community (residents, businesses and community resources) following the redevelopment process, following completion of delivery. It shows the potential impact of risks and opportunities without mitigation, following mitigation measures that have been put in place and then highlights the likely overall equality effect if the Council adhere to the recommendations.

Table 5.2: Impact on community following redevelopment process

Potential equality risks or opportunities	Affected groups[23]	Key resident feedback	Impact of Scheme (Opportunity and Risk)
Improved housing provision: Redevelopment can lead to improvements in housing provision within the redevelopment area therefore **improving appropriateness, accessibility and affordability**, as well as its quality and efficiency in energy consumption. Warm and insulated homes can help prevent against the **health and wellbeing impacts** of living in a cold home. Children living in cold homes are more than twice as likely to suffer from a variety of respiratory problems than children living in warm homes. Cold housing can negatively affect children's educational attainment, emotional wellbeing and resilience. Effects of cold housing are also evident among older people in terms of higher mortality risk, physical health and mental health.	• **Children** • Older people • Disabled people • **Ethnic minority groups**	At resident consultation events held through 2021, residents raised the following: • Concerns about the proposed building heights and note that new buildings should be kept in line with existing buildings • Highlighted need for new homes to cater for people working from home • Residents wanted clearer commitments that rooms within the new development would not be smaller • Generally, people were supportive of the design • Request for homes for families and younger people	**The Scheme provides the following:** • At least 1350 new homes, with 40% affordable housing (by habitable room), including 500 Council homes. • New homes will be more energy efficient and cheaper to run, built to modern building regulation standards. • Eligible existing residents moving to new Council homes will have the options to make their new home their own, with choices of fittings and layouts. • New homes will be built to London Plan space standards and exceed these in many cases. For existing non-secure and secure tenants, the living and bedroom sizes in the new home will be at least equivalent to the size their existing home. • Buildings will be designed to be accessible for all, with a range of wheelchair adapted homes available. • The Council will seek to locate new homes for residents in low to mid rise blocks, and where this is not possible, in no higher than 10 storeys.

[23] Groups that are highlighted in **bold** are disproportionately represented in the study area.

Potential equality risks or opportunities	Affected groups[23]	Key resident feedback	Impact of Scheme (Opportunity and Risk)
			• Any required adaptations will be made to new homes for secure and non-secure in line with the Landlord Offer and based on their housing needs assessment. • A 'post-move' survey carried out with residents following their move to a new home in the Scheme.
New employment opportunities: Increased economic activity, employment and investment in the surrounding area, as well as sustained revenue for the council. Redevelopment can act as a means of promoting economic growth and **supporting job creation**. For example, property development can contribute to urban economic redevelopment by enabling local stores to grow and expand, and through attracting investment to the area and revitalising neighbourhoods. It can also facilitate **improved connectivity between communities and places of employment and education**. Improved opportunities to access employment and education can serve to help address issues of inequality and improve social mobility.	• Older people • Disabled people • **Ethnic minority groups** • Women • Young people	At resident consultation events held through 2021, residents raised the following: • Support for providing training opportunities for young people to get into good, well paid jobs • Ensure that the new retail offer is diverse and includes opportunities for independent businesses • Concern that the new improvements will not target local residents	**The Scheme provides the following:** • Provision for new retail provision of a range of sizes and types to extend and enhance the existing provision on the High Road • Provision for new leisure uses, office space and public realm • A new Library and Learning Centre to act as hub for skills and training for local people • On the basis of the illustrative masterplan, the Scheme will[24]: – Create an average of 422 direct FTE jobs in construction during each year of the demolition and construction phase – Support a further 418 FTE jobs across a range of sectors and services (through indirect / supply change and wider induced effects) during each year of the demolition and construction phase – Support the 89 FTE net additional jobs in retail, leisure, hospitality, catering and other services once the non-residential spaces within the Scheme is fully open and trading • Residents will get access to the benefits provided through the Scheme and as referred

[24] Lichfields (2022). High Road West Hybrid Planning Application – Socio Economic Benefits Statement

Potential equality risks or opportunities	Affected groups[23]	Key resident feedback	Impact of Scheme (Opportunity and Risk)
			to in the Employment and Skills Plan in the S106 to provide support for those in the local community looking for work, both in the final scheme and to help people get involved in the construction industry. • The Employment and Skills Plan will include an Equality, Diversity and Inclusion strategy which sets out an action plan for reducing barriers to employment for women, ethnic minority groups, disabled people and young people through the opportunities the redevelopment will bring. • A minimum 10% of commercial floorspace will be designated Affordable Workspace with rent set at no more than 75% of the Market Rent at the start of each lease to be offered to Affordable Workspace Occupiers including any persons or small to medium enterprises (SMEs). • The dedicated socio-economic programme enabled by the Scheme will include investment to better connect residents to sustainable, long-term jobs and training opportunities. The types of initiatives will be developed based on community feedback, respond to the current economic environment, and include a focus on growth sectors. • In the event that a business owner chooses to extinguish their business within the site instead of move to new premises, the Council should signpost affected employees to employment support, including the Employment Navigator.

Potential equality risks or opportunities	Affected groups[23]	Key resident feedback	Impact of Scheme (Opportunity and Risk)
Improved public realm and green space: Redevelopment offers an opportunity to improve the public realm. The ability to access and use the public realm is vitally important to ensuring people feel that they are active members of their society.[25] This includes basic activities such as using local shops or meeting up with people in a shared space outside close to home. In addition, the opening up of green space has been shown to **impact positively on both physical and mental health.**	• **Children** • Older people • Disabled people • **Ethnic minority groups**	At resident consultation events held through 2021, residents raised the following: • Request for further understanding of how Moselle Square will be managed • Positive feedback on the proposed new community facilities and green space • Highlighted need for public spaces to be flexible to allow for the hosting of community events • Concern over the ongoing maintenance of green space • Request for more info over which buildings will have rooftop gardens	**The Scheme provides the following:** • A new public square of a minimum of 3,500 sqm (Moselle Square), which will provide a range of benefits for the community, including leisure and social spaces and capacity for events, markets and other activities. • Communal gardens will be provided for residents only with quiet areas, areas for play and shelter. • Communal gardens will include space for community activities such as allotments and outdoor family dining. • The Scheme will deliver significant biodiversity enhancements through the delivery of new public realm, together with extensive tree planting and greening throughout. • Interactive landscape with space for children to play and adults to keep fit. • A management plan will be established to ensure that all streets and public open spaces are well managed and clean.
Provision of community resources and improved social cohesion: Community resources provide important places of **social connection and promote wellbeing** for many groups. For example, community hubs can provide an accessible centre point for local activities, services and facilities. They allow for a cross section of the community to be brought together in a safe place, allowing for better social cohesion and helping to address social isolation.	• **Children** • Older people • Disabled people • **Ethnic minority groups** • **Pregnant women** • LGBT people	At resident consultation events held through 2021, residents raised the following: • Highlighted need for new library facilities to support learning and socialising • Highlighted need for public spaces to be flexible to allow for the hosting of community events	**The Scheme provides the following:** • New Library and Learning Hub, with study space and an expanded children's library. • As above, the square will provide a range of community benefits, including leisure and social spaces and capacity for events, markets and other activities. • The dedicated socio-economic programme enabled by the Scheme will include investment to build community capacity. This

[25] House of Commons Women and Equalities Committee (2017): 'Building for Equality: Disability and the Built Environment'.

Potential equality risks or opportunities	Affected groups[23]	Key resident feedback	Impact of Scheme (Opportunity and Risk)
An opportunity to socialise can have a positive effect on the loneliness of older people and disabled people, which may in turn provide positive health benefits. Social contact and out-of-classroom learning can also improve the wellbeing of children. Improved integration of academic and civic spaces can additionally allow for **increased social cohesion** among students (young people) and residents.		• Support for providing further facilities and infrastructure to entertain children and young people, such as a skate park, cinema or swimming pool. • Support for inclusion of childcare and facilities for the elderly	is envisaged to include an Annual Community Fund, allocated to community-led projects to empower ideas and opportunities for local people
Tackling crime and disorder: Levels of crime have in part been attributed to the urban environment. It has been argued that the opportunity for some forms of crime can be reduced through **thought-out approaches to planning and design of neighbourhoods and towns**. Reducing potential for crime can affect those more likely to fear crime or be a victim or witness of crime.	• Young people • Disabled people • **Ethnic minority groups** • LGBT people • Men • Older people • Women • **Children**	At resident consultation events held through 2021, residents raised the following: • Highlighted need for safety and designing out anti- social behaviour to be a priority. • Highlighted need for safe routes, and request that CCTV used where necessary	**The Scheme provides the following:** • Every new building will have better security features such as electronic entrance systems with fob only access and CCTV and will (by reason of the planning permission) be required to achieve Secured by Design Accreditation. • Good lighting across the Scheme in public spaces, buildings, and streets. • Scheme designed so that streets are well-overlooked. • Council and designers working with Secured By Design officers to enhance safety. • Ensuring the Scheme is well lit with good quality CCTV to improve safety.
Improved access, mobility and navigation: Redevelopment processes open up opportunities to create spaces and places that can be accessed and effectively used by all, regardless of age, size, ability or disability, using principles of inclusive design. There are a number of equality groups who can experience	• **Children** • Older people • Disabled people	At resident consultation events held through 2021, residents raised the following: • Residents pleased that car parking will be provided for existing residents with cars	**The Scheme provides the following:** • The Council and the developer will ensure that existing households moving to the new homes have the option of a parking permit within the new Scheme or nearby roads.

Potential equality risks or opportunities	Affected groups[23]	Key resident feedback	Impact of Scheme (Opportunity and Risk)
difficulties with access, mobility and navigation who could benefit from improvements in this area. Disabled people may have reduced physical access opportunities, while children who cannot move about safely and independently on foot and bicycle often become less physically active, reducing opportunities for children to develop certain cognitive, motor and physical skills – as well as contributing towards childhood obesity risks.		• Hope that the new street plans will alleviate busyness on match days	• All Blue Badge holders will be provided with the option of wheelchair parking near their home. • Well-designed pathways to allow easy access to open spaces. • The Scheme aims to put people movement first by minimising vehicle movements. • New cycle parking. • New pathways and routes through the Scheme with clear wayfinding to create an easy to navigate development to encourage walking and cycling. By reason of the planning permission, details of permanent wayfinding information will be submitted prior to landscaping works commencing in a phase. • The DEMP and to be approved pursuant to the planning permission will include details of interim wayfinding signage. • A Safety Advisory Group established between the Council, Tottenham Hotspur Football Club (THFC) and the local Police will manage measures related to safety and busyness on matchdays.

6 Overall equality impacts of the scheme

6.1 Overview: assessing equality impacts

The scale has been used to identify the potential extent of both risks and opportunities. Where there is more than one impact, the rating summarises the overall impact. Please note that the rating following recommendations captures where there may be possible further mitigation measures that could be put in place to further reduce the effect, or the impact has been reduced for identified protected characteristic groups to a level that is no worse than that experienced by the rest of the population.

Major risk	✗✗✗
Moderate risk	✗✗
Minor risk	✗
Neutral	**0**
Minor opportunity	✓
Moderate opportunity	✓✓
Major opportunity	✓✓✓

6.2 Impacts associated with scheme

Tables 6.1 and 6.2 identify the possible potential impacts on residents, and businesses in the Phase A area related to the scheme. It shows the potential impact of risks without mitigation, following mitigation measures that have been put in place and then highlights the likely overall equality effect if the Council adhere to the further recommendations listed.

Table 6.1: Impact on residents

Potential equality effect	Without mitigation	With Mitigation	Recommendations	Overall equality impact
Social infrastructure and access to community resources	XXX	X	There are likely to be no adverse impacts for those with protected characteristics with a Right to Return if the proposed mitigations are implemented. However, there may be some minor adverse impacts for groups with protected characteristics who rent privately and may not be able to remain in the local area. The Council should consider the following additional measures to further reduce any potential impact: • Ensure the process for private tenants to access help with housing is clear and communicated to these residents.	**There are likely to be limited impacts on groups with protected characteristics due to loss of social infrastructure and access to community resources.** **Overall, there are likely to be no adverse effects on those with a Right to Return, and minor impacts given the limited number of private tenants.**
Costs associated with relocation	XXX	0	There are likely to be no adverse impacts on groups with protected characteristics related to the costs associated with relocation if the proposed mitigations are implemented.	**Overall, there are likely to be no adverse impacts on groups with protected characteristics related to costs associated with relocation if the proposed mitigations are implemented.**
Access to finance	XXX	0	There are likely to be no adverse impacts on groups with protected characteristics due to access to finance if the proposed mitigations are implemented. No further mitigation is proposed.	**Overall, there are likely to be no adverse impacts on groups with protected characteristics due to access to finance.**
Appropriate and accessible housing	XXX	0	There are likely to be no adverse impacts on groups with protected characteristics due to access to appropriate and accessible housing if the proposed mitigations are implemented.	**Overall, there are likely to be no adverse impacts on groups with protected characteristics due to access to appropriate and accessible housing if the**

Potential equality effect	Without mitigation	With Mitigation	Recommendations	Overall equality impact
				proposed mitigations are implemented.
Health effects	XXX	X	There are likely to be no adverse impacts on most groups with protected characteristics due to health effects if the proposed mitigations are implemented. However, there may be some minor adverse impacts for groups with protected characteristics who rent privately and may experience effects associated with relocation. No further mitigation is proposed, as existing mitigation is appropriate and proportionate.	**There are likely to be limited impacts on groups with protected characteristics due to loss of social infrastructure and access to community resources.** **Overall, there are likely to be no adverse effects on those with a Right to Return, and minor impacts given the limited number of private tenants.**
Safety and security	XXX	0	There are likely to be no adverse impacts on protected characteristic groups in relation to the issue of safety and security if the proposed recommendations are implemented. The Council should consider the following additional measures to further prevent any adverse impacts from arising: • Ensure that a process is in place for reporting and addressing incidents of anti-social behaviour and that the service is advertised to residents.	**Overall, there are likely to be no adverse impacts on groups with protected characteristics due to safety and security if the proposed mitigations are implemented. Consideration should be given to implementing the recommendations here in order to further prevent any adverse impacts from arising.**

Potential equality effect	Without mitigation	With Mitigation	Recommendations	Overall equality impact
Accessibility and mobility in the area	XXX	**0**	There are likely to be no adverse impacts on protected characteristic groups in relation to accessibility and mobility if the proposed mitigations are implemented. No further mitigation is proposed.	**Overall, there are likely to be no adverse impacts on groups with protected characteristics due to accessibility and mobility in the area if the proposed mitigations are implemented.**
Information and communication	XXX	**0**	There are likely to be no adverse impacts on protected characteristic groups in relation to information and communication if the proposed mitigations are implemented. No further mitigation is proposed.	**Overall, there are likely to be no adverse impacts on groups with protected characteristics due to information and communication if the proposed mitigations are implemented.**

Table 6.2: Impact on businesses

Potential equality effect	Without mitigation	With Mitigation	Recommendations	Overall equality impact
Potential loss of business	XXX	X	There may be adverse impacts on businesses due to the redevelopment Scheme, but if the mitigations are implemented these are likely to be limited. To mitigate any potential impacts as far as possible, the Council should consider the following: • Temporary pop-up space should be considered for those businesses relocating to the Scheme, where a single move is not possible, to minimise disturbance to business operations.	**There are likely to be some limited impacts on groups with protected characteristics due to the effects of the Scheme on businesses.** **Overall, if the proposed additional recommendations are implemented, the potential for adverse effects on groups with protected characteristics will be reduced.**
Access to commercial finance				
Potential redundancy of employees associated with business loss or relocation				
Impact of redundancy on health and well-being				

Potential equality effect	Without mitigation	With Mitigation	Recommendations	Overall equality impact
Impacts on the existing customer base of businesses			• A market research exercise should be undertaken to identify suitable alternate accommodation (with respect to space and affordability requirements) for affected businesses who are not able to relocate into the Scheme. • Ensure that there is continuous engagement with business owners before, during, and after the redevelopment to keep them up to date with current timescales, information about new facilities, and business need. • In the case where a business chooses to close, signpost training and employment opportunities to affected staff, and resources for wellbeing support if required.	

6.3 Risks and opportunities

Table 6.3 Identifies the potential impacts on the future site community (residents, community resources and businesses) following implementation of the Scheme based on the conclusions drawn in Chapter 5 from existing mitigations and experience of previous similar projects. It shows the potential impact of risks and opportunities without mitigation, following mitigation measures that have been put in place and then highlights the likely overall equality effect if the Council adhere to the recommendations.

Table 6.3: Impact on High Road West community

Potential equality effect		Recommendation	Overall equality effect
Improved housing provision:	✓✓✓	The Scheme will provide improved housing, with respect to appropriateness, accessibility and affordability. No further enhancements are proposed.	There are likely to be positive equality effects on protected characteristic groups due to improved housing provision after delivery of the Scheme.
New employment opportunities	✓✓✓	The Scheme will provide new employment opportunities through the demolition and construction phase of the Scheme, and in the new non-residential space when up and running. A new Library and Learning Centre will also act as hub for skills and training for local people, alongside a socio-economic programme with a focus on investment in new employment and training opportunities, particularly in growing sectors. In order to further enhance the positive effects of the Scheme, the Council should consider implementing the following: • Ensure local small and medium enterprises (SMEs) are prioritised for support and relocation to the new development	There are likely to be positive effects on protected characteristic groups due to changes in employment opportunities.
Improved public realm and green space	✓✓	The Scheme will provide new landscaping and public realm including a public square (Moselle Square) and amenity space for residents. No further enhancements are proposed.	There are likely to be positive equality effects on protected characteristic groups due to improved public realm and green space after delivery of the Scheme.
Provision of community resources	✓✓✓	The Scheme will promote improved community cohesion and wellbeing through the creation of a Library and Learning Centre and public square, which will provide leisure and social spaces and capacity for events, markets and other activities. The socio-	There are likely to be positive equality effects on protected characteristic groups due to the provision

and improved social cohesion		economic programme will include investment to build community capacity including through an Annual Community Fund. In order to further enhance the positive effects of the Scheme, the Council should consider implementing the following: • Liaise with local people to develop further community uses on the site, including those as geared towards young people • Develop further facilities on site to support the local community, such as childcare facilities or support for older people	of community resources and improved social cohesion after delivery of the Scheme.
Tackling crime and disorder	✓✓✓	The Scheme will tackle crime and disorder through a range of design features in the new homes and spaces. No further enhancements are proposed.	There are likely to be positive equality effects on protected characteristic groups due to the impact on tackling crime and disorder after delivery of the Scheme.
Improved access, mobility and navigation	✓✓	The Scheme will improve connectivity and accessibility, via safe and accessible walking and cycling routes which will encourage active travel, reducing vehicle use and increasing residents' health and wellbeing. No further enhancements are proposed.	There are likely to be positive equality effects on protected characteristic groups due to improved access, mobility, and navigation after delivery of the Scheme.

7 Conclusion

7.1 Conclusion and recommendations

The EqIA has identified a number of potential risks, opportunities and effects that have the potential to arise for those with protected characteristics, as a result of the High Road West Phase A Scheme proposals. The details of these impacts are set out in detail in Chapter 5.

The assessment identifies that the Scheme has the potential to provide improved living conditions for local residents, as well as enhancements to housing quality, accessibility, the public realm, and other community facilities, which present a range of opportunities for local people.

Furthermore, the Council have embedded a series of mitigations through rehousing support and within the design and delivery of the Scheme in order to mitigate and manage risks associated with potential changes in social conditions which can arise from scheme programmes of this kind.

Existing private tenants

There may be some residual adverse impacts for groups with protected characteristics who rent privately and may not be able to remain in the local area, which is likely to particularly affect ethnic minority groups, children and women, who are overrepresented in the demographic makeup of this group. The impacts are likely to be minor given the limited number of private tenants, who make up less than 15% of the residents within the site.

The Council has set out mitigation measures to reduce these impacts as far as possible. the Rehousing and Engagement team will liaise with individual households to ensure they are aware of the phasing timelines and of the options available to them. Tenants will have access to Haringey's Housing Services to provide support and assistance, and to independent advice from the ITLA.

The Council should consider the following additional measures to further reduce any potential impact:

- Ensure the process for private tenants to access help with housing is clear and communicated to these residents.

Existing business owners and employees

There are 15 businesses within Phase A (including the Tottenham Health Centre) who will be impacted as a result of the redevelopment. For these business owners and their employees, there are likely to be limited adverse effects on persons sharing protected characteristics, particularly as a number of businesses on site are minority ethnic-owned. Any potential loss of business, potential redundancy of employees associated with business loss or relocation, or impact on the existing customer base, would particularly affect ethnic minority groups and children, due to these being disproportionately represented in the study area. It may also particularly impact older people and disabled people due to their specific needs.

The Council has set out mitigation measures to reduce these impacts as far as possible. These include:

- Provision of relocation support and aim to relocate businesses within Phase A if possible, or elsewhere within the borough if not

- Phasing of redevelopment to provide opportunities for businesses to make a single move to new accommodation in Phase A, or provide temporary space where this is not possible (where the business can be accommodated within Phase A)
- Commitment to regular communication and engagement with businesses, including to discuss relocation options and to develop the designs for the new commercial spaces in the Scheme and business support initiatives
- Businesses will be offered a compensation package for the loss of and any damage to the business, including removal expenses, adaptation of replacement premises, temporary loss of profit during the move, diminution of goodwill following move and depreciation in value of stock
- Businesses will be independently valued by a surveyor who can be appointed by the business owner, with reasonable costs reimbursed by the Council
- Commitment to work with businesses to help them develop individual business plans

In order to mitigate any remaining potential effects, the Council should consider the following:

- Temporary pop-up space should be considered for those businesses relocating to the Scheme, where a single move is not possible, to minimise disturbance to business operations.
- A market research exercise should be undertaken to identify suitable alternate accommodation (with respect to space and affordability requirements) for affected businesses who are not able to relocate into the Scheme.
- In the case where a business chooses to close (which the existing mitigation measures seek to avoid as far as possible), signpost training and employment opportunities to affected staff, and provide resources for wellbeing support if required.

This EqIA has also recommended that the Council consider the following reasonable and proportionate measures in order to enhance the positive effects of the Scheme for current and future communities in the area, and service users:

- Ensure local small and medium enterprises (SMEs) are prioritised for support and relocation to the new development.
- Liaising with local people to develop further community uses on the site, including those as geared towards young people and teenagers, childcare facilities or support for older people.
- Ensure that there is a process in place for reporting and addressing incidents of anti-social behaviour and that the service is advertised to residents.

A. Local Impact Area profile

A.1 Socio-demographic profile of the area

The area profile provides a wider contextual demographic characterisation of Haringey High Road West. The data includes the current social and economic context of the area and relevant comparators, namely Haringey, London, and England. In comparing these regions, where the area deviates by more than 3%, the difference is regarded as considerable and is reported as such.

The demographic data has been sourced from publicly available data and only applies to the resident population.

A.1.1 Age

The following tables and maps show the population by key age group including children, young people, the working age population, and older people within the LIA and the above comparator areas. The figures show both the proportion and density of each age group within the different areas.

Please note the following groups are not mutually exclusive and the columns are not intended to sum to 100%.

A.1.1.1 Children (under 16 years)

Table A.1 shows that children make up 26% of the total population of the LIA. This figure is considerably higher than the figures for Haringey (20%), London (21%) and England (19%).

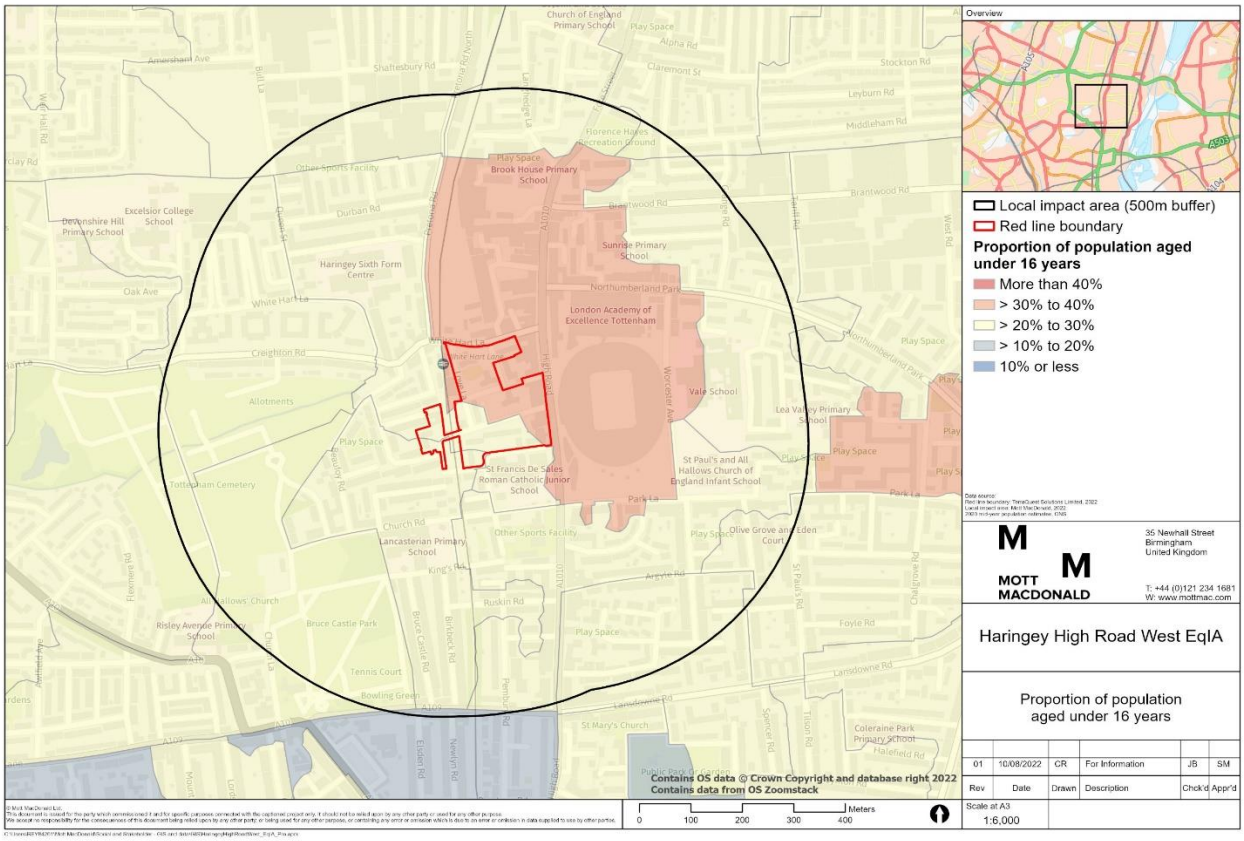
Table A.1: Children (under 16 years)

Location	Total population (2020)	Children (under 16 years)	%
Local impact area	13,026	3,363	26%
Haringey	266,357	53,484	20%
London	9,002,488	1,853,207	21%
England	56,550,138	10,852,240	19%

Source: ONS 2020 mid-year population estimates

Map A.2 demonstrates that the proportion of children under 16 years in the LIA falls between 30% and 40% around the north of the RLB and the northwest of the LIA. The rest of the population of the LIA has a proportion of children that falls between 20% and 30%. This figure is largely in line with the areas immediately surrounding the LIA, however to the southwest the proportion of children decreases,.

Map A.1: Proportion of children under 16 years



Source: ONS 2020 mid-year population estimates, OS Zoomstack

Source: Mott Macdonald, 2022

A.1.1.2 Young people (16-24 years)

Table A.2 shows that the proportion of young people in the local impact area (11%) is in line with the local average (10%) in Haringey, as well as both the regional (10%) and national average (11%).

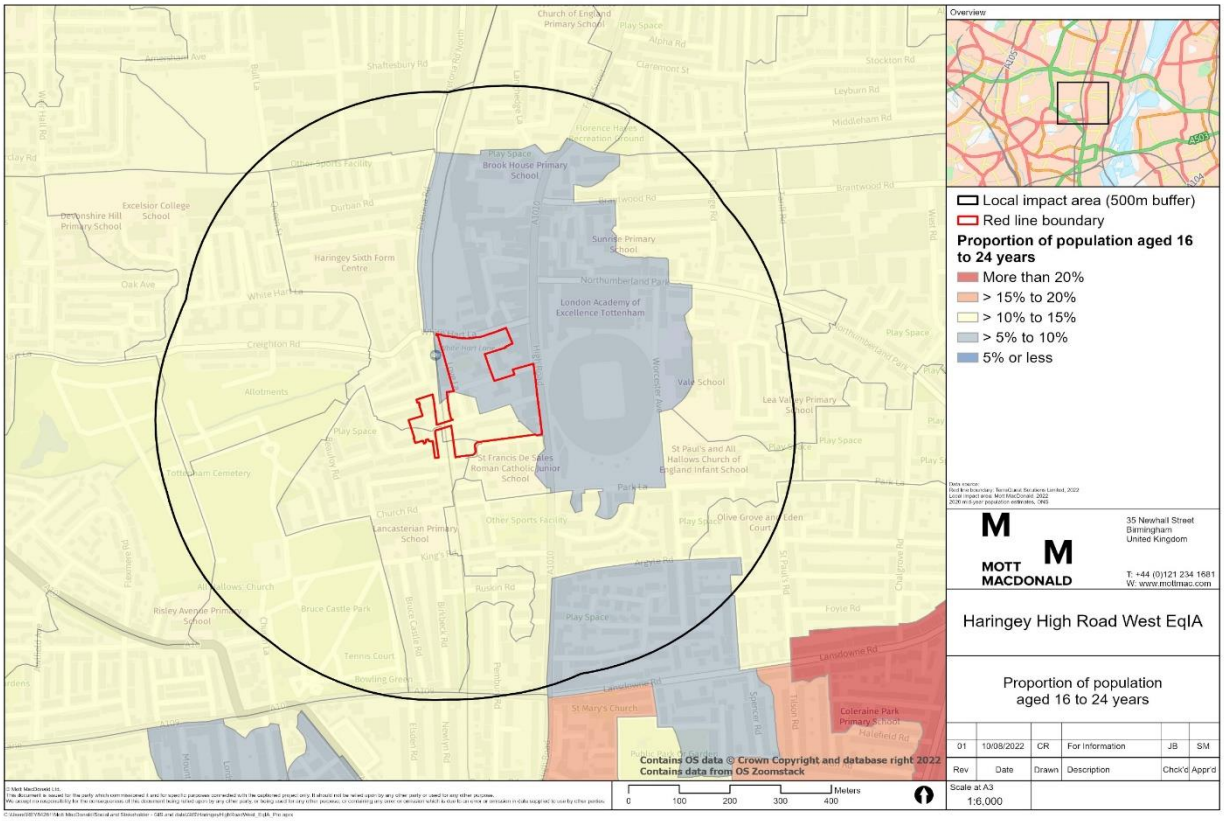
Table A.2: Young people (16-24 years)

Location	Total population (2020)	Young people (16- 24 years)	%
Local Impact Area	13,026	1,400	11%
Haringey	266,357	27,684	10%
London	9,002,488	930,728	10%
England	56,550,138	5,950,637	11%

Source: ONS 2020 mid-year population estimates

Map A.2 shows that the proportion of young people on the LIA is between 5% and 15%. This is largely in line with the areas immediately surrounding the LIA, however, to the southeast, the population of young people in the surrounding area increases.

Map A.2: Proportion of young people aged 16-24 years



Source: ONS 2020 mid-year population estimates; OS Zoomstack

A.1.1.3 Working age population

The following table shows that the working age population (people aged between 16 and 64 years) in the LIA (65%) is considerably lower than the figure for Haringey (69%), aligns with the figure for London (67%) but is higher than the figure for England (62%).

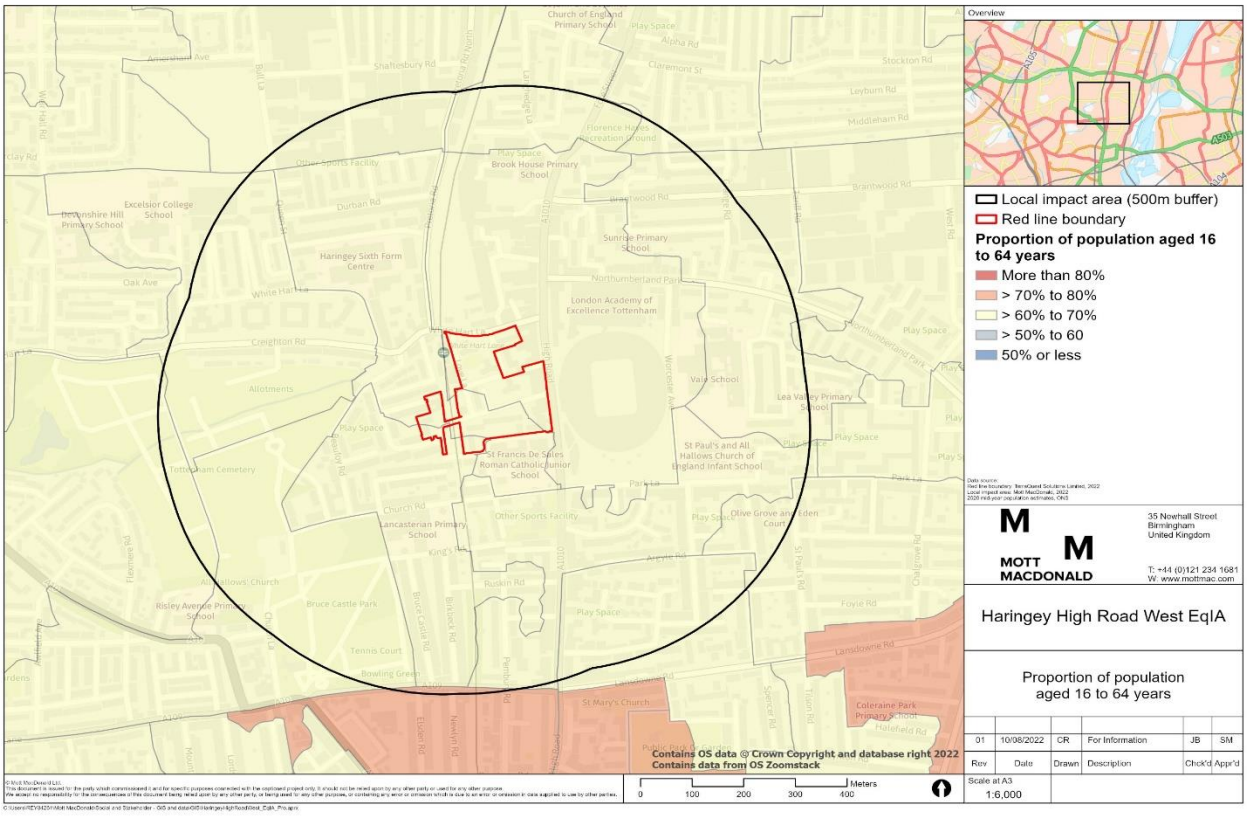
Table A.3: Working age population (16-64 years)

Location	Total population (2020)	Working age (16-64 years)	%
Local Impact Area	13,494	8,476	65%
Haringey	320,017	184,255	69%
London	9,002,488	6,050,828	67%
England	56,550,138	35,233,879	62%

Source: ONS 2020 mid-year population estimates

Map A.4 demonstrates that the proportion of working age residents in the LIA falls between 60 and 70%. The wider area is largely in line with the proportion of working age residents as the LIA, however, just south of the of the LIA has a population of 70%-80%.

Map A.3: Working age population



Source: ONS 2020 mid-year population estimates; OS Zoomstack

A.1.1.4 Older people

The following table shows that the proportion of older people (aged 65 and over) in the LIA (9%) is in line with the figure for Haringey (11%) but considerably lower than both London (12%) and England (19%).

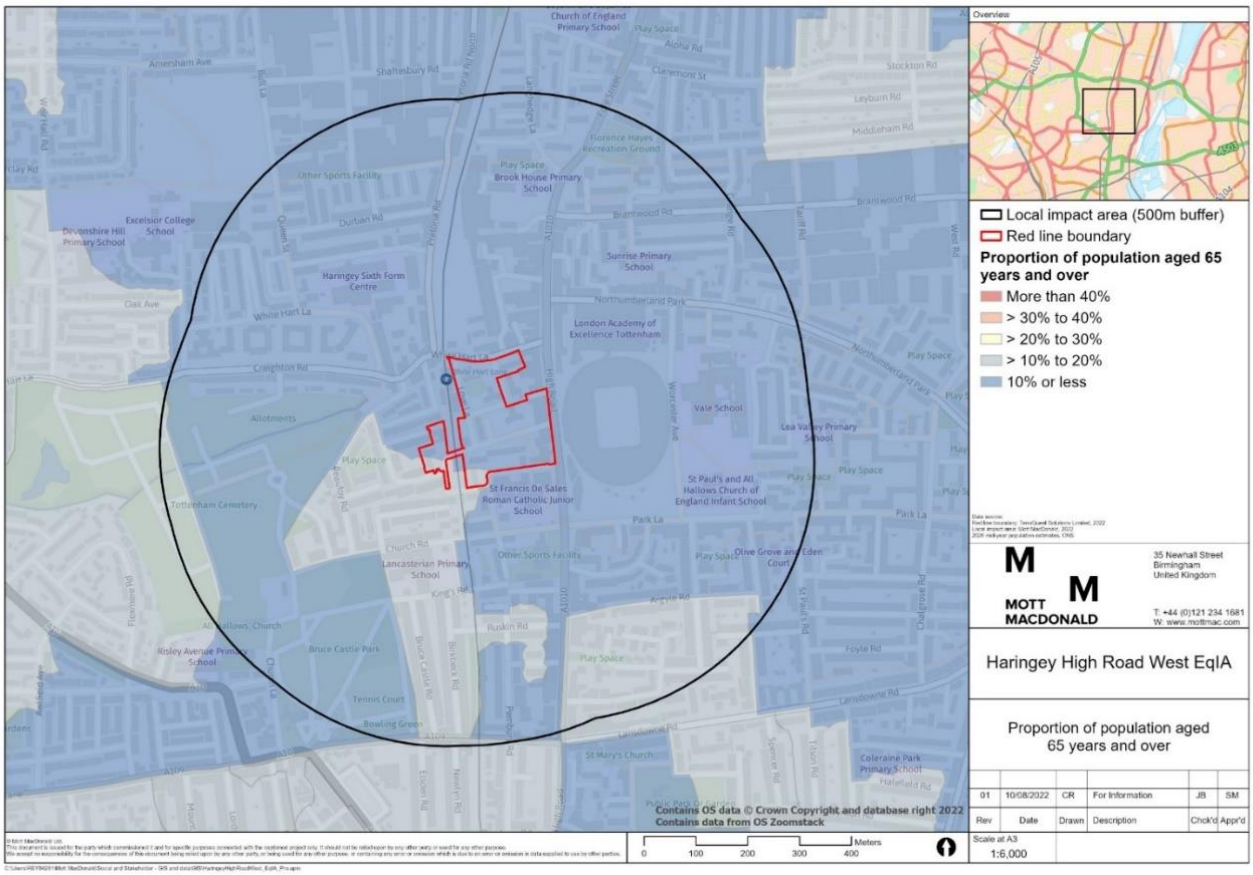
Table A.3: Population of older people (aged 65 and over)

Location	Total population (2020)	Older people (aged 65 and over)	%
Local Impact Area	13,494	1,187	9%
Haringey	320,017	28,618	11%
London	9,002,488	1,098,453	12%
England	56,550,138	10,464,019	19%

Source: ONS 2020 mid-year population estimates

Map A.4 demonstrates that the proportion of older people (aged 65 and over) living in the LIA is between 0% and 30%. This is largely in line with the surrounding areas.

Map A.4: Population of older people



Source: ONS 2020 mid-year population estimates, OS Zoomstack

A.1.2 Disabled people

Table A.4 shows the proportion of the population who have a long-term health problem or disability that limits their day-to-day activities. Is shows that 16% of the total population in the LIA have a disability that limits their day-to-day activities either a little or a lot. This is in line with figures for Haringey (114%), London (14%) and England (17%).

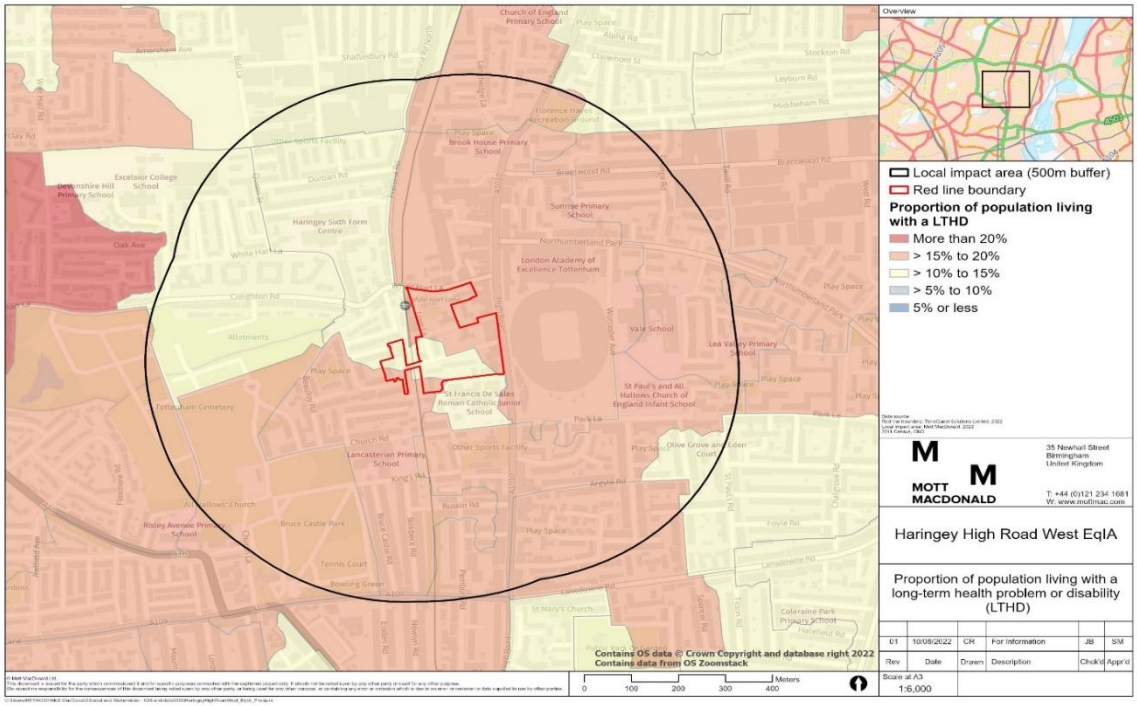
Table A.4: Population with a disability

Location	Day to day activities limited a lot	Day to day activities limited a little	Day to day activities not limited
Local Impact Area	8%	8%	84%
Haringey	7%	7%	86%
London	7%	7%	86%
England	8%	9%	82%

Source: 2011 Census, ONS - long-term health problem or disability

Map A.5 shows that the proportion of the population in the LIA with a long-term health problem or disability is between 10 and 20%.

Map A.5: Proportion of the population with a long-term health problem or disability



Source: ONS 2011 Census; OS Zoomstack

A.1.3 Gender reassignment

There is no robust data for gender variant people in the study area or the UK more widely. However, Stonewall, the LGBT+ charity and campaign group estimates that around 1% of the UK population identify as transgender - around 600,000 people.[14]

The 2021 Census will include questions on gender identity which should provide a more accurate picture of the population.[15]

A.1.4 Marriage and civil partnership

Table A.5 shows the population who are married or in a civil partnership in the LIA, Haringey, London, and England. The data provided shows that the area has a lower proportion of single people (47%) compared to Haringey (50%) and a considerably higher proportion compared to London (44%) and England (35%). The table further shows that the proportion of people who are married or in civil partnerships in the LIA (32%) is in line with comparable figures for Haringey (33%) but considerably lower when compared to London (40%) and England (47%). There is a proportion of divorced people in the LIA (10%) is in line with the figure for Haringey (8%) and England (9%) but higher than London (7%).

Table A.5: Marital and civil partnership status

Location	Single (never married or never registered a same-sex civil partnership)	Married	In a registered same-sex civil partnership
Local Impact Area	47%	32%	0.2%
Haringey	50%	33%	0.6%
London	44%	40%	0.4%
England	35%	47%	0.2%

Location	Separated (but still legally married or still legally in a same-sex civil partnership)	Divorced or formerly in a same-sex civil partnership which is now legally dissolved	Widowed or surviving partner from a same-sex civil partnership
Local Impact Area	7%	10%	4%
Haringey	4%	8%	4%
London	3%	7%	5%
England	3%	9%	7%

Source: 2011 Census, ONS

A.1.5 Pregnancy and maternity

The following table shows the General Fertility Rate (GFR) and Total Fertility Rate (TFR) for Haringey, London and England. No data is available for the LIA itself.

Table A.6: General and total fertility rates

Location	General Fertility Rate	Total Fertility Rate
Local Impact Area	N/A	N/A
Haringey	58.6	1.64
London	56.4	1.54
England	55.3	1.59

Source: Office for National Statistics (2020) Live births in England and Wales

The General Fertility Rate (GFR) for Haringey is 58.6. This is in line with the GFR for London (56.4) and England (55.3).

A.1.6 Race and ethnicity

The following table provides a breakdown of the population of the LIA, Haringey, London, and England by ethnicity.

Table A.7: Race and ethnicity

Race and ethnicity		Local impact area	Haringey	London	England
White	English/Welsh/ Scottish/Northern Irish/British	17%	35%	45%	80%
	White Irish	2%	3%	2%	1%
	White Gypsy or Irish Traveller	0%	0%	0%	0%
	Other White	21%	23%	13%	5%
Mixed/ multiple ethnic groups	White and Black Caribbean	3%	2%	1%	1%
	White and Black African	2%	1%	1%	0%
	White and Asian	1%	2%	1%	1%
	Other Mixed	2%	2%	1%	1%
Asian/ Asian British	Indian	1%	2%	7%	3%
	Pakistani	0%	1%	3%	2%
	Bangladeshi	2%	2%	3%	1%
	Chinese	1%	2%	2%	1%
	Other Asian	3%	3.2%	5%	2%
Black	Black African	21%	9%	7%	2%
	Black Caribbean	13%	7%	4%	1%
	Other Black	5%	3%	2%	1%
Other ethnic groups	Arab	1%	1%	1%	0%
	Any other ethnic group	5%	4%	2%	1%
Minority Ethnic (non-white British)		83%	65%	55%	20%

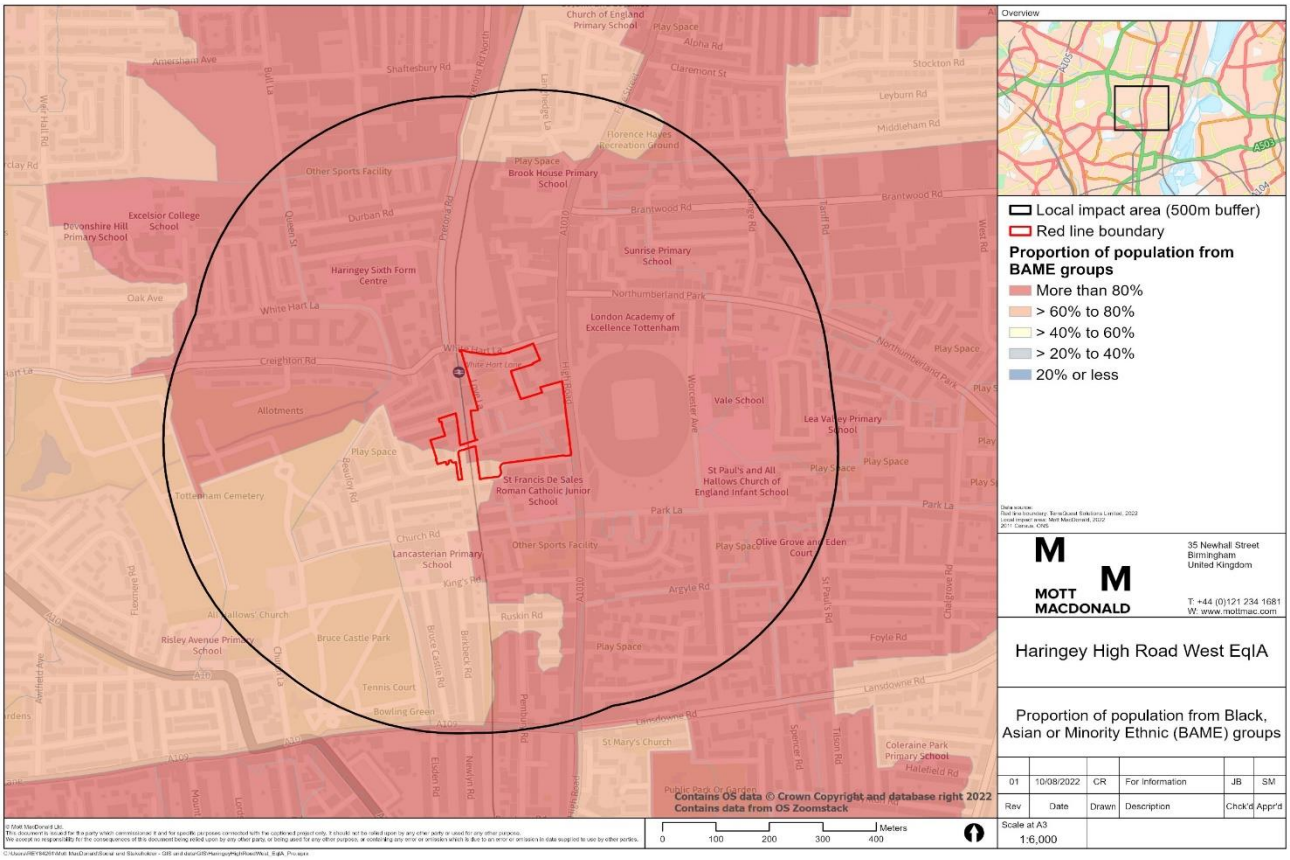
Source: 2011 Census, ONS - ethnic group

Table A.7 shows:

- The proportion of the White British population in the LIA is 17%. This is considerably lower than the population in Haringey (35%) and London (45%), as well as in England (80%).
- The Black African population makes up 21% of the population in the LIA. This is considerably higher than in Haringey (9%), London (7%), and England (2%).
- The total population of people from an ethnic minority in the LIA is 83%. This is considerably higher than in Haringey (65%), London (55%) and England (20%).

Map A.6 shows that the proportion of people in the LIA from a minority ethnic background more than 60%. This is in line with surrounding areas.

Map A.6: Proportion of people from a minority ethnic background within the LIA



Source: 2011 Census, OS Zoomstack

A.1.7 Religion and belief

Table A.8 provides a religious profile of the LIA, compared with Haringey, London, and England.

Table A.8: Population by religion and belief

Religion	Local impact area	Haringey	London	England
Christian	51%	45%	48%	59%
Buddhist	1%	1%	1%	0%
Hindu	0%	2%	5%	2%
Jewish	0%	3%	2%	0%
Muslim	24%	14%	12%	5%
Sikh	0%	0%	2%	1%
Other religion	0%	1%	1%	0%
No religion	13%	25%	21%	25%
Religion not stated	9%	9%	8%	7%
Minority religion	27%	21%	22%	9%

Source: 2011 Census, ONS - religion

Table A.8 shows:

- The Christian population in the LIA (51%) is considerably higher than the population in Haringey (45%) and London (48%) but considerably lower than the figure for and England (59%).
- The Muslim population in the LIA (25%) is considerably higher than the population in Haringey (14%), London (12%) and England (5%).
- Those with no religion in the LIA make up 13% of the population. This is considerably lower than the figure for Haringey (25%), London (21%) and England (25%).
- Those who belong to a minority religion in the LIA make up 27% of the population. This is considerably higher than those who belong to a minority religion in Haringey (21%), London (22%) and England (9%).

A.1.8 Sex

The following table shows the proportion of the population who are male and female in the LIA, compared to Haringey, London, and England. The proportion of women in the LIA (50%) is in line with the figures for Haringey, London (50%) and England (51%).

Map A.9: Population by Sex

Sex	Local impact area	Haringey	London	England
Male	51%	51%	50%	49%
Female	49%	49%	50%	51%

Source: ONS 2020 mid-year population estimates

A.1.9 Sexual orientation

There is no data available on this protected characteristic for the study area. However, emerging experimental statistics relating to sexual identity are available nationally and at a regional level.

In 2018 estimates from the Annual Population Survey (APS)[16] showed that the proportion of the UK population aged 16 and over identifying as heterosexual or straight decreased from 95.3% in 2014 to 94.6% in 2018. The proportion identifying as lesbian, gay or bisexual (LGB) increased from 1.6% in 2014 to 2.2% in 2018. This comprised of:

- 1.4% identifying as gay or lesbian
- 0.9% identifying as bisexual
- A further 0.6% of the population identified themselves as “Other”, which means that they did not consider themselves to fit into the heterosexual or straight, bisexual, gay or lesbian categories.
- A further 2.5% refused or did not know how to identify themselves.

A.1.10 Deprivation

The Index of Multiple Deprivation (IMD) brings together data covering seven different aspects or ‘domains’ of deprivation into a weighted overall index for each Lower-layer Super Output Area (LSOA) in England.[1718] The scores are then used to rank the LSOAs nationally and to calculate an IMD score for each local authority area. These are then divided into deciles or quintiles, with 1 being the most deprived 20% of LSOAs, and 5 the least deprived 20% of LSOAs (in the case of quintiles).

The following table shows the proportion of the population of the LIA who live in each deprivation quintile. The entire population of the LIA falls within the most deprived quintile. This is, therefore, considerably higher than the comparative population for Haringey (34%), London (16%) and England (20%).

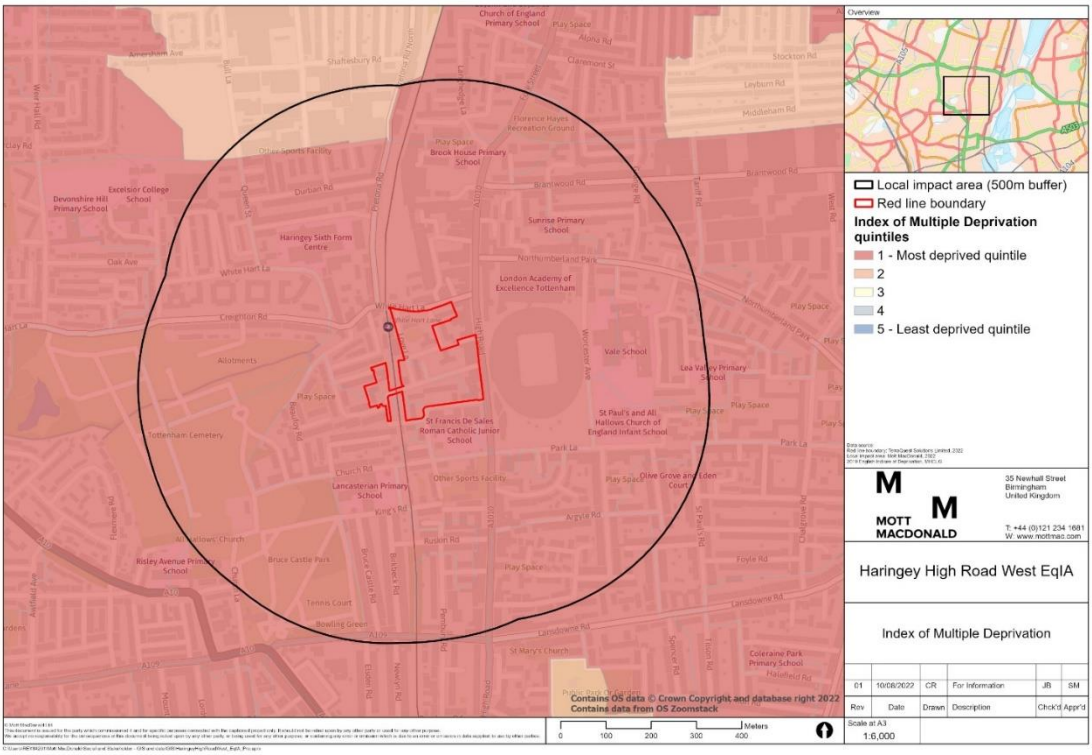
Table A.10: Population by deprivation

Location	Most deprived quintile (%)	Second most deprived quintile (%)	Third most deprived quintile (%)	Fourth most deprived quintile (%)	Least deprived quintile (%)
Local impact area	100%	0%	0%	0%	0%
Haringey	34%	36%	18%	9%	3%
London	16%	32%	23%	17%	12%
England	20%	21%	20%	20%	19%

Source: ONS 2020 mid-year population estimates and MHCLG 2019 Indices of Multiple Deprivation

Table A.10 shows that the entire population of the LIA are within the most deprived quintile. However, Map A.7 shows that there is a very small section of the LIA to the northeast where the population fall within the second most deprived quintile. This is in line with the immediate surrounding area.

Map A.7: Index of Multiple Deprivation quintiles



Source: ONS 2020 mid-year population estimates and MHCLG 2019 Indices of Multiple Deprivation; OS Zoomstack

In England, fuel poverty is more common with ethnic minority households when compared to white households. [26] Data shows that in 2015, 16% of ethnic minority households were living in fuel poverty compared to 10% of White households. [27]

B. Literature review

This appendix sets out the finding of the desk-based review process, providing a literature review of the potential effects of the renewal on people with protected characteristics. All potential risks and opportunities of a typical housing scheme project have been considered.

Section B.1 discusses the potential effects on residents and community resources associated with rehousing. Section B.2 provides an overview of the potential effects of redevelopment on businesses and section B.3 sets out the community effects of redevelopment. All are segmented into key thematic areas.

B.1 Impact on resident and community resources during redevelopment

B.1.1 Loss of social cohesion and access to community resources

The redevelopment process can involve temporary or permanent resettlement of residents and demolition of housing and community resources. This could lead to the risk of loss of social cohesion and temporary or permanent access to this amenity provision. In particular, it can increase residents' distances from facilities or places of social connection located on or in close proximity to their neighbourhood. This can impact on all parts of the community, but can have a disproportionately negative effect on **children, older people, disabled people, people who are pregnant, people from ethnic minority backgrounds** and **people from minority faith groups.**

The instability caused by involuntary relocation has the potential to be particularly disruptive to **children.** Such disruption can be attributed to stress and anxiety relating to changing schools and the need to adapt to new routines, staff, facilities and peers. It is generally accepted that children develop better in stable environments with a degree of routine; sudden and dramatic disruptions can be both stressful and affect feelings of security, as has been evidenced in the COVID-19 pandemic.[28]

Evidence outlined by the Centre for Social Justice has indicated that where residential moves are accompanied by school moves for older children, the impact can be severe. It suggests that school moves can disrupt learning and are associated with a weaker educational performance within secondary school, particularly for children from disadvantaged backgrounds.[29] Only 27 per cent of students who move secondary schools three times or more achieve five A* to C grade GCSEs, compared to the national average of 60 per cent.[30] Research from the Centre for Social Justice also found that two or more school moves before the age of twelve can lead to behavioural problems later in childhood.[31]

[28] Lionetti, F., Spinelli, M., Moscardino, U., Ponzetti, S., Garito, M., Dellagiulia, A., . . . Pluess, M. (2022). The interplay between parenting and environmental sensitivity in the prediction of children's externalizing and internalizing behaviors during COVID-19. Development and Psychopathology, 1-14. Available at: https://doi.org/10.1017/S0954579421001309

[29] The Centre for Social Justice (2016) '*Home Improvements, a social justice approach to housing policy*'. Available at: https://www.centreforsocialjustice.org.uk/core/wp-content/uploads/2016/08/Home-Improvements-full-report.pdf

[30] The Centre for Social Justice (2016) '*Home Improvements, a social justice approach to housing policy*'. Available at: https://www.centreforsocialjustice.org.uk/core/wp-content/uploads/2016/08/Home-Improvements-full-report.pdf

[31] The Centre for Social Justice (2016) '*Home Improvements, a social justice approach to housing policy*'. Available at: https://www.centreforsocialjustice.org.uk/core/wp-content/uploads/2016/08/Home-Improvements-full-report.pdf

Children with autism spectrum conditions may also find new routines, expectations, and social relationships of a new school environment to be especially challenging, which can have further negative effects on educational attainment and wellbeing.[32]

Relocation can often mean a longer journey travelling to school, which can result in negative effects on health and well-being due to increased time spent inactive. Research has found that the travel distance to school influences the transportation mode choice of children, and longer distances can result in a change from active transportation such as cycling or walking, to sedentary transportation, such as vehicular transport.[33]

Children from low-income families may be particularly impacted by relocation due to loss of local informal childcare support. A study from the Joseph Rowntree Foundation showed that informal childcare support from grandparents was one important factor in enabling parents to work, generating income and preventing families from going without daily necessities.[34]

Relocation can also have negative mental health effects on children and adolescents for a number of reasons, including: weakened social ties, disturbed social networks, household disruption, social isolation and a reduction in parent-child interactions.[35]

Older studies show that a loss of relationships with peers and adults can cause anxiety and hinder both social development and educational attainment.[36] Children at key stage two experience an average of a twelve per cent drop in Maths and English attainment within a year of a changing schools.[37]

The loss of facilities where children can socialise, and play could be particularly detrimental to children living in the local area. Demolition and resource relocation could adversely affect access to child social networks. Evidence suggests that early years provision plays an important role in a child's development and that free play in early childhood is a vital experience thorough which child learn social, conceptual and creative skills, as well as increasing their knowledge and understanding of the world.[38]

Children who are living in temporary accommodation can experience worsened health impacts from home relocation. In the third quarter of 2019, 71% of households assessed by local authorities in England as homeless had dependent children, and half of all homeless people living in temporary accommodation are children. [39] The total number of children who were homeless and in temporary accommodation increased to 126 020 in England in 2019, of whom 88,080 were in London and, moreover, children living in temporary accommodation during the COVID-19 pandemic have reported immediate and long-term impacts to optimal health and

[32] University of Manchester (undated) '*The impact of primary-secondary school transition for children with autism spectrum conditions: a longitudinal, mixed-methods study'*. Available at: http://documents.manchester.ac.uk/display.aspx?DocID=20008%20
[33] Juliane Stark, Ilil Beyer Bartana, Alexander Fritz, Wiebke Unbehaun, Reinhard Hössinger (2018). *'The influence of external factors on children's travel mode: A comparison of school trips and non-school trips*', Journal of Transport Geography, Vol. 68, 55-66. Available at: https://doi.org/10.1016/j.jtrangeo.2018.02.012
[34] Joseph Rowntree Foundation (2016) '*Falling short: the experience of families living below the minimum income standard'.* Available at: https://www.jrf.org.uk/report/falling-short-experiences-families-below-minimum-income-standard
[35] Morris, T, Manley D, Northstone, K, Sabel, C, (2017): *'How do moving and other major life events impact mental health? A longitudinal analysis of UK children'*
[36] Adam, Emma K., and P. Lindsay Chase-Lansdale. (2002): 'Home Sweet Home(s): Parental Separations, Residential Moves, and Adjustment in Low-Income Adolescent Girls." Developmental Psychology' 8(1) :792–80
[37] RSA. (2013): 'Falling between the cracks; Exploring in-year admissions in schools in England'
[38] Nation Children's Bureau (2007): 'Free Play in Early Childhood'
[39] Shelter (2020) '*Homeless and Forgotten: Surviving lockdown in temporary accommodation'.* Available at: https://england.shelter.org.uk/__data/assets/pdf_file/0004/2036803/TA_report_FINAL_PDF.pdf

brain development as a result of their living situation.[40] Meanwhile, 50% of parents in a study reported a negative impact on their children's physical health, reporting an increase in respiratory problems, the physical impacts of sleep deprivation, and weight loss.[41]

The loss of long-standing community links risks creating feelings of isolation, particularly amongst **older people**. Age UK research indicates that physical isolation, a lack of social resources and a removal of familiarity can all contribute to feelings of isolation and loneliness amongst older people.[42] Age UK research indicates that physical isolation, a lack of social resources and a removal of familiarity can all contribute to feelings of isolation and loneliness amongst older people.[43] This in turn can lead to negative health outcomes such as poorer mental health, a higher likelihood of developing certain health conditions (e.g. obesity and alcoholism) and a greater risk of hospitalisation.[44] Loneliness increases the likelihood of mortality by 26 per cent among those over the age of 65 and raises the risk of developing conditions, such as high blood pressure, heart disease and stroke.[45] The link between older people and the likelihood of experiencing feelings of isolation and loneliness indicates that this group may be disproportionately negatively impacted by relocation. This can equally be the case for older people remaining in or very close to an area being redeveloped.[46]

As demolition proceeds, local amenities and services (such as shops, community centres and health facilities) may decide to close. Some community resources may be included in the demolition process. The loss of these resources can have a disproportionately negative effect on older people remaining in the neighbouring areas, who may find it more challenging to travel to new services outside of their neighbourhood.[47] Furthermore, for local businesses, the loss of their traditional customer base following the relocation of residents can force closures, further reducing the choice of services available to people in the community, with older people among the most likely to be affected. Research from Age UK found that reduced access to community facilities can, have serious negative effects on mental health and wellbeing, and increase rates of cardiovascular disease in older people.[48]

The impact of the COVID- 19 pandemic has already had an impact on feelings of social isolation amongst older people. In the UK, from March 2020, almost nine million people over the age of 70 were advised by the Government to 'strictly adhere' to social distancing rules, only leaving their home for essential purposes. Restrictions have increased social isolation and feelings of loneliness for older people.[49]

[40] Rosenthal. Diana Margot, Ucci. Marcella, Heys. Michelle, Hayward. Andrew, Lakhanpaul. Monica (2020). *'Impacts of COVID-19 on vulnerable children in temporary accommodation in the UK'*, 5(5). Available at: https://doi.org/10.1016/S2468-2667(20)30080-3
[41] Shelter (2020) '*Homeless and Forgotten: Surviving lockdown in temporary accommodation'.* Available at: https://england.shelter.org.uk/__data/assets/pdf_file/0004/2036803/TA_report_FINAL_PDF.pdf
[42] Age UK (2015) '*Evidence Review: Loneliness in Later Life'*. Available at: https://www.ageuk.org.uk/globalassets/age-scotland/documents/reports-and-publications/reports-and-briefings/health--wellbeing/rb_june15_lonelines_in_later_life_evidence_review.pdf .
[43] Age UK (2015) '*Evidence Review: Loneliness in Later Life'.* Available at: https://www.ageuk.org.uk/globalassets/age-scotland/documents/reports-and-publications/reports-and-briefings/health--wellbeing/rb_june15_lonelines_in_later_life_evidence_review.pdf .
[44] IoTUK (2017): '*Social Isolation and Loneliness in the UK'* Available at: https://iotuk.org.uk/social-isolation-and-loneliness-report/
[45] Age UK (2015): 'Campaign to end loneliness: threat to health'.
[46] Age UK (2015): 'Loneliness and Isolation evidence review'
[47] A. Power (2008) '*Does demolition or refurbishment of old and inefficient homes help to increase our environmental, social and economic viability'*. Available at: https://www.sciencedirect.com/science/article/pii/S0301421508004709
[48] Age UK (2015): 'Campaign to end loneliness): 'Threat to health
[49] Wu, Bei (2020): '*Social isolation and loneliness among older adults in the context of COVID-19: a global challenge'.* Available at: https://ghrp.biomedcentral.com/articles/10.1186/s41256-020-00154-3

Relocation has the potential to cause stress, anxiety and uncertainty for **disabled people.** Changes, both minor and major, to some disabled people's routines and surroundings may adversely affect feelings of security and comfort. For example, research shows that people on the autism spectrum, tend to prefer set routines (such as traveling via the same routes) and rigid structures (such as preferences to room layouts or objects) as they can help to bring order to their daily life so that they know what is going to happen and when.[50]

The loss of community links may also have a disproportionate impact on disabled people. Findings from the Jo Cox Commission on loneliness found that over half of disabled people say they are lonely, with around one in four feeling lonely every day.[51] The report also states that forming and maintaining social connections can be a challenge for people with a range of disabilities, including those with sensory impairments, learning disabilities, autism, physical and mobility impairments, mental health conditions, dementia, head and brain injury, neurological conditions, cancer and HIV. As disabled people can experience more barriers to forming social connections the loss of existing local social connections through residential displacement or loss of social resources could lead to disabled people experiencing further loneliness and isolation.

Relocation can also create stress, anxiety and uncertainty for people with disabilities regarding the accessibility of their new home. A report published by the EHRC identifies that across all housing tenures, there is a severe shortage of accessible housing. For example, one in three disabled people living in private rented properties live in unsuitable accommodation. This figure is one in five for disabled people living in social housing, and one in seven for disabled people who own their own home. Overall, in England, only 7% of homes offer the basic four accessibility features to make a home fully accessible (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space, and a toilet at entrance level).[52] This suggest that disabled people are more likely to be concerned about the accessibility of their new home compared to other residents. Additionally, a report by Leonard Cheshire Disability highlights that only 4% of those with mobility impairments who have looked for accessible homes said they were easy to find. In addition, they also found that some disabled people have also experienced difficulties in terms of local authorities being reluctant to fund adaptations that would allow them to live independently.[53]

The disruption of social networks caused by relocation may also cause negative health outcomes for people with mental health problems and autism, many of whom depend on social networks to maintain their standard of living[54]. People with mental health problems may be disproportionately impacted by stress and anxiety, especially if relocation is unexpected or accompanied by financial stress[55]. Research from Wilding (2017) found that increased rates of mental ill health are associated with involuntary residential relocation.[56]

[50] National Autistic Society (2016) *''Obsessions, repetitive behaviour and routines'.* Factsheet. Available at: https://www.autism.org.uk/about/behaviour/obsessions-repetitive-routines.aspx
[51] Sense for the Jo Cox Commission on loneliness (2017) '*Someone cares if I'm not there'.* Available at: https://www.sense.org.uk/support-us/campaign/loneliness/
[52] DCLG (2015). *'English Housing Survey: Adaptations and Accessibility Report'* Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/539541/Adaptations_and_Accessibility_Report.pdf
[53] Leonard Cheshire Disability (2014): *'The hidden housing crisis'* Available at: https://www.leonardcheshire.org/sites/default/files/Hidden%20Housing%20Crisis%20July%2014.pdf
[54] National Autism Society. (2017): 'Moving house' URL: https://www.autism.org.uk/movinghouse 56
[55] Wilding et al., (2018): 'Place and preference effects on the association between mental health and internal migration within Great Britain' Health and Place. 52(1), pp 180-187
[56] Wilding et al., (2018): 'Place and preference effects on the association between mental health and internal migration within Great Britain' Health and Place. 52(1), pp 180-187

The impact of the COVID- 19 pandemic and restrictions throughout 2020 have also had a negative impact on feelings of social isolation amongst disabled people. In May 2020 the Office for National Statistics found that nearly two thirds of disabled people said that COVID-19 concerns were affecting their wellbeing, compared with half of non-disabled people. One of the main reasons cited was feelings of loneliness or isolation.[57]

Ethnic minority and **minority faith** communities are also likely to experience adverse effects as a result of relocation. It has been identified that these groups may be more reliant on social networks, faith and cultural facilities. They are likely to have concerns over loss of social networks and facilities, as well as fears of isolation, harassment or language barriers in new locations.[58] Ethnic minority communities also tend to experience greater difficulty in accessing health care when compared to other sections of the population, and rehousing may exacerbate the issue.[59]

Evidence has suggested that women who move home while **pregnant** tend to experience an increase in stress and depression levels above and beyond that of women who move home when not pregnant.[60] Evidence also suggests that the stress and physical exercise involved with relocation can slightly increase the risk of miscarriage, preterm delivery, small for gestational age new-borns, low birthweight, preeclampsia / gestational hypertension and can exacerbate deep vein thrombosis which pregnant women are more at risk of.[61]

Relocation can result in adverse health effects on those who are pregnant. A 2015 survey carried out by the Care Quality Commission assessed the impact that having the same midwife had on pregnant women. The results showed that women who had the same midwife throughout pregnancy had more positive midwifery experiences than those who did not. The most negative experiences occurred with those who wanted to see the same midwife but were unable to.[62] Should relocation result in the need to make changes to preestablished antenatal services and relationships, this could negatively impact pregnant individuals.

B.1.2 Financial implications of relocation

B.1.2.1 Costs associated with moving

The need for residents to resettle can lead to an increase in their financial outgoings due to costs associated with moving and obtaining new housing. Rehousing costs could include removal services, the need to adapt a new home or buy new furniture. Access to the required finance to meet relocation and furnishing costs may be most limited for those at most risk of financial exclusion, who experience difficulty trying to access appropriate and mainstream financial services, such as bank accounts and loans.

[57] ONS (2020): 'Coronavirus and the social impacts on disabled people in Great Britain: May 2020'. Available at: https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/disability/articles/coronavirusandthesocialimpactsondisabledpeopleingreatbritain/may2020

[58] Della Puppa, Francesco and King. Russell (2019). *'The new 'twice migrants': motivations, experiences and disillusionments of Italian-Bangladeshis relocating to London.'* Journal of Ethnic and Migration Studies, 45(11). Available at: https://doi.org/10.1080/1369183X.2018.1438251

[59] BME Health Forum (2010) '*Good Access in Practice: Promoting community development in the delivery of healthcare'*. Available at: http://bmehf.org.uk/files/9013/6536/5135/Good_Access_in_Practice_final.pdf

[60] Tunstall, H., Pickett, K. and Johnsen, S. (2010): *'Residential mobility in the UK during pregnancy and infancy: Are pregnant women, new mothers and infants 'unhealthy migrants'?'*

[61] NHS (2016): *'Deep vein thrombosis'*; Royal College of Physicians and Faculty of Occupational Medicine (date unknown*): 'Advising women with a healthy, uncomplicated, singleton pregnancy on: heavy lifting and the risk of miscarriage, preterm delivery and small for gestational age'*

[62] Care Quality Commission (2015): '*2015 survey of women's experiences of maternity care'*. Available at: https://www.cqc.org.uk/sites/default/files/20151215b_mat15_statistical_release.pdf

Financial exclusion arises when an individual faces difficulty when trying to access appropriate and mainstream financial services. In the UK, certain groups are particularly vulnerable to financial exclusion, including **young people** not in employment, **lone parents**, **Ethnic minority groups** and **older people**, as it has been found that social exclusion can lead to financial vulnerability.[63]

Low income **ethnic minority** households often have limited experience of institutional loan finance.[64] They may also be less able to access commercial loans due to poor credit-ratings or their location in 'high risk' postcodes. Furthermore, people from a ethnic minority background are also more likely to live in low income households compared to those who are White British or from Other White Ethnic groups. [65]

Financial exclusion is also geographically focussed. It is often the case that large numbers of financially excluded individuals live in areas where there are high levels of **deprivation**. Research suggests that there are strong spatial patterns in the UK, including rural/urban clusters and a North/South divide, linked to digital banking and financial exclusion. [66] .

B.1.2.2 Access to finance

The need for residents to relocate can cause difficulty in accessing affordable housing. As above, access to the required finance to obtain new housing may be most limited for those at risk of financial exclusion, who experience difficulty trying to access appropriate and mainstream financial services, such as bank accounts, loans and mortgages. This is also exacerbated by the increasing unaffordability of homeownership for many people in England and Wales over the past decade.[67] Only 51% of households in London own their homes, and housing in the London Borough of Newham has become considerably less affordable in the last five years.[68]

Rates of homeownership have fallen significantly for **young people** over the last 20 years due to the increasing unaffordability of housing in the country. Increases in property prices relative to incomes have made it more difficult to save for a deposit or access a mortgage, whilst a lack of social housing investment has made it more difficult to access affordable rented properties. [69]

Women are disproportionately represented among lone parent households. Around 90% of single parents are women, and have the highest poverty rate amongst working- age adults, with 43% living in poverty (rising to 51% in London)[70] This makes the risk of financial exclusion higher as women who are single parents are more likely to spend a higher portion of their

[63] Fernández-Olit, B., Paredes-Gázquez, J.D. & de la Cuesta-González, M. (2018). '*Are Social and Financial Exclusion Two Sides of the Same Coin? An Analysis of the Financial Integration of Vulnerable People*.' Soc Indic Res 135, 245–268. Available at: https://doi.org/10.1007/s11205-016-1479-y
[64] House of Commons Communities and Local Government Committee (2011) '*Regeneration Sixth Report of Session 2010–12*'. Available at: https://publications.parliament.uk/pa/cm201012/cmselect/cmcomloc/1014/1014.pdf
[65] Department for Work and Pensions (2015) 'Low income'
[66] Sonea. A, Guo. W, and Jarvis. S (2019). '*An exploratory spatial analysis of access to physical and digital retail banking channels.'* Technical Report, Think Forward Initiative.
[67] Office for National Statistics (2018): 'Housing affordability in England and Wales- 2018'. Available at: https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2018
[68] Mayor of London (2020): 'Housing in London- 2020'. Available at: https://data.london.gov.uk/dataset/housing-london; Office for National Statistics (2019): 'Housing affordability in England and Wales- 2019'. Available at: https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2019
[69] Institute for Fiscal Studies, (2018). 'Barriers to homeownership for young adults'. Available at: https://www.ifs.org.uk/publications/13475
[70] Gingerbread (2019). 'Single parents- facts and figures'. Available at: https://www.gingerbread.org.uk/what-we-do/media-centre/single-parents-facts-figures/ ; Gingerbread (2020). 'Living standards and poverty. Available at: https://www.gingerbread.org.uk/policy-campaigns/living-standards-and-poverty/

income on housing costs. This can increase the risk of homelessness, with single mother families accounting for one quarter of all homeless households in London in 2019.[71]

Disabled people may be impacted by the availability of affordable homes when moving to new areas, as they are more likely to live in poverty.[72] Indeed, rising numbers of disabled people are becoming homeless - up 53% in 2019 alone.[73]

Disabled people are less likely to be able to own their own home and are more likely to rent social housing that their non-disabled peers.[74] Whilst some Shared Ownership homes are specifically designed to be accessible for disabled people, only 1.1% of households who purchased a shared ownership home in London in 2017/18 included a disabled household member, likely due to the cost. Indeed, 36% of Londoners who live in families where someone is disabled live in poverty, after housing costs are paid.[75]

People with a disability who live in social housing could experience particularly acute effects. The 'removal of the spare room subsidy' or 'bedroom tax' in 2013 has had a disproportionate impact on disabled people in social housing; two thirds of those affected have a disability. Research shows that disabled people have found it difficult to take up proposed mitigation measures, such as taking up work, working longer hours or downsizing, and thus have had their income reduced by £12 to £22 per week, depending on the number of spare bedrooms. These changes have resulted in increased poverty and adverse effects on health, well-being and social relationships of disabled residents in social housing.[76]

Ethnic minority households may also be affected by the availability of affordable housing when relocating to new areas. It was reported in 2017 that rents are less affordable for most Ethnic minority groups when compared to White British households.[77] Two-fifths of people from a ethnic minority background live in low-income households.[78] 42% of ethnic minority or mixed ethnicity households living in the private rented sector earn below £30,000, making intermediate housing (such as Shared Ownership and Shared Equity buying schemes) less affordable.[79]

For **older people**, research suggests that they (particularly those in major cities and in the rural or tourism-dependent municipalities) are more reluctant to move.[80] Older people often lack the same financial means and income flexibility that afford people from younger age groups and those in full time employment the widest range of home ownership options. Relocation may also

[71] Mayor of London (2020): 'Housing in London- 2020'. Available at: https://data.london.gov.uk/dataset/housing-london
[72] Joseph Rowntree Foundation (2019): 'Poverty rates in families with a disabled person'. Available at: https://www.jrf.org.uk/data/poverty-rates-families-disabled-person
[73] The Independent (2019). 'Homelessness amongst ill and disabled people rises 53% in a year, figures show'. Available at: https://www.independent.co.uk/news/uk/home-news/homeless-disabled-ill-rough-sleeping-housing-crisis-a9251756.html
[74] Office for National Statistics (2019): 'Disability and housing, UK- 2019'. Available at: https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/disability/bulletins/disabilityandhousinguk/2019
[75] Mayor of London (2020) '*Intermediate housing: Equality Impact Assessment'*. Available at: https://www.london.gov.uk/sites/default/files/intermediate_housing_-_equality_impact_assessment_for_part_1_consultation_response_report.pdf
[76] Moffatt, S., Lawson, S., Patterson, R., Holding, E., Dennison, A., Sowden, S., & Brown, J. (2015). A qualitative study of the impact of the UK 'bedroom tax'. *Journal of Public Health*, *38*(2), 197-205.
[77] Shelter (2017) '*ethnic minority homelessness matters and is disproportionately rising – time for the government to act'*. Available at: http://blog.shelter.org.uk/2017/10/ethnic minority-homelessness-matters-and-is-disproportionately-rising-time-for-the-government-to-act/
[78] The Poverty Site (2017). See: http://www.poverty.org.uk/06/index.html
[79] Mayor of London (2020) 'Intermediate housing: Equality Impact Assessment'. Available at: https://www.london.gov.uk/sites/default/files/intermediate_housing_-_equality_impact_assessment_for_part_1_consultation_response_report.pdf
[80] Abramsson. M, and Andersson. E (2016). '*Changing Preferences with Ageing – Housing Choices and Housing Plans of Older People*.' Housing, Theory and Society 33(2). Available at: https://doi.org/10.1080/14036096.2015.1104385

require older people who have savings and investments to use them in order to secure a new home, affecting their financial independence and stability.

When relocating, a lack of affordable and/or quality housing is more likely to adversely affect older people (and particularly pensioners) who have lower average incomes than working-age people and are therefore less likely to be able to secure additional sources of income to buy a new property.[81] Research by the Joseph Rowntree Foundation found that older people often lack the same financial means and income flexibility compared to other age groups, especially younger people and those in employment.[82]A lack of financial means can limit the range of ownership options, including intermediate options such as Shared Ownership, available to older people and relocation may cause older people to use savings and investments in order to secure a new home. This can potentially affect their long-term financial independence and stability.[83] Research from the Council of Mortgage Lending shows that older people only account for one per cent of all mortgage lending, which further indicates that they may experience difficulties in accessing finance to facilitate relocation.[84]

Older people are also experiencing homelessness at increasing rates, with a 39% increase in the number of over 60s seeking help between 2013 and 2018.[85]

B.1.3 Issues accessing appropriate and accessible housing

As redevelopment processes often involve the rehousing of many residents, issues may arise regarding sourcing suitable housing that meets the needs of the following groups:

Families with **children** may also find it difficult to find housing that can accommodate their needs. A 2016 report highlighted that 3.6 million children in England are thought to be affected by poor housing, and a higher proportion of children live in overcrowded conditions than any other age group.[86] Evidence suggests that children who live in overcrowded accommodation have an increased risk of emotional and behavioural problems, as well as negatively impacted maths and reading test scores.[87] It can also increase their risk of injury, for example, bed sharing, which is more likely to occur in overcrowded houses, has been identified as a factor contributing to Sudden Infant Death Syndrome (SIDS). Sleep disturbance is also more common amongst children in overcrowded households. Overall, overcrowded conditions present a potential source of stress and can negatively impact a child's emotional and physical health in the long term.[88]

[81] Council of Mortgage Lending. (2015): 'Pension tension: the challenges for older borrowers'
[82] Joseph Rowntree Foundation. (2007): 'Demolition, Relocation and affordable rehousing: Lessons from the housing market redevelopment pathfinders.
[83] Joseph Rowntree Foundation. (2007): 'Demolition, Relocation and affordable rehousing: Lessons from the housing market redevelopment pathfinders'
[84] Council of Mortgage Lending. (2015): 'Pension tension: the challenges for older borrowers'
[85] Shelter (2018): 'Highest number of older people homeless in a decade'. Available at: https://england.shelter.org.uk/media/press_release/highest_number_of_older_people_homeless_in_a_decade
[86] National Children's Bureau (2016): *'Housing and the health of young children: Policy and evidence briefing for the VCSE sector*'. Available at: https://www.ncb.org.uk/sites/default/files/field/attachment/Housing%20and%20the%20Health%20of%20Young%20Children.pdf
[87] Clair, A. '(2019). *Housing: an Under-Explored Influence on Children's Well-Being and Becoming*.' Child Ind Res 12, 609–626. Available at: https://doi.org/10.1007/s12187-018-9550-7
[88] National Children's Bureau (2016): *'Housing and the health of young children: Policy and evidence briefing for the VCSE sector*'. Available at: https://www.ncb.org.uk/sites/default/files/field/attachment/Housing%20and%20the%20Health%20of%20Young%20Children.pdf

Disabled people (particularly those with mobility impairments) often experience difficulties trying to find a suitable, accessible home. A report by Leonard Cheshire Disability highlights that only 4% of those with mobility impairments who have looked for accessible homes said they were easy to find. In addition, they also found that some disabled people have also experienced difficulties in terms of local authorities being reluctant to fund adaptations that would allow them to live independently.[89]

A report published by the Equality and Human Rights Commission has further highlighted some of the existing issues in terms of housing for disabled people. The report states that across all housing tenures, there is a severe shortage of accessible housing. For example, one in three disabled people living in private rented properties live in unsuitable accommodation. This figure is one in five for disabled people living in social housing, and one in seven for disabled people who own their own home. Overall, in England, only 7% of homes offer the basic four accessibility features to make a home fully accessible (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space, and a toilet at entrance level).[90] One conclusion of the report was that are too many gaps in data held by local authorities. For example, 65% of local authorities do not know whether its social or affordable rented housing stock is accessible.[91]

Research by the Runnymede Trust highlighted that people from **all ethnic minority groups** are more likely to live in overcrowded housing when compared to the White British population. For example, around 40% of Black African and 36% of Bangladeshi people in the UK live in overcrowded housing.[92]

Additionally, other evidence, also from the Runnymede Trust, suggests that ethnic minority communities are more likely to experience homelessness than their white counterparts.[93] Therefore, it is possible that ethnic minority households could experience difficulties in finding suitable housing that accommodates their needs.

Black people are four times less likely than white people to have access to a garden, or other form of outdoor space at home.[94] Furthermore, 21% of households in London have no access to outdoor space at home. Having access to outdoor space is linked with emotional wellbeing and stress reduction, and is explored further in section C.3.3 below.

Older people are also more likely to need specialist housing which meets their needs. Evidence estimates that the potential national demand for specialist retirement housing, which cannot be met from existing stock.[95] As such, it is likely to be more difficult for older people to

[89] Leonard Cheshire Disability (2014): *'The hidden housing crisis'* Available at: https://www.leonardcheshire.org/sites/default/files/Hidden%20Housing%20Crisis%20July%2014.pdf
[90] DCLG (2015). *'English Housing Survey: Adaptations and Accessibility Report'* Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/539541/Adaptations_and_Accessibility_Report.pdf
[91] Equality and Human Rights Commission (2018): 'Housing and disabled people: Britain's hidden crisis'. Available at: https://www.equalityhumanrights.com/sites/default/files/housing-and-disabled-people-britains-hidden-crisis-main-report.pdf
[92] Runnymede Trust (2016) *'Ethnic Inequalities in London: Capital For All'*. Available at: https://www.runnymedetrust.org/uploads/images/London%20Inequality%20report%20v3.pdf
[93] Runnymede Trust (2014) *'Black and Asian Britons more likely to be homeless or live in overcrowded houses'*. https://www.runnymedetrust.org/news/558/272/Black-and-Asian-Britons-more-likely-to-be-homeless-or-live-in-overcrowded-homes.html
[94] Office for National Statistics (2020). 'One in eight British households has no garden'. Available at: https://www.ons.gov.uk/economy/environmentalaccounts/articles/oneineightbritishhouseholdshasnogarden/2020-05-14#:~:text=One%20in%20eight%20households%20(12,Survey%20(OS)%20map%20data.&text=This%20is%20according%20to%20survey%20data%20from%20Natural%20England.
[95] Housing Age UK (2014): 'Housing in later life'

relocate to appropriate housing. Health effects, such as increases in respiratory disease, have been associated with poor housing and could arise as a consequence of the need to relocate to a less well-suited property. Older people have a higher rate of health conditions such as respiratory disease, compared to the general population. This makes such effects more likely to arise amongst this group.[96]

B.1.4 Health effects

Relocation can have a negative impact on an individual's mental health and well-being, as measured by the SF-12 Mental Health Composite Score[97] and Warwick-Edinburgh Mental Wellbeing Scale test.[98] These tests have shown that relocation can create increased levels of depression and anxiety.[99] The associated impacts have been found to be more severe when there is a lack or perceived lack of control over the decision.[100] This stress has been attributed to the anticipation of disruption, extra costs for residents and undermining of community stability and support networks.

The effects of relocation on the mental health and wellbeing of temporary accommodation tenants is likely to be heightened, as they are more likely to be going through difficult periods of their lives, dealing with greater levels of uncertainty, and having to relocate more frequently.

Relocation can create a great deal of stress and anxiety amongst **children** and **young people** due to the need to adapt to new routines, facilities and surroundings.[101] Families in temporary accommodation are more likely to be lone parent families, and for children and young people in that situation, the effects of relocation are likely to be more significant, and can affect development.[102]

There is also evidence that involuntary relocation can have a significant impact on **older people.** For example, it has been shown that mortality rates for those moved involuntarily due to urban redevelopment (either temporarily or permanently) can be higher than non-movers and those who move voluntary.[103]

As noted above, for older people and disabled people, the loss of community connections due to relocation may lead to feelings of isolation and loneliness, which are in turn linked to negative

[96] Housing Age UK (2014): 'Housing in later life'
[97] The SF-12 is a multipurpose short form survey with 12 questions, all selected from the SF-36 Health Survey (Ware, Kosinski, and Keller, 1996). The questions are combined, scored, and weighted to create wo scales that provide glimpses into mental and physical functioning and overall health-related-quality of life.
[98] The Warwick-Edinburgh Mental Well-being scale was developed to enable the monitoring of mental wellbeing in the general population and the evaluation of projects, programmes and policies which aim to improve mental wellbeing. WEMWBS is a 14 item scale with 5 response categories, summed to provide a single score ranging from 14-70. The items are all worded positively and cover both feeling and functioning aspects of mental wellbeing.
[99] Cleland, C., Kearns, A., Tannahill, C. and Ellaway, A. (2016). The impact of life events on adult physical and mental health and well-being: longitudinal analysis using the GoWell health and well-being survey. Available at: https://bmcresnotes.biomedcentral.com/articles/10.1186/s13104-016-2278-x
[100] Thomson H, Petticrew M, Douglas M. (2003): 'Health impact assessment of housing improvements: Incorporating research evidence'. Available at: https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1732281/pdf/v057p00011.pdf
[101] Sandstrom, H and Huerta, S (2013): 'The Negative Effects of Instability on Child Development'. Available at: https://www.urban.org/sites/default/files/publication/32706/412899-The-Negative-Effects-of-Instability-on-Child-Development-A-Research-Synthesis.PDF
[102] Shelter (2004): 'Sick and tired: the impact of temporary accommodation on the health of homeless families' Available at: https://england.shelter.org.uk/__data/assets/pdf_file/0009/48465/Research_report_Sick_and_Tired_Dec_2004.pdf ; Shelter (2018): 'Highest number of older people homeless in a decade'. Available at: https://england.shelter.org.uk/media/press_release/highest_number_of_older_people_homeless_in_a_decade
[103] Danermark BD, Ekstrom ME and Bodin LL (1996): 'Effects of residential relocation on mortality and morbidity among elderly people'. Available at: https://www.academia.edu/19474641/Effects_of_residential_relocation_on_mortality_and_morbidity_among_elderly_people

health outcomes such as poorer mental health, a higher likelihood of developing certain health conditions (e.g. obesity and alcoholism) and a greater risk of hospitalisation.[104]

The number of older people and disabled people experiencing homelessness and living in temporary accommodation has risen sharply in recent years. Once again, the negative health effects of relocation on older people and disabled people is likely to be compounded for members of those groups living in temporary accommodation.[105]

The link between poor or precarious housing situations and poor mental health is well documented, and can be both a cause and consequence of homelessness.[106] Living in temporary accommodation can have significant negative impacts on people's mental health, such as the development or worsening of depression and anxiety in both adults and children.[107]

Older people and disabled people are also likely to be disproportionately affected by changes in air quality that may occur throughout the demolition and construction stages of a scheme. Older people with respiratory conditions such as asthma are likely to be more susceptible to the effects of air pollution when compared to other groups. This is particularly the case if they have underlying COPD (Chronic Obstructive Pulmonary Disease).[108] Disabled people with heart or lung conditions are also at an increased risk of becoming ill and needing treatment as a result of air pollution.[109]

Noise pollution may arise as a result of demolition and construction. Research has linked noise pollution to several adverse outcomes for older people, including cardiovascular diseases, sleep disturbance, tinnitus, and stress.[110]

Expectant mothers and children

There are associated health effects related to the demolition of housing and the displacement from housing. For example, it has been found that the birth weight of babies can be affected by demolition and displacement. This is due to the potential for expectant mothers to experience an increase in stress and loss of social support when displacement occurs.[111] As the redevelopment is likely to involve both demolition and relocation, it is possible that this adverse impact may arise.

Children are likely to be disproportionately affected by changes in noise pollution and air quality that may occur throughout the demolition and construction stages of a scheme. Noise associated with demolition and construction can also impact the health of vulnerable people

[104] IoTUK (2017) '*Social Isolation and Loneliness in the UK*'. Available at: https://iotuk.org.uk/social-isolation-and-loneliness-report/
[105] Shelter (2018): 'Highest number of older people homeless in a decade'. Available at: https://england.shelter.org.uk/media/press_release/highest_number_of_older_people_homeless_in_a_decade ; The Independent (2019): 'Homelessness among ill and disabled people rises 53% in a year, figures show'. Available at: https://www.independent.co.uk/news/uk/home-news/homeless-disabled-ill-rough-sleeping-housing-crisis-a9251756.html
[106] Centre for Mental Health (2016) 'More than shelter'. Available at: https://www.centreformentalhealth.org.uk/publications/more-shelter
[107] Shelter (2004): 'Sick and tired: the impact of temporary accommodation on the health of homeless families' Available at: https://england.shelter.org.uk/__data/assets/pdf_file/0009/48465/Research_report_Sick_and_Tired_Dec_2004.pdf
[108] Asthma UK (2017). '*Pollution*'. Available at https://www.asthma.org.uk/advice/triggers/pollution/
[109] Department for Environmental Food and Rural Affairs (2013): '*Guide to UK Air Pollution Information Resources*'. Available at:
[110] World Health Organisation (2011): *'Burden of disease from environmental noise Quantification of healthy life years lost in Europe*'. Available at: http://www.who.int/quantifying_ehimpacts/publications/e94888.pdf?ua=1
[111] Kramer, M., et al. (2012): *'Housing Transitions and Low Birth Weight Among Low-Income Women: Longitudinal Study of the Perinatal Consequences of Changing Public Housing Policy*'. Available at: https://www.ncbi.nlm.nih.gov/pubmed/23078464

remaining in the nearby community. Research shows that noise can negatively affect children's cognitive learning and memory.[112]

Exposure to air pollution during infancy can result in neurodevelopment and long-term cognitive health problems.[113] In addition, research from Asthma UK highlights that air pollution is more detrimental to children when compared to other age groups with the condition. This is due to children have faster breathing rates and lungs that are still developing.[114]

Lastly, antenatal exposure to air pollution may alter the lung development of a baby whilst in the womb. If a baby is exposed to significant levels of air pollution, this can increase the risk of premature birth and low birth weight.[115]

B.1.5 Safety and security

In the lead up to the redevelopment process and during the rehousing and demolition of properties in the area, properties will be vacated and can fall into disrepair. This can, if preventative steps are not taken, attract unwanted activity including anti-social behaviour and crime such as increased vandalism, arson, break-ins and other damage to neighboring homes.[116]

Children, young people, older people, disabled people, Ethnic minority groups, LGBT people, men and women

This potential increase in crime can impact a number of vulnerable groups remaining in the community during demolition, who are more likely to be a victim or witness of crime. An Ipsos MORI survey on public views of policing in England and Wales in 2016 determined that groups who were more likely to have had contact with their local police as a victim or witness include: young people aged 16-34 years, disabled people, those from ethnic minority backgrounds, and LGBT people.[117]

The Crime Survey for England and Wales (CSEW), has also identified that a number of protected characteristic groups are more likely to be victims to crime:

- Men are more likely to be victims of violent crime than women.[118]
- Mixed and Asian ethnic groups are more likely to have said they were victim of crime compared to white people.[119]

[112] Gupta, A. et al (2018*): 'Noise Pollution and Impact on Children Health'*. Available at: https://link.springer.com/article/10.1007/s12098-017-2579-7
[113] Royal College of Physicians (2016) '*Every breath we take: the lifelong impact of air pollution'*. Available at: https://www.rcplondon.ac.uk/projects/outputs/every-breath-we-take-lifelong-impact-air-pollution
[114] Asthma UK (2017). '*Pollution'*. Available at https://www.asthma.org.uk/advice/triggers/pollution/
[115] British Lung Foundation (2016): '*How air pollution affects your children's lungs'*. Available at: https://www.blf.org.uk/support-for-you/signs-of-breathing-problems-in-children/air-pollution
[116] Power, A. (2010): '*Housing and sustainability: demolition or refurbishment*?' Available at https://uk-air.defra.gov.uk/assets/documents/reports/cat14/1406191156_060618_Guide_to_UK_Air_Pollution_Information_Resources-issue_2-FINAL.pdf https://www.icevirtuallibrary.com/doi/abs/10.1680/udap.2010.163.4.205
[117] Ipsos MORI (2016):*'Public views of policing in England and Wales'*. Available at:https://www.ipsos.com/sites/default/files/migrations/en-uk/files/Assets/Docs/Publications/sri-public-views-of-policing-in-england-and-wales.pdf
[118] Office for National Statistics (2018) 'The nature of violent crime in England and Wales: year ending March 2018' Available at: https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/articles/thenatureofviolentcrimeinenglandandwales/yearendingmarch2018
[119] Gov.uk (2019) 'Victims of crime'. Available at: https://www.ethnicity-facts-figures.service.gov.uk/crime-justice-and-the-law/crime-and-reoffending/victims-of-crime/latest

- Younger people aged 16 to 24 are more likely to be victims of violence than those in older age groups.[120]

In addition, the fear of crime is also more prevalent amongst the following groups, and consequently this can have an effect on individual mental health and wellbeing.[121]

Evidence from Age UK suggests that although older people are generally at a lower risk of crime compared to other ages, they are often more fearful of crime.[122]

Fear of crime can be an issue for women when they are travelling. Data from the ONS Crime Survey for England and Wales suggests that women fear more for their safety than men when walking alone at night – two fifths of women reported feeling 'somewhat unsafe' and one in eight reported feeling 'very unsafe'.[123]

A study by Transport for London highlights that ethnic minority individuals are more likely to express concerns over safety and security when travelling (particularly after dark) than white people and are more likely to say that their frequency of travel is affected 'a lot' or 'a little' due to these concerns.[124]

Research from Stonewall demonstrates that LGBT people often fear for their safety and well-being in public spaces and on pedestrian journeys.[125]

It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as children, older people, Ethnic minority groups and women.[126]

B.1.6 Accessibility and mobility in the surrounding area

Evidence suggests that during construction the accessibility and mobility of the local area can be affected. In particular, construction can cause difficulties in relation to increased traffic in the local area, reduced parking (construction vehicles and subcontractors in parking), the construction activities blocking access to homes, shops, bus stops and pavements and safe routes, as well as effects on wayfinding.

Children

Changes in road traffic levels may reduce children's access to community and recreational facilities due to road severance and traffic delays.[127] Increased traffic in proximity to schools, or community facilities that are frequently used by children can also impact their concentration and long-term cognitive development.[128]

[120] Gov.uk (2019) 'Victims of crime'. Available at: https://www.ethnicity-facts-figures.service.gov.uk/crime-justice-and-the-law/crime-and-reoffending/victims-of-crime/latest
[121] Stafford, M et al. (2006) 'Association between fear of crime and mental health and physical functioning'. Available at: https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2040373/
[122] Age UK (2006) 'Crime and fear of crime: help the aged policy statement 2006'. Available at: https://www.ageuk.org.uk/documents/en-gb/for-professionals/communities-and-inclusion/crime_and_fear_of_crime_2006_pro.pdf?dtrk=true
[123] ONS (2015) Crime Survey for England and Wales. Available at: https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/2015-07-16
[124] Transport for London (2013) 'Attitudes to Safety and Security – Annual Report'. Available at: https://tfl.gov.uk/corporate/publications-and-reports/safety-and-security
[125] Stonewall (2017) LGBT in Britain: Hate Crime. Available at: https://www.stonewall.org.uk/comeoutforLGBT/lgbt-in-britain/hate-crime
[126] Lorenc, T et al (2013) 'Fear of crime and the environment: systematic review of UK qualitative evidence'. Available at: https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3666893/
[127] Hiscock, R. and Mitchell, R (2011) 'What is needed to deliver places that provide good health to children?' Available at: http://www.edphis.org.uk/Report_on_Place_and_Children.pdf
[128] Institute of Education (2001): 'The effect of travel modes on children's mental health, cognitive and social development: a systematic review'

Similar to disabled people and older people, the accessibility and design of physical spaces can also affect parents' ability to travel freely with small children, especially if using pushchairs. The presence of uneven surfaces, lack of dropped kerbs, use of shared spaces as well as lack of dedicated car parking space can all limit the mobility of parents with a small child, making use of the pedestrian environment more challenging for this group.[129]

Disabled people

Research shows that the presence of vehicular traffic can present a barrier for disabled people accessing community resources. National Travel Survey data shows disabled people are generally more likely to experience travel difficulties in the daily trips that they make.[130] Disabled people who travel by car are more likely to report difficulties due to congestion and roadworks, especially where the severity of the disability increases.[131] Many people with both physical and hidden disabilities have a parking concession through the Blue Badge scheme. This allows eligible disable people to park close to their destination, providing them with an increased degree of independence and suitable access to a range of services and facilities, including their home. Short-term change to transport networks, road alignment and parking can act as a barrier for disabled people wanting to access community facilities, exacerbating issues such as loneliness and social isolation.[132]

Older people

Changes to surface transport resulting from redevelopment of a housing site may affect how older people interact with community facilities.[133] Older people may find it difficult to access public spaces further away from their home or integrate into new social networks, due to severance caused by increases in road traffic.[134]

B.1.7 Information and communication

Complex material and information on the regeneration may present a challenge to those who have different information and communication needs, this includes but is not limited to people with learning disabilities, people with low literacy levels, older people, people with visual or hearing impairments and people who use English as a second language.

Best practice guidance[135] and evidence suggests that the following processes can ensure that information documents are fully accessible to everyone and reduce concerns regarding access to information:

- information should be in short, concise sentences without jargon;
- pictures should be included where possible to support the text;
- the format, layout and length of document should be carefully considered;

[129] Pettersson, G., (2009), 'Priorities for the use of bus transport by disabled people, older people and parents with young children in buggies', Association of European Transport
[130] Department for Transport (2019): 'National Travel Survey: 2018'
[131] Department for Transport (2017) 'Disabled people's travel behaviour and attitudes to travel' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/647703/disabled-peoples-travel-behaviour-and-attitudes-to-travel.pdf
[132] Equality and Human Rights Commission (2017): 'Being disabled in Britain: a journey less equal'
[133] DfT (2017): Health impact analysis for the draft Airports National Policy Statement'
[134] NatCen (2019): 'Transport, health and wellbeing: an evidence review for the Department for Transport'
[135] Change (2015): 'how to make information accessible: a guide to producing easy read documents' Available at: How-to-make-info-accessible-guide-2016-Final (changepeople.org) Department for Health and Social Care (2010): 'Making written information easier to understand for people with learning disabilities' Available at: Making written information easier to understand for people with learning disabilities - GOV.UK (www.gov.uk) MENCAP (date unknown): 'Making myself clear' Available at: Making-Myself-Clear.pdf (accessibleinfo.co.uk)

- easy read, braille, audio and large print should be provided upon request; and
- information should be translated into people's first language upon request.

The COVID- 19 pandemic has seen an increased shift to the use of digital tools to aid information and communication during engagement programmes. However, some groups are more likely to be digitally excluded, and an over-reliance on these forms of information communication could exclude many from the regeneration conversation. A third of older people are not online; whilst a fifth of disabled people are not internet users. [136] Level of education (associated with deprivation) is often also a factor in digital exclusion- just 36% of people with no qualifications are internet users.[137]

'Seldom- heard' groups- such as children and young people, disabled people, people from deprived areas, and people from ethnic minority backgrounds- are at particular risk of exclusion from the engagement process.[138] It is recommended that engagement 'go the extra mile' to reach these groups by:

- meeting people 'on their own turf' and at times which suit them best
- offering a range of meeting times and venues
- reimbursing travel costs
- publicising events in languages other than English.

B.2 Impacts on businesses during renewal

B.2.1 Potential loss of business

Independent small businesses including shops, cafes and restaurants, play an important role in supporting the vitality and vibrancy of local communities and often operate from smaller premises, such as those that might be found on a housing Estate. Redevelopment can result in the permanent loss of such businesses, with the potential to affect self-employed business owners.[139] With regard to protected characteristic groups, BAME groups and older people may be particularly affected by the loss of business.

Research shows that **BAME** people are more likely to be self-employed in the UK when compared with White people.[140] BAME people are also twice as much likely to be in precarious work as White people, which includes self-employed workers working non-standard hours and with lower wages.[141] In 2018, 20% of Pakistani or Bangladeshi workers were self-employed, whilst only 15% of White people were in self-employment. Research from the Joseph Rowntree

[136] Citizens Online (2020). 'Digital exclusion in population screening programmes'. Available at: https://www.citizensonline.org.uk/wp-content/uploads/2020/05/ScreeningEIAReportSummaryProofedSignedOff.pdf
[137] Citizens Online (2020). 'Digital exclusion in population screening programmes'. Available at: https://www.citizensonline.org.uk/wp-content/uploads/2020/05/ScreeningEIAReportSummaryProofedSignedOff.pdf

[138] Scottish Government (2017). ' Barriers to community engagement in planning: a research study. Available at: https://www.gov.scot/binaries/content/documents/govscot/publications/factsheet/2017/05/barriers-to-community-engagement-in-planning-research/documents/barriers-community-engagement-planning-research-study-pdf/barriers-community-engagement-planning-research-study-pdf/govscot%3Adocument/Barriers%2Bto%2Bcommunity%2Bengagement%2Bin%2Bplanning%2B-%2Ba%2Bresearch%2Bstudy.pdf
[139] Mayor of London (2020), 'The London Plan: The Spatial Development Strategy for Greater London'. Available at: https://www.london.gov.uk/sites/default/files/the_publication_london_plan_2020_-_clean_version_0.pdf
[140] House of Commons (2020): 'Unequal impact? – Coronavirus and BAME people'
[141] LSE (2016): 'Self-employment is precarious work' Available at: Self-employment is precarious work (lse.ac.uk)

Foundation also shows that Pakistani men have the highest rate of self-employment in the UK, linked to the fact that they have limited labour market opportunities. [142]

According to the Office for National Statistics (ONS), nearly one in five self-employed individuals are aged 60 and older in the UK, which has increased 57% in the last decade. [143] **Older people** are therefore more likely to be in self-employment than their younger counterparts. The number of people over the age of 55 who are self-employed is growing faster than any other demographic in the UK. Nearly half (46%) of the entire self-employed workforce in Britain is now over the age of 50, comprising 2.27 million people in 2019.[144]

B.2.2 Financial implications associated with business relocation

Redevelopment may result in relocation of businesses. Should businesses relocate to new premises elsewhere, it is likely that access to finance will be required to secure a new location. BAME groups and older people are likely to be differentially affected by the financial implications of relocation.

Research by the Enterprise Research Centre shows that businesses owned by **BAME** people are more likely to be denied a loan outright when compared to white owned business. BAME business owners are also less likely than non-BAME business owners to access mainstream business support in the UK.[145] For example, Black African-owned businesses are four times more likely to be denied a loan outright, Black Caribbean are three and a half times more likely, Bangladeshi are two and a half times more likely and Pakistani are one and a half times more likely.[146] This highlights the difficulties that BAME owned businesses may have in securing finance to relocate, potentially forcing business closure.

Research from the Joseph Rowntree Foundation found that **older people** often lack the same financial means and income flexibility compared with other, younger age groups. Older people also face external barriers to financial resilience in terms of not knowing where to go for financial support.[147]

B.2.3 Potential redundancy of employees associated with business loss or relocation

The possible relocation or closure of premises used by businesses currently trading on the Estate will result in the need to relocate and may result in extinguishment. Redevelopment may result in the need for businesses to relocate and may result in extinguishment. These changes may create direct redundancies due to business closure, or indirect redundancies as a result in staff being unable to access employment once it has relocated to a new location. Such changes are likely to particularly impact some protected characteristic groups including older people, disabled people and BAME groups.

Research suggests that **older people** who are made redundant face additional barriers to finding new employment compared to the other age groups, especially when attempting to secure interviews for potential new positions.[148] Once unemployed, only 23% of those over the

[142] Joseph Rowntree Foundation (2015): 'Self-employment and ethnicity: An escape from poverty?'
[143] Human Resources Magazine (2019): 'Age discrimination driving over-50s to self-employment'
[144] Rest Less (2019) 'Nearly One in Two (46%) of the Entire Self-employed Workforce in the UK is now over the age of 50'
[145] Enterprise Research Centre (2020): 'Unlocking opportunity: the value of ethnic minority firms to UK economic activity and enterprise'
[146] Enterprise Research Centre (2013): 'Diversity and SMEs'
[147] Age UK (2018): 'Financial resilience during retirement: who is well placed to cope with life events?'
[148] Centre for Aging Better (2020): 'Supporting Over 50s back to work' Available at: supporting-over-50s-back-to-work.pdf (ageing-better.org.uk)

age of 50 gain employment within three months, compared to 35% of 35-49 year olds. Research by Anglia Ruskin University found that older white British men were also 22% less likely to be invited for interview when compared to their 28-year-old counterparts.[149] This suggests that older people who lose their job as a result of the redevelopment may be significantly adversely impacted compared to the general population.

Disabled people face more barriers when searching for employment when compared to those who are not disabled. Disabled people may be constrained by the type of employment that they are able to do, with 36% of disabled people in employment agreeing that this is the case. This figure increases to 66% for disabled people who are looking for work when unemployed. This means that disabled people could be disproportionately impacted by loss of employment, particularly if their current working conditions may be difficult to find or replicate elsewhere.[150]

The proportion of **BAME** workforce in the UK is expected to rise to almost 21% by 2051 and this is currently not reflected in the majority of workplaces, with many ethnic minorities concentrated in lower paying jobs.[151] According to the Chartered Institute of Personnel and Development (CIPD) research, people from BAME communities are significantly more likely to say that people's identity or background can have an effect on the opportunities they are given than white British employees.[152] BAME people are also more likely to say that experiencing discrimination is a problem in their workplace.[153] Research by the Centre of Social Investigation (CSI) also highlights that British employers are more likely to discriminate against job applicants with an ethnic minority background when making hiring decisions. [154] The same CSI study also shows that Black Africans and applicants from the Middle East and North Africa (MENA) countries are more likely to be disproportionately discriminated against, when compared to the applicants of other minority ethnic groups.

B.2.4 Impact of redundancy on health and well-being

Redevelopment may cause staff redundancies, impacting the health and wellbeing of some groups. Those likely to be differentially impacted by the effects of redundancy include older people and the children of employees that are made redundant.

The health and wellbeing of **older people** is likely to be impacted by involuntary unemployment. Impacts of unemployment, such as a lower likelihood of re-employment, loss of income and social severance of work-based interactions, can negatively impact this group. These factors can lead to stress-related cardiovascular illnesses, of which older workers are at an increased risk.[155]

Involuntary redundancy may also indirectly have a disproportionate impact on **children**. There is an evidenced link between parental unemployment and child wellbeing, with redundancy

[149] Age UK (2013): 'Older Workers at High Redundancy Risk'
[150] Equality and Human Rights Commission (2013): 'Barriers to unemployment and unfair treatment at work: a quantitative analysis of disabled people's experiences Available at: https://www.equalityhumanrights.com/sites/default/files/research-report-88-barriers-to-employment-and-unfair-treatment-at-work-disabled-peoples-experiences.pdf
[151] The McGregor-Smith Review (2017): 'Race in the workplace' Available at: Race in the workplace: The McGregor-Smith review (publishing.service.gov.uk)
[152] CIPD (2017): 'Addressing the barriers to BAME employee career progression to the top' Available at: *addressing-the-barriers-to-BAME-employee-career-progression-to-the-top_tcm18-33336.pdf (cipd.co.uk)
[153] CIPD (2017): 'Addressing the barriers to BAME employee career progression to the top' Available at: *addressing-the-barriers-to-BAME-employee-career-progression-to-the-top_tcm18-33336.pdf (cipd.co.uk)
[154] CSI (2019): 'Are employers in Britain discriminating against ethnic minorities?' Available at: Are-employers-in-Britain-discriminating-against-ethnic-minorities_final.pdf (ox.ac.uk)
[155] Gallo, W.T., Bradley, E.H., Falba, T.A., Cramer, L.D., Bogardus Jr, St.T and Kasl,S.V (2004) 'Involuntary job loss as a risk factor for subsequent myocardial infarction and stroke: findings from the Health and Retirement Survey' American Journal of Industrial Medicine, 45(5), 408-416

increasing the risk of tension and disruption within the family. Consequently, job loss can have detrimental effects on children, including lowered self-esteem and socio-psychological well-being. [156] This is, in turn, is connected to effects on children's education attainment, Studies have shown that effects of parental redundancy on children including higher likelihood of grade repetition, dropout, suspension or expulsion from school, lower educational attainment and lower income of children in adulthood.[157]

B.2.5 Potential impacts around customer base

B.2.5.1 Impacts on the existing customer base of businesses

Local residents may find that with the announcement of demolition, local businesses and community facilities could start to prematurely relocate. Such relocation may impact the customer base that businesses have accumulated from the local area should the new business premises be further afield from existing customers.

Market research has found that the cost of acquiring a new customer for small businesses can be six times more than maintaining the same customer.[158] Involuntary relocation of local businesses can therefore adversely impact its local customer base, increasing costs. Research on customer retention has also shown that **BAME**-owned businesses usually attract BAME customers in the UK, indicating how ethnic businesses may be more likely to have a focused and local customer base.[159] Any relocation might disrupt local customer base, increasing the overhead costs to obtain new customers and to achieve business continuity.

B.2.5.2 Impacts on local customers

Should the scheme result in local businesses and community facilities prematurely relocating out of the Estate, the availability and choice of services in the local area may be reduced. This has the potential to particularly affect several protected characteristic groups, including older people, disabled people and BAME groups.

Research suggests that **older people** may find it harder to access services and amenities that are located further away.[160] For **disabled people**, especially those who have mobility impairments, the relocation or closure of businesses can reduce accessibility to services and amenities which they rely on, potentially increasing social isolation and the likelihood of negative mental health outcomes. People belonging to **BAME** groups may also be more reliant on existing networks and links with local infrastructure when compared to other ethnic groups.[161]

[156] Brand, J.E. (2015) 'The far-reaching impact of job loss and unemployment'. Annual review of sociology, 41, 359-375. Available at: https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4553243/
[157] Brand, J.E. (2015) 'The far-reaching impact of job loss and unemployment'. Annual review of sociology, 41, 359-375. Available at: https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4553243/
[158] Entrepreneur Handbook (2019): 'The importance of customer retention' Available at: The importance of customer retention - Entrepreneur Handbook
[159] Staffordshire University (2020): 'Researchers investigate the impact of COVID-19 on BAME businesses'
[160] Graham et al (2018): 'The experiences of everyday travel for older people in rural areas: A systematic review of UK qualitative studies'
[161] Peters et al (2018): 'How is neighbourhood of mixed social networks altered by neighbourhood deprivation for ethnic groups'

B.3 Impact on community following redevelopment process

B.3.1 Tackling crime and disorder

Levels of crime have in part be attributed to the urban environment. Using theoretical approaches such as Rational Choice Theory[162] and Broken Windows Theory,[163] a strong argument has developed which links the design of neighbourhoods and towns to levels of crime and disorder.[164] It has been argued that the opportunity for some forms of crime can be reduced through better thought-out approaches to planning and design of neighbourhoods and towns. For example, concepts such as Crime Prevention Through Environmental Design (CPTED)[165] are more frequently used today to ensure buildings and public spaces are designed in a way that aims to reduce the occurrence of crime and alter the environmental factors that might encourage criminal behaviour. Indeed, evidence suggests that homes built to 'Secured by Design' principles can reduce burglary and crime rates by up to 75%.[166]

Changes to the urban environment that affect crime and disorder can impact on those who are more likely to be a victim or witness of crime, including **young people, disabled people, people from ethnic minority backgrounds, men and LGBT people.** Changes may also affect those who are likely to be adversely impacted by fear of crime, including **children, older people, Ethnic minority groups, women and LGBT people.**

B.3.2 Improved access, mobility and navigation

Aging and being disabled can lead to a decline in physical or cognitive functions, resulting in decreased social activity and narrowing of social networks.[167] Leisure activities are considered to be effective mediators between social relationships and wellbeing of **older people** and **disabled people**. This is because leisure is scientifically proven to help people overcome their stress resulting from a chronic condition or negative life event. Leisure activities provide disabled and old people with social support, and further mediate their stress-health relationship. Availability of leisure services and facilities could therefore benefit older and disabled people, who are in a greater need for social interaction than the general population.[168]

B.3.3 Improve public realm and green space

The ability to access and use the public realm is vitally important to ensuring people feel that they are active members of their society. This includes basic activities such as using local shops or meeting up with people in a shared space outside close to home.[169]

However, it has been acknowledged that disabled people and ethnic minority communities are less likely to take part in public life than other sections of the population.[170] For disabled people,

[162] Felson and Clarke (1998) 'Opportunity Makes the Thief, Practical Theory of Crime Prevention'. Available at: https://pdfs.semanticscholar.org/09db/dbce90b22357d58671c41a50c8c2f5dc1cf0.pdf
[163] Wilson and Kelling (1982) 'Broken Windows: The police and neighbourhood safety'. Available at: https://www.theatlantic.com/magazine/archive/1982/03/broken-windows/304465/
[164] See for example, Monahan and Gemmell (2015) 'Reducing Crime Hotspots in City Centres'. Available at: http://www.bre.co.uk/filelibrary/Briefing%20papers/102417-Crime-Hotspots-Briefing-Paper-v4.pdf
[165] Jeffery (1971) 'Crime Prevention Through Environmental Design'. Sage publications
[166] Secured by Design (2014) 'Secured by Design: Reducing crime by good design'. Available at: https://mbp.co.uk/wp-content/uploads/2017/06/Secured-by-Design-Reducing-Crime-by-Good-Design-reduced.pdf
[167] Wray et al. (2014): 'Social relationships, leisure activity and health in older adults' Available at: https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4467537/
[168] Liu et al. (2018): 'Social interaction patterns of the disabled people in asymmetric social dilemmas' Available at: https://www.frontiersin.org/articles/10.3389/fpsyg.2018.01683/full
[169] House of Commons Women and Equalities Committee (2017): 'Building for Equality: Disability and the Built Environment'.
[170] Greater London Authority (2017):'The Mayor's vision for a diverse and inclusive city: Draft for consultation'.

public spaces can often be inaccessible. The presence of vehicular traffic and lack of accessible design (such as the use of appropriate paving and lighting) can present a barrier to using outdoor, shared public spaces.[171] And, evidence suggests that in areas where over 40% of residents are ethnic minority**,** there is 11 times less green space when compared to areas where residents are largely White.[172]

The inclusion of community gardens and other public green spaces through redevelopment can also benefit older people, children, and disabled people. Research reports that interaction with nature or gardening can improve attentional functioning for children who have Attention Deficit Hyperactivity Disorder (ADD) and can also reduce stress levels and improve self-esteem for children. Such inclusion can also improve self-identity and a sense of purpose for those with dementia, and can generally improve social interaction, social mixing, and community building.[173]

Better access to, and management of, the public realm is also important to the provision of play space for children. When children are able to play in an outdoor environment, they tend to be more active which supports positive mental health and wellbeing.

Disabled people

Research into the health benefits of urban green space has found that it can positively impact both physical and mental health. With physical health, a UK study found that those who live within 500 meters of accessible green space are 24% more likely to take part in 30 minutes of physical activity daily. In terms of mental health, green space can provide areas that encourage social interaction and integration and can indirectly benefit the wellbeing of users.[174]

People from minority ethnic backgrounds

Research has found that in urban areas E=ethnic minority groups tend to have less access to local green space, and the space they can access is often of poor quality. For example, in the UK, wards that have a ethnic minority population of less than 2% have six times at much green space as wards where the ethnic minority population is over 40%.[175] The provision of green space is therefore likely to benefit this group.

Children

Children are likely to benefit from urban green space. Research carried out by UCL highlighted that urban green space can have a positive role in a child's cognitive functioning. The study found that children who lived in areas with more green space outperformed those from areas with less green space.[176] Exposure to green space is also important for a child's wellbeing and healthy development. However, children living in London can experience barriers in access to green space compared to the rest of the UK. This is due to the high population densities,

[171] House of Commons Women and Equalities Committee (2017): 'Building for Equality: Disability and the Built Environment'.
[172] CABE (2016): 'Community green: using local spaces to tackle inequality and improve health'.
[173] Maheshwari, S. (2017). 'Food in the City: Review of Psychological Impact of Growing Food in Urban Spaces'. *Journal of Innovation for Inclusive Development*, *2*(1), 36-43.
[174] Houses of Parliament, Parliamentary Office of Science & Technology (2016): 'Green Space and Health'. Available at: https://www.ethnicity-facts-figures.service.gov.uk/housing/housing-conditions/fuel-poverty/latest http://researchbriefings.files.parliament.uk/documents/POST-PN-0538/POST-PN-0538.pdf
[175] Commission for Architecture and the Built Environment (2010): 'Community green: Using local spaces to tackle inequality and improve health'. Available at: https://www.designcouncil.org.uk/sites/default/files/asset/document/community-green-full-report.pdf
[176] UCL (2018): 'Greener neighbourhoods may be good for children's brains'. Available at: https://www.ucl.ac.uk/ioe/news/2018/sep/greener-neighbourhoods-may-be-good-childrens-brains

deficiencies in green space and poor access to private gardens that are characteristic of London.[177]

The presence of urban green space also presents an opportunity to incorporate play space into regeneration schemes. Research by Play England has highlighted the benefits of play to children, and how play is central to a child's physical, psychological and social wellbeing. Play space can enable children to form friendships, interact with others and feel part of a group, something that is important to levels of self-esteem. Play space can also encourage children to have familiarity with an area and identify as part of a community. Lastly, ensuring that outdoor play space is fun and enjoyable for children is a key motivator for physical activity and exercise.[178]

Older people

Urban green space may also benefit older people. Evidence suggests that inner-city green space can promote social cohesion and instil a sense of community. Social contact is especially important for the health and wellbeing of older people as social isolation has been linked to poor health and increased mortality rates.[179]

However, in order to ensure the best outcomes, the design and maintenance of green space is important. Well designed and maintained spaces that have attractive green areas and planted vegetation are perceived as safer and more 'walkable'. If green space is not maintained and becomes littered and derelict, the appeal of the green space decreases and anti-social behaviour can occur.[180] Evidence shows that safety of urban green space is particularly important to women and ethnic minority individuals. These groups may perceive themselves as vulnerable when visiting urban green spaces due to previous experiences of victimisation or harassment. Such experiences can result in these groups feeling fearful of urban green space.[181]

Overall, the provision and maintenance of green spaces in urban areas can make an important contribution to the health and wellbeing of several groups, specifically ethnic minority, children and older people. However, such space must be appropriately managed and maintained to ensure positive outcomes, and so that users (particularly women and ethnic minority individuals) feel safe.

B.3.4 Provision of community resource and improved social cohesion

Community resources provide important places of social connection and promote wellbeing for children, older people, disabled people, people from a ethnic minority background and pregnant women. Regeneration of areas can include both continued access to and the creation of community resources, improving social cohesion and community relations. This can impact on all parts of the community, but can have a disproportionate effect on the above groups

[177] London Sustainable Development Commission (2011): 'Sowing the seeds: Reconnecting London's children with nature'. Available at: https://www.london.gov.uk/sites/default/files/lsdc_-_sowing_the_seeds_-_full_report_2011.pdf
[178] Play England (2012): 'A literature review on the effects of a lack of play on children's lives'. Available at: http://www.playengland.net/wp-content/uploads/2015/09/a-world-without-play-literature-review-2012.pdf
[179] World Health Organisation (2016): 'Urban green spaces and health, a review of evidence'. Available at: http://www.euro.who.int/__data/assets/pdf_file/0005/321971/Urban-green-spaces-and-health-review-evidence.pdf?ua=1
[180] Houses of Parliament, Parliamentary Office of Science & Technology (2016): 'Green Space and Health'. Available at: http://researchbriefings.files.parliament.uk/documents/POST-PN-0538/POST-PN-0538.pdf
[181] World Health Organisation (2016): 'Urban green spaces and health, a review of evidence'. Available at: http://www.euro.who.int/__data/assets/pdf_file/0005/321971/Urban-green-spaces-and-health-review-evidence.pdf?ua=1

Improved provision of affordable and accessible facilities for sports and physical activity would positively impact groups that often face barriers to participation, including older people, disabled people, ethnic minority communities, and those who identify as LGBT.[182]

Improved provision of sports facilities has also been linked to reducing crime rates and anti-social behaviour amongst young people, by providing them with something to do and increasing social inclusion. Indeed, 70% of teenagers believe that anti-social behaviour occurs because young people are bored and have little else to do. By providing a diversion, which can lead to personal development in areas such as self-regulation and problem-solving abilities, sports clubs and facilities do lead to a decrease in anti- social behaviour.[183]

B.3.5 New employment opportunities

Where done effectively, redevelopment and regeneration can act as a means of promoting economic growth and supporting job creation.[184] For example, property development can contribute to urban economic regeneration through the enabling of local stores to grow and expand, and through attracting investment to the area and revitalising neighbourhoods. It can also facilitate improved connectivity between communities and places of employment and education. Improved opportunities to access employment and education can serve to help address issues of inequality and improve social mobility, this may particularly benefit the protected characteristic groups who are more likely to face barriers to employment. These groups include older people, disabled people, and those from an ethnic minority background.

New opportunities may also positively affect other protected characteristics groups who are more likely to face unemployment, including young people and women. Statistics released in 2018 have shown that for the first time since the 1980s, British women are more likely to be unemployed than men. For young people, amongst those aged 16-24, 11.2% are Not in Education, Employment or Training (NEET). Recent unemployment statistics for the UK show that young people are around four times more likely to be unemployed than their adult counterparts aged 25-64.[185]

B.3.6 Improved housing provision

Regeneration can lead to the relocation of residents. Whilst negative effects can arise as a result of relocation, positive effects may also arise. This is particularly likely to be the case should residents move to an area with more green space, and better air quality. Groups that are susceptible to air pollution (see section A.1.4), and may therefore benefit from relocation, include children, older people, disabled people and those who are pregnant.

Section 3.3.3 outlines the importance of appropriate, accessible, and affordable housing for particular protected characteristic groups, including children, disabled people, and people from a ethnic minority background. The regeneration of the area will improve the housing provision in

[182] Assembly, N. I. (2010). 'Barriers to Sports and Physical Activity Participation'.
[183] Sport and Recreation Alliance (2012) 'Game of Life: How Sport and Recreation can help make us healthier, happier and richer'. Available at: http://sramedia.s3.amazonaws.com/media/documents/2d77274e-af6d-4420-bdfb-da83c3e64772.pdf
[184] Communities and Local Government (2012) 'Regeneration to enable growth: A toolkit supporting community-led regeneration'. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5983/2064899.pdf
[185] UK Government (2018) 'Unemployment'. Available at: https://www.ethnicity-facts-figures.service.gov.uk/work-pay-and-benefits/unemployment-and-economic-inactivity/unemployment/latest

the local areas increasing capacity and quality. This can affect all parts of the community but can have a disproportionate effect on the above groups.

Children and older people

Through redevelopment, homes can be re-provided to a high standard, including better sound proofing and lower energy costs and consumption levels.[186] With regard to noise, reduced levels due to redevelopment can disproportionately impact children and older people.

With regard to insulation, the Decent Homes Standard (DHS) requires local authorities to make sure all social housing provides a reasonable degree of thermal comfort to its residents. This includes ensuring efficient heating is provided with use of minimum insulation levels. However. the DHS does not require local authorities to ensure all social housing is heated affordably, and therefore does not always automatically serve to address issues such as fuel poverty.[187]

Fuel poverty and cold housing can have several detrimental effects on individual's physical and mental health. Children living in cold homes are more than twice as likely to suffer from a variety of respiratory problems than children living in warm homes.

Cold housing can negatively impact children's educational attainment, emotional wellbeing and resilience.[188]

Effects of cold housing are also evident among older people in terms of higher mortality risk, physical health and mental health. Older people spend on average 80% of their time at home, making them more susceptible to cold or damp related health problems. Cold temperatures can increase the levels of minor illnesses such as colds and flu, contribute towards excess winter deaths, negatively affect mental health, and exacerbate existing conditions such as arthritis and rheumatism.[189]

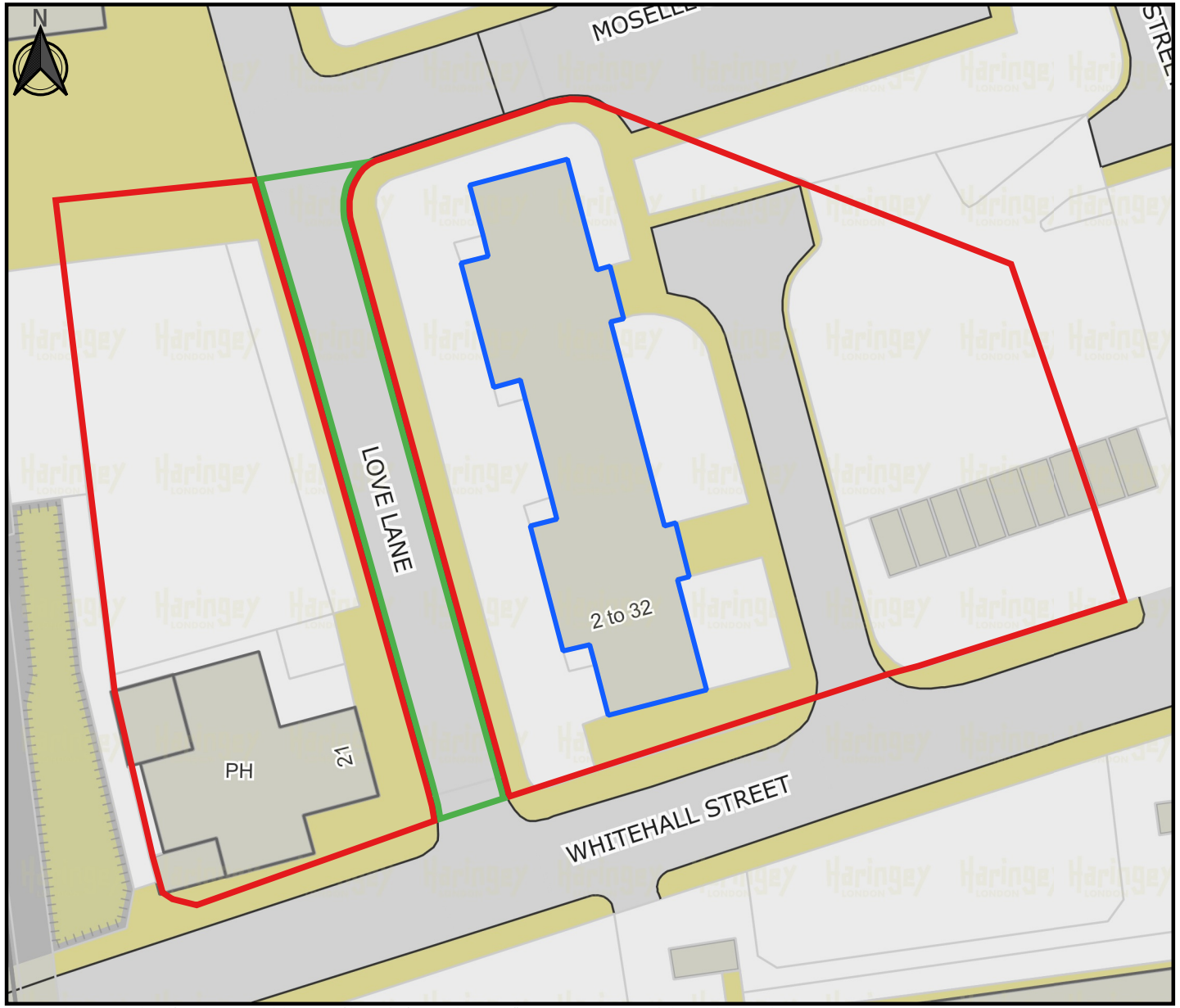
Disabled people

Research from disability charity Scope evidences that long term impairments or conditions have a significant impact on energy costs, with many disabled people consuming more energy because of their impairment or condition. In particular those with limited mobility report having to use more heating to stay warm.[190]

People from a ethnic minority background

In England, fuel poverty is more common with ethnic minority households when compared to white households. [191] Data shows that in 2015, 16% of ethnic minority households were living in fuel poverty compared to 10% of White households.[192]

[186] City of Westminster Council (2018): 'My Ebury: Shaping the preferred scenario'.
[187] Centre for Sustainable Energy (2006): 'Tackling fuel poverty at local and regional level: opportunities to deliver action and policies to stimulate success'. Available at: https://www.cse.org.uk/downloads/reports-and-publications/fuel-poverty/tackling_fuel_poverty_at_local_&_regional_level.pdf
[188] Marmot Review Team (2011) 'The Health Impacts of Cold Homes and Fuel Poverty'. London: Department of Epidemiology and Public Health, University College London.
[189] The Housing and Ageing Alliance (2013) 'Policy Paper: Health, Housing and Ageing', Available at www.housingling.org/HAA/
[190] Scope (2018) 'Out in the Cold', Available at https://www.scope.org.uk/Scope/media/Images/Out-in-the-cold.pdf
[191] This does not include White ethnic minority households.
[192] Department for Business, Energy and Industrial Strategy (2017): 'Ethnicity facts and figures: Fuel poverty'. Available at: https://www.ethnicity-facts-figures.service.gov.uk/housing/housing-conditions/fuel-poverty/latest



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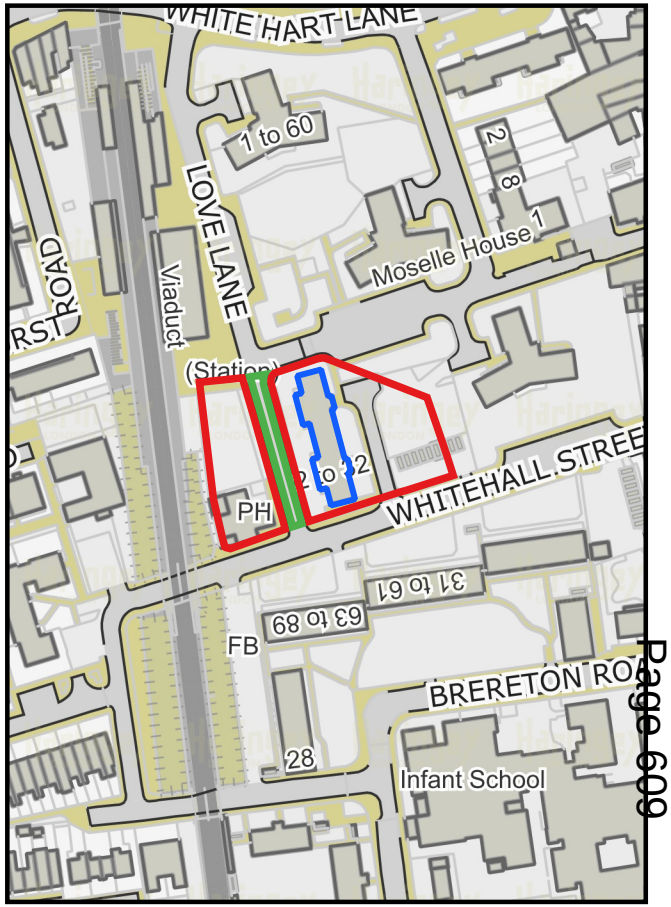

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Land to be appropriated for planning purposes subject to the Council being registered as the owner of the freehold interest in the subsoil

Land to be appropriated for planning purposes subject to Secretary of State consent being granted.

Location of 2-32 Whitehall Street

Appropriation Plan
High Road West Phase A
Plot D

Haringey LONDON

0 25 50 m

Plan produced by Sean Purcell on 28/10/2022

BVES drawing no. A4 Misc

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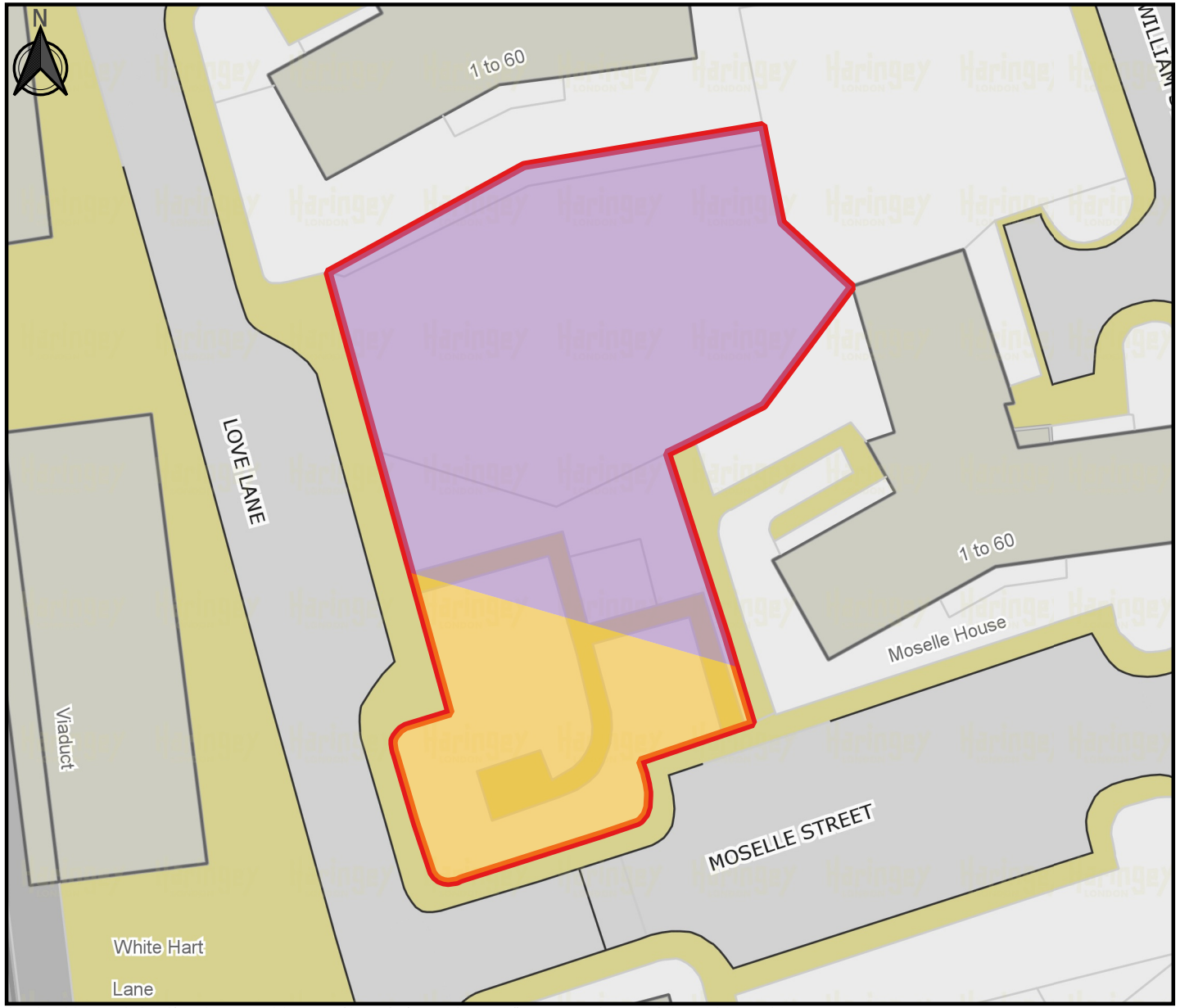

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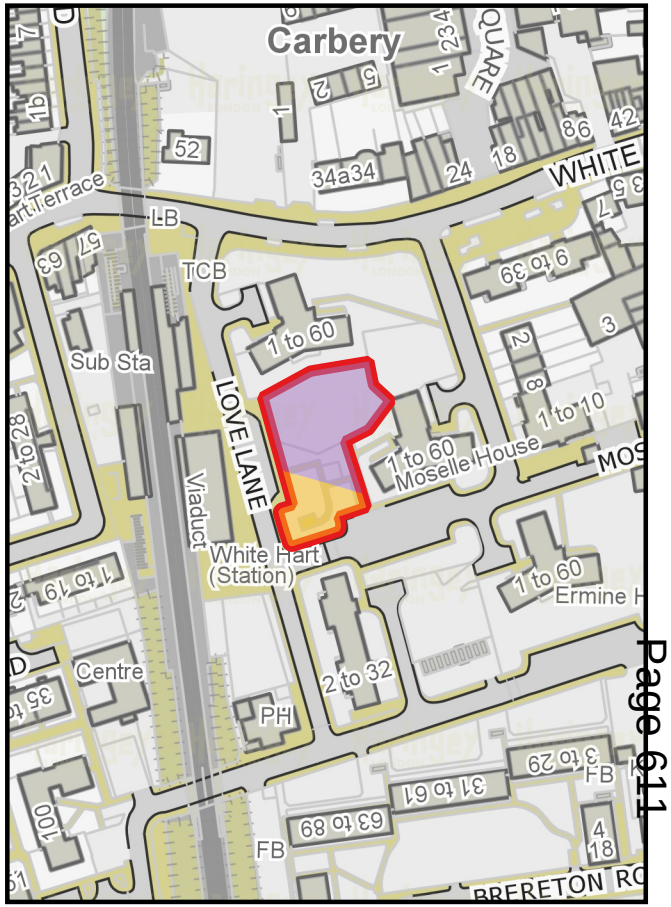

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Legend

- Land to be redeveloped as part of Plot F
- Land to be redeveloped as part of works required alongside Plot D
- Open space land to be appropriated for planning purposes

Appropriation Plan
High Road West Phase A
Open Space Land

0 25 50 m

Plan produced by Sean Purcell on 25/10/2022

BVES drawing no. A4 Misc

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THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HARINGEY

LOCAL GOVERNMENT ACT 1972, SECTION 122
TOWN & COUNTRY PLANNING ACT 1990 SECTION 233

NOTICE OF INTENTION TO APPROPRIATE AND DISPOSE OF OPEN SPACE LAND

NOTICE IS HEREBY GIVEN that The Mayor and Burgesses of the London Borough of Haringey intends to appropriate land currently held as open space within the Love Lane Estate, Tottenham, London, N17 for planning purposes and thereafter to dispose of the land.

The land in question is an area of open space land, covering an area of approximately 1,537 square metres. The land forms part of the Love Lane Estate and is bounded to the north by Charles House, to the east by Moselle House, to the south by Moselle Street and to the west by Love Lane. No part of the land consists of a house or part of a house to which section 19(2) of the Housing Act 1985 would apply.

The effect of appropriation would be to authorise the change of statutory purpose for which land is held from open space to planning purposes followed by the disposal of the land to facilitate the delivery of the High Road West scheme, in line with Planning Policy NT5 within the Tottenham Area Action Plan (TAAP). The scheme will deliver a new residential neighbourhood, which will provide high quality new homes for new and existing residents. The development will also provide a new public square which will create a new route from White Hart Lane Station to the High Road and stadium, improved town centre and leisure uses, and new spaces for community facilities including a library and learning centre.

A plan identifying the open space land is on deposit at Coombes Croft Library, Tottenham High Road, London N17 8AG and may be examined there during the building's opening hours:

- Monday, Tuesday, Thursday, Friday, 9am to 7pm
- Wednesday 10am to 7pm
- Saturday 9am to 5pm
- Sunday Closed

A copy of the plan can also be provided by email on request by contacting Scott Mundy, Regeneration Manager on the contact details below.

Any objections to the proposed appropriation and disposal should be made in writing to Scott Mundy, The Grange, 32 White Hart Lane, London N17 8DP, or by email to Scott.Mundy@haringey.gov.uk before **5.00 pm on 21 September**

2022. Any objections received by that date and time will be considered by the Council's Cabinet at the next appropriate meeting before decisions on the appropriation and disposal of the open space land are made.

If you would like to speak to a Council officer in person regarding the proposed appropriation and disposal of the open space land or the High Road West scheme in general, there will be drop-in sessions taking place at The Grange on the following dates and times:

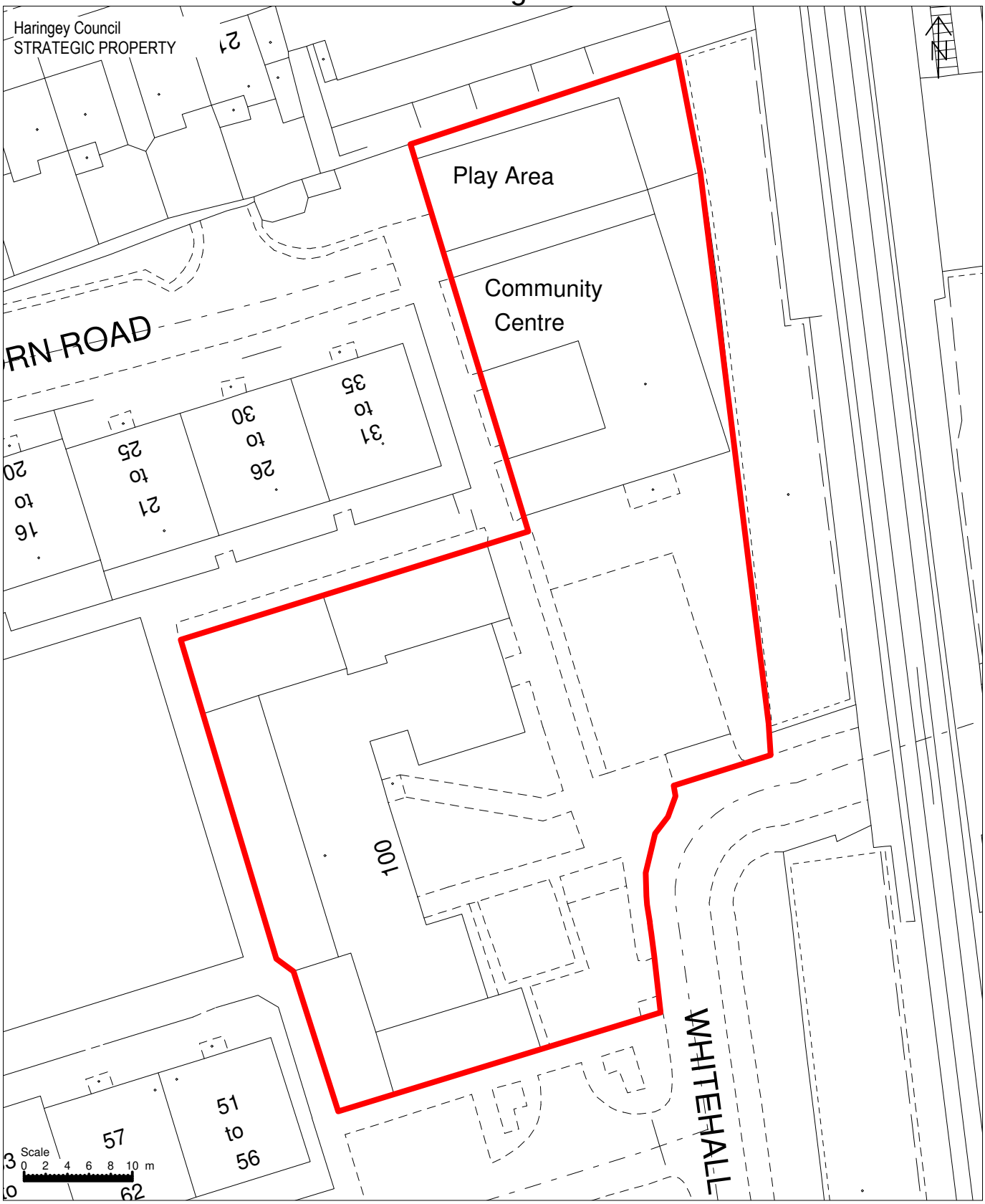
- Monday 12 September, 10:00 – 14:00
- Wednesday 14 September, 15:00 – 18:00

Dated 31 August 2022

David Joyce

Director of Placemaking and Housing

Haringey Council



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Plot A
High Road West

Red line - Site boundary

Overlay : Hss - Misc

Plan produced by Sean Purcell on 06/07/2022

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Report for: Cabinet – 8 November 2022

Title: Cranwood, 100 Woodside Avenue, N10 – Award of Construction Contract

Report Authorised by: David Joyce, Director of Housing, Regeneration and Planning

Lead Officer: Robbie Erbmann, Assistant Director for Housing

Ward(s) affected: Muswell Hill

Report for Key/ Non Key Decision: Key Decision

1. Describe the issue under consideration

1.1 On 6 June 2022 Planning Committee resolved to grant permission for the redevelopment of the Council owned site known as Cranwood, 100 Woodside Avenue, N10.

1.2 This report seeks approval to appoint the recommended winning contractor identified in the exempt part of the report to undertake the new build development comprising thirty two council homes and nine private for sale flats and houses at Cranwood, former care home and to appropriate the land for planning purposes to facilitate the development process and the disposal of nine private for sale units.

2. Cabinet Member Introduction

2.1 I'm proud to recommend agreeing the construction contract proposed here so that we can go ahead and build 41 new homes on the site of the disused Cranwood Care Home: nine homes for market sale and 32 council homes, including five with three bedrooms and four that will be adapted around the specific needs of individual households with disabilities.

2.2 This is a complex site, and it has been a challenging journey to reach this point. We have considered all views expressed by the local community, made numerous design changes, and considered the needs of homeless families and those in overcrowded homes. The scheme I am recommending that we now build will create a new community in Muswell Hill with over 830 square meters of fresh green landscaping, the planting of 46 new trees, a new subway to Parkland Walk, and an improved stairway to Woodside Avenue from Muswell Hill Road. The three buildings are tenure-blind, with the same materials and design details so that homes for council rent and those for sale are indistinguishable. At the centre of the three buildings is a communal courtyard garden, private gardens, and balconies. The communal courtyard garden and play spaces have been designed to be used by all residents throughout the scheme. The scheme has been carefully designed to integrate with the neighbouring Parkland Walk and Highgate Wood.

2.3 All three buildings have been designed to Passivhaus design principles to achieve the highest levels of energy efficiency. Triple glazed windows, photovoltaic panels on the roofs and additional insulation are just some of the measures that have been

integrated into the design of the scheme. The combination of the contextual setting and the implementation of Passivhaus principles has led to a unique scheme which addresses design quality and sustainability as one. The 32 council homes will achieve Passivhaus certification, and this could not be a more significant moment in which to be building new genuinely affordable homes that will reduce energy use and costs to a minimum, future proofing against surges in energy prices and reducing the likelihood of energy poverty.

3. Recommendation

3.1. Cabinet is recommended:

3.1.1. To approve the appointment of the recommended contractor identified in the exempt part of the report to undertake the new build works to provide a total of forty one council homes and private for sale homes at Cranwood, 100 Woodside Avenue, N10 for a total contract sum as set out in the exempt part of this report and the client contingency sum set out in the exempt part of the report.

3.1.2 To approve the appropriation of the land at Cranwood, 100 Woodside Avenue, N10 3JA (edged red in the plan attached at Appendix 1) currently held partly for general fund purposes (shown coloured red) and partly held for housing purposes (shown coloured blue in Appendix 3) for planning purposes under Section 122 of the Local Government Act 1972 as they are no longer required for the purpose for which they are currently held, and for the purpose of carrying out development as set out in paragraphs 5.6 to 5.32 of this report.

3.1.3 To approve the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other rights of neighbouring properties infringed upon by the Cranwood, 100 Woodside Avenue N10 development, under planning permission Ref: HGY/2021/2727.

3.1.4 To delegate to the Director of Placemaking and Housing, after consultation with the Director of Finance and the Cabinet Member for Council Housebuilding, Placemaking, and Development, authority to make payments of compensation as a result of any infringement arising from the development in respect of recommendation [3.1.3].

3.1.5 To approve the appropriation of the land at Cranwood, 100 Woodside Avenue (edged red in the plans attached at Appendix 1) from planning purposes back to housing purposes under Section 19 of the Housing Act 1985, after practical completion of the development (which is anticipated to take place on or about 31 December 2024).

3.1.6 To approve the Total Scheme Costs, including on costs, works, interest, contingency, and other costs to the value as set out in detail in the exempt part of the report.

3.1.7 To approve the disposal of a total of nine open market sale units to be

constructed and contained within the development at Cranwood and more particularly described in paragraph 5.10 for a minimum total sale price as set out in the exempt report and note that such disposals will only be implemented in the event that (if required) the consent of Secretary of State for each of the disposals has first been obtained; and

3.1.8 To delegate authority to the Director of Placemaking and Housing, in consultation with the section 151 Officer and after consultation with the Cabinet Member for Finance and Local Investment and Cabinet Member for Council Housebuilding, Placemaking, and Development, to agree the timing, price, and the terms and conditions for each disposal to a formal valuation at the time of sale based on the minimum value stated in the exempt part of the report and legal documentations.

4. Reasons for decisions

4.1 The site known as Cranwood former care home was approved by Cabinet on 9 July 2019 to be included in the Council housing delivery programme. This scheme was granted planning consent on 10 October and is ready to progress to construction This report therefore marks the third, and final, Member led decision to develop the site.

4.2 Following a formal competitive tender process, a contractor has been identified to undertake these works. These have been assessed through our usual process as outlined in the Exempt paper. This includes an independent assessment from a cost perspective by the Employer's Agent. At tender stage, this involves cost benchmarking against the wider market and ensuring that the tenders are priced correctly against each other.

4.3 The appropriation of the site for planning purposes is required as it will allow the Council to use the powers contained in Section 203 to override easements and other third party rights of neighbouring properties and will prevent injunctions that could delay or prevent the Council's proposed development. Section 203 converts the right to seek an injunction into a right to compensation. The site will need to be appropriated back from planning purposes to housing purposes on completion of the development to enable the Council to use the land for housing and let thirty two new Council homes at social rent, although nine private for sale homes will be disposed of on the open market.

4.4 The new development at Cranwood will allow the Council to redevelop an underutilised site, where the former Cranwood care home has been vacant for some time. The development offers a high quality scheme providing forty one homes, open space and landscaping, disabled parking and enhancements to the Parkland Park along Woodside Avenue. The development will help support delivery of the Borough Plan, Priority 1: "Our vision is for a safe, stable and affordable home for everyone, whatever their circumstances".

4.5 During planning consultation stages, local stakeholders raised concerns about demolition works taking place during school term time. Demolition of the existing care home started on 22/08/22 and is due to complete on 14/11/22.

5 Alternative options considered

5.1 It would be possible not to develop this site for housing purposes. However, this option was rejected as it does not support the Council's commitment to deliver a new generation of Council homes and would lose the opportunity to develop across the whole of the borough including wards in the West. In addition, not going ahead at this time would result in the loss of GLA grant funding under the Building Council Homes for Londoners Programme making the viability of any future scheme difficult.

5.2 This opportunity was procured via a competitive tender from the Cabinet Office backed consortium Westworks Procurement Ltd CONST2018DPS (Development and Construction DPS route) for pre-tendered works, services and supplies for the public sector, the recommended route for a contract of this value. An alternative option would have been to run a competitive tender via the Council's LCP Major Works Framework, but this option was rejected due to a poor response following issuing a number of expressions of interest and because sufficient and suitable interest was not attracted via this framework.

5.3 The Council could continue with the scheme without appropriating the site for planning purposes, but this would risk the proposed development being delayed or stopped by potential third party claims. By utilising the powers under Section 203 of the Housing and Planning Act 2016 (HPA 2016), those who benefit from third party rights will not be able to seek an injunction. Making use of this power allows the Council to override these third rights and allows the third party to make a claim for compensation only. The Council recognises the potential rights of third parties and will pay compensation where a legal basis for such payments is established. The housing delivery team actively engaged with local residents about the development of these sites as they proceeded through the feasibility and design stages and any comments or objections raised were taken into consideration by Planning Committee in reaching its decision. For these reasons, this option was rejected.

5.4 The Council could decide not to appropriate the land for housing purposes upon practical completion of the building works. This option was rejected because it could prevent the Council from being able to offer up these homes for occupation as social housing thereby not supporting the delivery of much needed affordable homes.

5.5 The Council could decide to redesign the project and deliver it at a reduced specification in order to save on costs. This option has been rejected because, in a highly febrile construction market, there is no guarantee that a reduced specification would necessarily reduce the Council's overall costs on this project. Any significant change to the specification would involve significant and costly changes to design. Amendments would need to be agreed through the planning process, and any significant changes would likely involve a return of the scheme to Committee. Given the material changes to the tender, it would also be likely to be retendered in a construction market where inflation is currently running at c.15%. Withdrawing the project at this stage would put the funding of this and other projects at risk, with more information set out in the exempt report.

Background information

Cranwood development site

5.6 The site known as Cranwood former care home is shown edged red on the plan attached at Appendix 1. Cranwood is located on the corner of Woodside Avenue and Muswell Hill Road in Muswell Hill ward. It is currently occupied by a vacant 2/3 storey care home. In 2013, Cranwood House Care Home was decanted and de-registered as a care home. The council is currently securing the vacant building by 24hr security guards to mitigate squatters and anti-social behaviour. Therefore, the development plans consist of demolition and re-build proposals.

5.7 This site is Council-owned land and is partly held in the General Fund which includes c75% land from the North of the site running south (shown coloured red on the plan attached in Appendix 3) and partly held for housing purposes 25% in HRA, primarily incorporating land to the West of the site (shown coloured blue on the plan attached in Appendix 3).

5.8 On 9 July 2019, Cabinet approved the inclusion of Cranwood, former care home into the Council's housing delivery programme in order to determine their feasibility and capacity for the delivery of new homes and then, if appropriate, their progression through to planning consent.

5.9 On 8 March 2022, cabinet approved the recommendations not to acquire 104 Woodside Avenue and to proceed with the development of the proposal for 100 Woodside Avenue as outlined in the planning application HGY/2021/2727. This decision was taken in accordance with a recommendation within The Local Government and Social Care Ombudsman report of 10 January 2022 for the Council to reconsider the proposals for the development of the site.

5.10 Designs have been developed that will deliver a total of 41 new homes including 32 much needed Council homes, of these 16 are designed as two and three bedroom maisonettes and 20% of homes will be family sized and 16 are designed as one, two and three bedroom flats. The homes are designed to be built to 90% improvement on building regulations, consumption of fuel and power. In addition, there will be 9 open market sale homes these will include 2 three bedroom houses and 7 one, two and three bedroom flats. These units will be sold on the open market.

5.11 This is a highly complex scheme in a number of areas. The construction of this scheme is complex due to the buildings' proximity to the highway, as well as the retaining walls and abnormal work in the ground required for building over the mains sewer and three water mains as well as various service diversions. There is difficulty accessing the site as it is in close proximity to the neighbouring school and there are also issues with getting deliveries into this location.

Urban greening, trees and ecology

5.12 The scheme will create a large and welcoming courtyard community amenity space, with over 830m^2 of landscaping and 46 new trees. In addition, a large play area providing 265sqm of "natural" play space for children is incorporated into the design. The proposed development would also include high-quality improvements to public realm areas including new tree planting and landscaping both around and through the site. Additional planting to Parkland Walk would be provided in

the form of stepped raised beds and new trees. Bat and bird boxes would be installed, and native flora would be used, amongst other biodiversity improvements, in the comprehensive new landscaping throughout the development. There is a commitment to work closely with stakeholders on these landscaping improvements and a possibility of the inclusion of a green wall within a suitable part of the site.

5.13 A resident engagement event was held on the 30 November and 1 December 2020. Residents fed back comments and the proposals. The scheme was submitted to planning in September 2021 (following design reviews) and residents were formally consulted as part of this process.

5.14 On 6 June 2022, Planning Sub Committee resolved that Planning Permission be granted. The decision notice was issued on 10 October 2022.

The Build Contract

5.15 This report is seeking final approval of the construction contract to enable the new build works to commence.

5.16 Cranwood housing scheme has been designed up to stage 3 of the Royal Institute of British Architects (RIBA) Plan of Works 2019. Since planning approval has been granted, a contractor is now needed to undertake the new build works; it is currently anticipated that the contract period will be 24 months.

5.17 The construction tender went out to the market on the 13 April 2022 to a total of 16 suppliers with a deadline of 8 June 2022.

5.18 In total five suppliers accepted the tender opportunity and three suppliers responded.

5.19 The recommended winning contractor was asked to respond to a 60% quality and 40% price assessment. Full tender sum analysis has been provided in Appendix 2, which is exempt due to the commercially sensitive nature of this information.

5.20 The quality assessment was conducted via a pre-agreed list of questions that were included as part of the Qualitative Delivery Proposals. Each question was offered a score between 0 (question not answered) and 5 (excellent) together with a weighted score. The quality assessment was reviewed by the Procurement Team to ensure that a high level of quality was demonstrated, i.e. total scores of at least 80% (16 out of 20).

5.21 Cost was evaluated independently by the Project Team's Cost Consultant to ensure value for money in line with current market trends.

5.22 The recommended contractor's total contract sum is set out in the Exempt Part of this report. Considering the size, scope, complexity, and abnormalities specific to this project, the Project Cost Consultant has concluded that the tender submitted by the recommended contractor has provided a high level of understanding of the scheme and a clear and concise tender (commercial) and offers reasonable value for money in the current market.

5.23 The quality and cost proposals are both outlined in detail within the Exempt part of this report. The recommended contractor's proposal demonstrated good quality across the nine questions. It is also considered good value for money for the scope and complexity of the scheme and the Cost Consultant for this project is satisfied with their pricing offered.

5.24 The contract is to be awarded on a fixed price basis. It includes new build works, demolition, site establishments, site enabling works, management costs and includes overheads and profits and there is a defects liability period of 12 months.

5.25 The Council is seeking to start construction works for the schemes in October 2022 with completion expected in September 2024.

Appropriation of land

5.26 This report seeks approval to appropriate the land known as Cranwood, 100 Woodside Avenue site (outlined in red on the plan attached at Appendix 1) for planning purposes pursuant to Section 122 of the Local Government Act 1972 as it is no longer required for the purposes for which it is currently held. The site is no longer required to be used as a care home (which is currently being demolished); it is currently vacant and has been for the last 9 years and has therefore fallen into a state of dis-repair.

5.27 The appropriation of the land and the subsequent development will enable the Council to secure the plot boundary and will enable the Council to implement the necessary security measures as the new homes have been designed to Secure by Design standards.

5.28 This report also seeks Cabinet approval to use the Council's powers under Section 203 of the HPA 2016 to override easements and other rights that would be infringed upon by Cranwood development. The types of third party rights that can be overridden by Section 203 of the HPA 2016 are any easements, liberty, privilege, right or advantage annexed to land and adversely affecting other land. Those neighbouring landowners who enjoy such rights over the Cranwood site will be entitled to a right of compensation for loss of that right. They will not be able to seek an injunction and prevent the development from proceeding. The Council recognises the potential rights of third parties and will pay compensation where a legal basis for such payments is established.

5.29 It is not believed that the potential infringement of the third-party rights outlined here by the Cranwood development is a breach of human rights, being rights to private and family life. The engagement event on 30 November 2020 and 1 December 2020 and the formal planning consultation process that took place, did not raise any concerns that there were possible infringements of third party rights, including rights of light.

5.30 Regarding the value of potential compensation for the loss of third-party rights of access and or enjoyment, having undertaken the necessary checks against neighbouring properties, none have easements in relation to the site. Furthermore, no neighbouring properties have come forward asserting any rights of access or enjoyment. Based on these circumstances, it is unlikely that there will be any claims, but the level of compensation is unquantifiable until such a claim is made

although it is not likely to be so significant as to impact on the scheme's viability.

5.31 This report also seeks approval to appropriate the Cranwood, 100 Woodside Avenue site (outlined in red on the plan attached at Appendix 1) from planning purposes to the Housing Revenue Account in accordance Section 19(1) of the Housing Act 1985 for housing purposes after practical completion of the development. The reason is to enable the Council to use the land for housing and let thirty two new Council homes, in addition the sale of nine units will help meet local housing need, both affordable and private, as defined in the latest Haringey Housing Strategy.

5.32 Nine open market sale homes forming part of the scheme are proposed to be sold on the open market of which seven (flats) will be sold on a leasehold (125years) basis .and two (houses) will be sold on a leasehold (999years) basis with service charges to meet the maintenance requirements of the wider development including the landscaped courtyard shared by all residents and occupants regardless of tenure. Marketing and disposal of these homes would occur post practical completion. The anticipated total sale price for these units are set out in the exempt part of this report.

6 Contribution of Strategic Outcomes

6.1 The recommendations in this report will support the delivery of the Housing Priority in the new Borough Plan, which sets out in its first outcome that *"We will work together to deliver the new homes Haringey needs, especially new affordable homes".* Within this outcome, the Borough Plan sets the aim to *"Ensure that new developments provide affordable homes with the right mix of tenures to meet the wide range of needs across the borough, prioritising new social rented homes".*

6.2 In particular, the recommendations in this report are explicitly about delivering the aim *"to deliver 3,000 new council homes at council rents by 2031".* The proposals in this report contribute directly to the strategic outcomes on new housing supply that are at the core of the aims of the Council as expressed in the Borough Plan.

6.3 Furthermore, the mix of homes to be delivered on the Cranwood site (both private and affordable) will meet local housing need, as defined within the latest LB Haringey Housing Strategy'.

7 Statutory Officer Comments

Legal

7.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.

7.2 The Council holds the site partly for general fund purposes and partly for housing purposes but will be carrying out a redevelopment which may affect third party rights. In order to override any third-party rights affecting the site, the Council will need to appropriate the site for planning purposes. The Council may appropriate land from one purpose to another under Section 122 of the Local Government Act 1972 and can appropriate for planning purposes in order to engage Section 203 HPA 2016. Section 122 LGA 1972 allows all the Council to appropriate for any

purpose for which the council is authorised by statue to acquire land by agreement any land which belongs to it and is no longer required for the purpose for which it is held immediately before the appropriation.

7.3. The requirements of Section 122 LGA 1972 are that:

a) the site is Council owned land;
b) the site is no longer required for housing purposes; and
c) the Council is seeking to appropriate the land for the statutory purpose of planning.

7.4. The site does not contain open space.

Section 203 of the Housing and Planning Act 2016

7.5. By appropriating the land for planning purposes the Council is therefore able to engage the powers contained in Section 203 of the HPA 2016.

7.6 Under Section 203 the Council may carry out the development even it involves (a) interfering with a relevant right or interest (b) breaching a restriction as to use of land. This applies to building work where: -

a) there is planning consent;
b) the work is on land appropriated for planning purposes (as defined under section s.246(1) of the Town and Country Act 1990);
c) the authority could acquire the land compulsorily (under section 226(1) of the Town and Country Planning Act 1990) for the purpose of the building work. This is because the land will facilitate the carrying out the development, re-development on or in relation to the land' or 'required for a purpose which is necessary to achieve the proper planning of an area in which the land is situated'. This requirement is satisfied as the Council considers that the development will lead to an improvement in the economic, social or environmental wellbeing of the areas as outlined in this report.

7.7. The requirements of Section 203 will be met once the appropriation takes place.

Appropriation for Housing Purposes

7.8. The Council will be seeking to appropriate the site back for housing purposes and be held within the HRA, following practical completion of the development. The Council can do so under Section 19 (1) of the Housing Act 1985. The legislation allows the Council as a local housing authority to appropriate for housing purposes any land for the time being vested in them and at their disposal. This appropriation is necessary as the new build units will be used for social housing by the Council and therefore must be held in the HRA. Where land is appropriated from one purpose to another there needs to be an appropriate adjustment in the accounts.

7.9 The disposal of the 9 for sale units will take place after practical completion of the development. These units will at that stage therefore be held for housing purposes and the Council has power under section 32 of the Housing Act 1985 to dispose of these units but must first obtain the consent of the secretary of state. The Secretary of State has issued some General Housing Consents 2013 and therefore specific consents may not be required if the conditions are met. However legal advice should be obtained on this once the general terms and conditions for the disposals are known.

Contract and procurement

7.10 The contract which this report relates to has been procured under the Westworks Procurement Ltd CONST2018DPS (Development and Construction DPS route) for pre-tendered works, services and supplies for the public sector (Westworks DPS).

7.11 The Westworks DPS was procured in accordance with the Public Contracts Regulations 2015 (as amended) and Strategic Procurement have confirmed this is a compliant route to market.

7.12 The award of this contract is a Key Decision and, as such, the Council needs to comply with its governance processes in respect of Key Decisions including publication in the Forward Plan.

7.13 Cabinet has power to approve the award under CSO 9.07.1 (d) (award of contracts of £500,000 and above).

7.14 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing Cabinet from approving the recommendations in the report.

Procurement

7.15 Strategic Procurement notes the update on the Housing Delivery Programme and recommendations within section 3.1 (3.1.2-3.1.5) of this report; however, comments are not applicable for property and land transactions as they sit outside of the Procurement Contract Regulations.

7.16 Strategic procurement notes the content of the report. The procurement has been conducted in line with the authority's contract standing orders and Public Contract regulations.

7.17 Strategic Procurement see no reason why the recommendation to enter into contract in accordance with clause 9.04.1 of the Contract Standing Orders as the recommended contractor's bid emerged as the most economically advantageous tender at the end of competition conducted on the Westworks Procurement Limited Framework Dynamic Purchasing System.

Finance

7.18 The scheme will deliver 32 council homes for rent and 9 homes for private sales

7.19 It is listed in the HRA business and financial plan that underpins the current budget/MTFS and the total cost of the scheme can be contained within the current MTFS.

7.20 Further finance comments are contained in the exempt report.

Equality

7.21 The Council has a Public Sector Equality Duty under the Equality Act (2010) to

have due regard to the need to:

6.16.1 Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
6.16.2 Advance equality of opportunity between people who share those protected characteristics and people who do not
6.16.3 Foster good relations between people who share those characteristics and people who do not.

7.22 The three parts of the duty applies to the following protected characteristics: age,disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

7.23 The proposed decision relates to new build works to provide thirty two new Council homes at Cranwood and nine private for sale homes. The decision will increase the supply of homes which are genuinely affordable to local residents. This is likely to have a positive impact on individuals in temporary accommodation as well as those who are vulnerable to homelessness. Data held by the council suggests that women, young people, and BAME communities are over-represented among those living in temporary accommodation. Furthermore, individuals with these protected characteristics, as well as those who identify as LGBT+ and individuals with disabilities are known to be vulnerable to homelessness, as detailed in the Equalities Impact Assessment of the council's Draft Homelessness Strategy. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics.

7.24 As an organisation carrying out a public function on behalf of a public body, the contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

8. Use of appendices

Appendix 1 – Plan - Red line Cranwood, 100 Woodside Avenue N10.
Appendix 2 - Exempt – financial information
Appendix 3 – Ownership Plan
Appendix 4 – Exempt – Tender Report

9. Local Government (Access to Information) Act 1985

9.1 Appendices 2 and 4 are NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 in that they contain information relating to the financial or business affairs of any particular person (including the authority holding that information).

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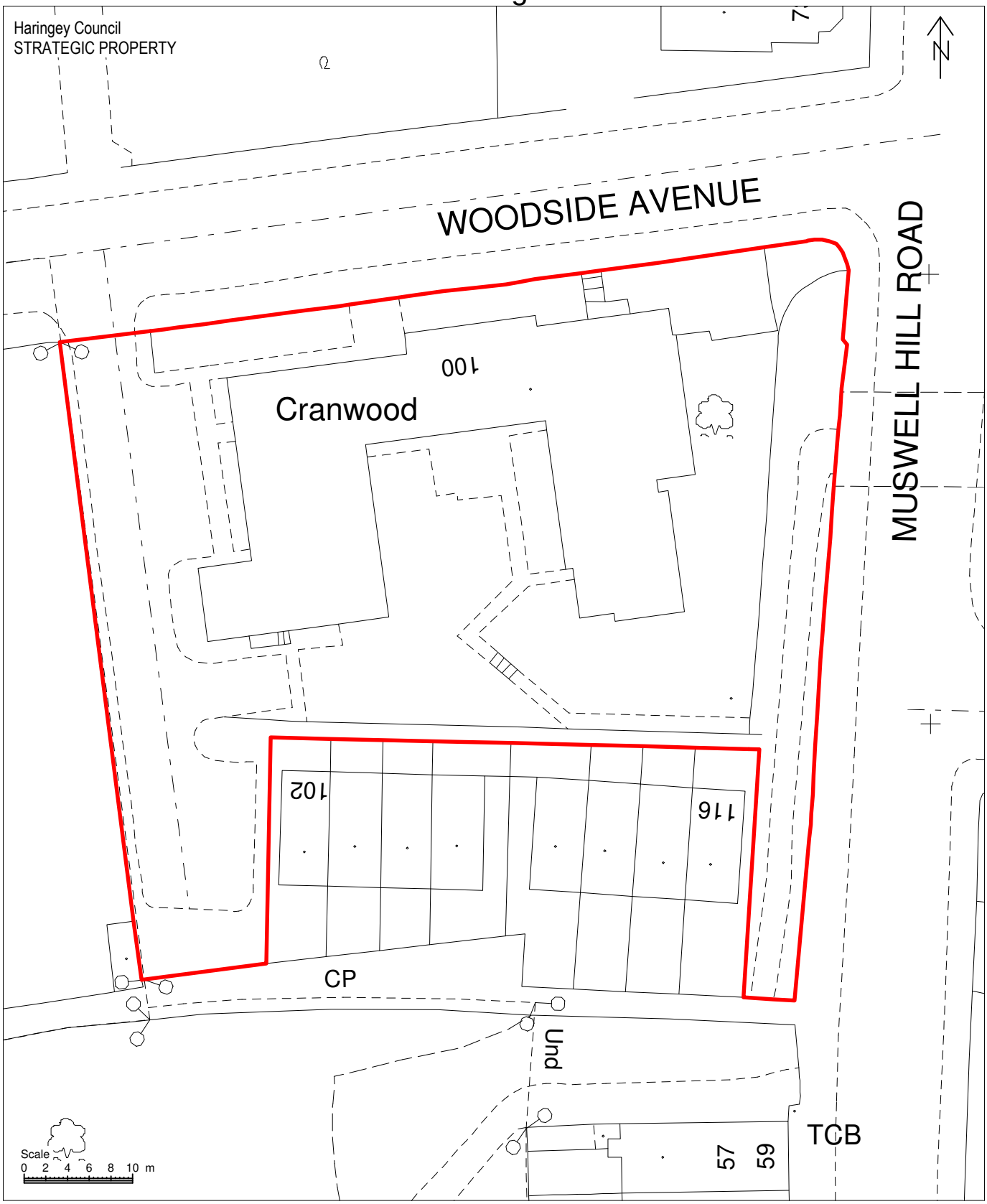

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LONDON
N10 3JA

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Title no. : FHO MX466315

Overlay : Hss - Misc

Scale 1:500

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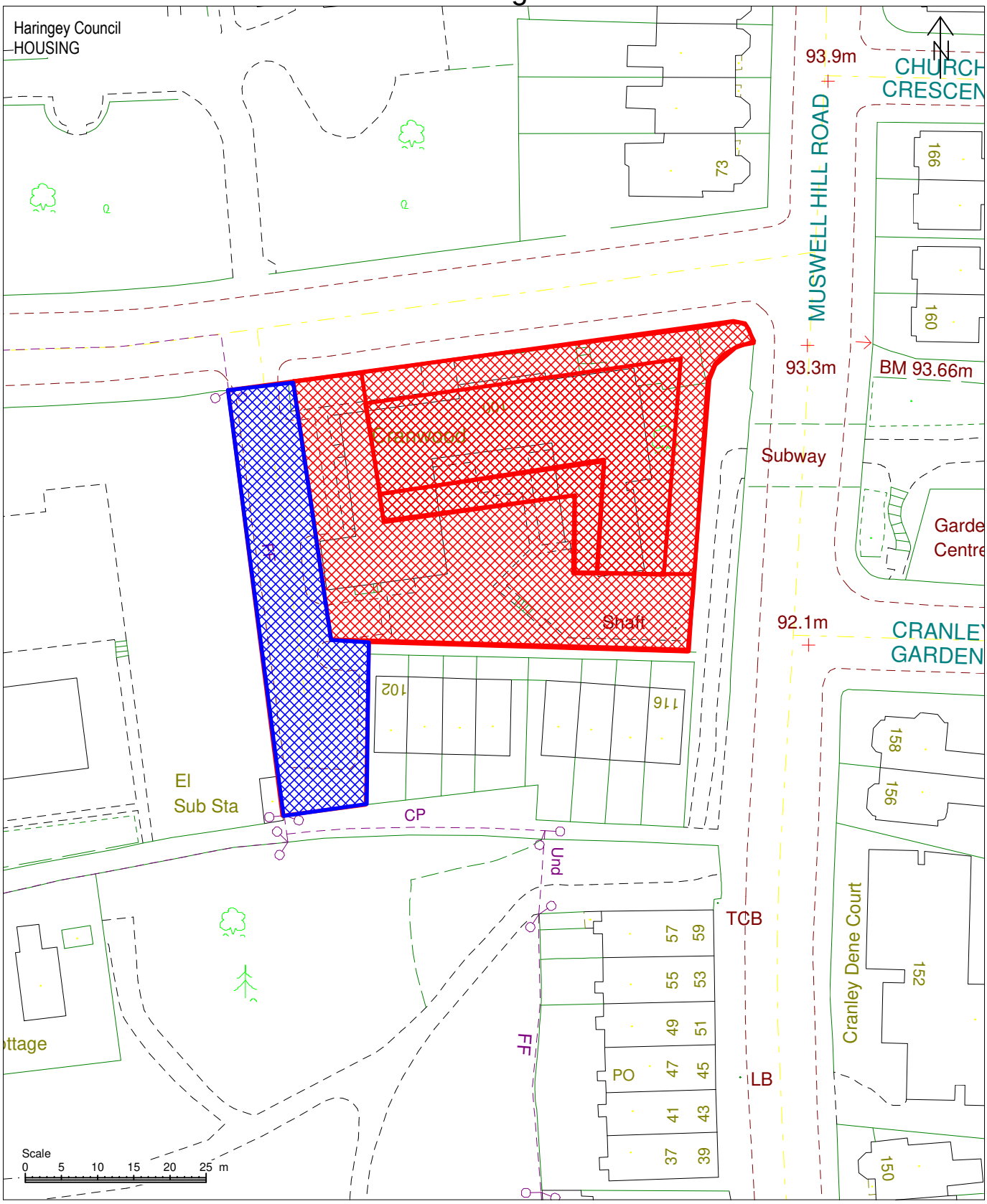

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Cranwood House
Woodside Avenue
Muswell Hill
London
N10

Red hatch - LBH General Fund land
Blue hatch - LBH Housing Revenue Account

Deed packet no:
Title no:

Ward: Muswell Hill

Area: 0.00 ha

Overlay : Housing - HDT

Scale 1:750

Plan produced by on 29/09/2022

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Agenda Item 15

Report for: Cabinet – 8 November 2022

Title: Proposed Compulsory Purchase of Four Empty Homes

Report authorised by: Eubert Malcolm – Acting Director Environment & Resident Experience

Lead Officer: Glayne Russell, Team Leader – Private Sector Housing Team

Ward(s) affected: Hornsey, Bruce Grove, Stroud Green & Fortis Green

Report for Key/ Non-Key Decision: Key Decision

1. Describe the issue under consideration

1.1 This report is seeking authority to use enforcement powers through the use of Compulsory Purchase Orders to acquire four empty homes situated at;

- 27 Elsden Road N17
- 118 Stapleton Hall Road N4
- 2 Woodberry Crescent N10
- First Floor Flat 33 Priory Road N8

1.2 These privately owned homes have been long term empty and are subject to complaints by neighbours and the local community and have been targeted in accordance with the Council's Empty Homes Policy 2020.

2. Cabinet Member Introduction

2.1 The need for housing accommodation in London is reaching crisis point. Competing demands for a reducing supply is creating escalating rents which is making it difficult for tenants / housing providers to obtain suitable accommodation.

2.2 It is therefore unacceptable within this market to allow private sector homes to remain empty with no plan for improvement and timescales for occupation. The authority has made every effort to collaborate with the owners of the empty homes listed within this report but have failed to obtain a satisfactory response.

2.3 The authority is determined to restore these properties back into use and to undertake this action to achieve that aim. Taking this action will also prevent damage to adjoining properties and nuisance to the local community that could be caused if they remain empty with no maintenance.

Haringey LONDON

3. Recommendations

3.1 Cabinet is recommended:

(1) To consider each of the four empty properties set out in paragraph [1.1] of this report on a case-by-case basis for an individual decision for the use of compulsory purchase powers under section 17 of the Housing Act 1985 to acquire each of the properties and agree to the making of a compulsory purchase order (CPO) for each of the properties.

(2) To authorise the submission of each those orders to the Secretary State for the Department for Levelling Up, Housing and Communities for each of the orders to be confirmed, under Compulsory Purchase powers.

(3) To authorise the Head of Legal and Governance to:

(a) Agree the statements of reasons and make and seal each of the Orders for submission to the Secretary of State for consideration and approval (including the service of any requisition notices necessary to establish interests in the property) and to carry out the statutory notification required.

(b) Confirm each of the Compulsory Purchase Order in the event of the Secretary of State returning the Order authorising the Council to do so.

(c) Prepare for, and represent the Council at, any public inquiry held following submission of the Order to the Secretary of State.

(d) Upon confirmation of each of the Compulsory Purchase Orders proceed with acquisition of the relevant property.

(e) In the event that any of the owner(s) undertakes in the form of a legally enforceable cross undertaking to bring the relevant property back into residential occupation and use within a reasonable timescale, to authorise the Head of Legal Services in consultation with the Director of Adult and Housing Services to enter in to and enforce such an undertaking at any time during the CPO process for the property in question; and

(f) Act in relation to any other procedural matters that may arise in the normal course of the CPO process.

(4) To approve (following vesting of any of the properties) the disposal of such property to a Registered Provider where possible, or to an individual or private developer for a sum equivalent to the open market value of the property, with covenants to bring the property back into use as soon as practicable; and to give delegated authority to the Director of Environment and Resident Experience to agree the final terms and conditions. All sale fees incurred by the Council are paid by the

purchaser. Stamp Duty is not payable by the Council as CPOs are given Stamp Duty Land Tax relief so the Council is not penalised by using this enforcement tool. Properties are sold on in the same condition as the day of possession and the Council carries out no works prior to sale.

(5) To authorise the costs of each of the CPO to be met from the allocated capital programme; and

(6) To approve the recycling of the receipt from each of the disposal back to the capital programme budget for the continued private sector housing CPO programme; and

(7) To gives delegated authority to the Director of Environment and Resident Experience to agree any compensation to be paid (in accordance with the CPO Compensation Code) to each of the owners of and anyone with a legal interest (and entitled to compensation) in each of the properties as result of the CPO.

4. Reasons for decision

4.1 In accordance with guidelines all owners have received a series of five letters which advises of the Councils empty homes policy and the need for them to take steps to bring their property back into use. The letters follow a robust warning procedure and enforce the Council's ability to use Compulsory Purchase Orders on their property should they not act themselves to return the property back into use.

4.2 Due to the lack of action and or co-operation following these warning letters from property owners, there is little confidence that these owners will ever take action to bring the properties back into use themselves. Following the use and consideration of alternative options, the use of CPO is being sought as a last resort.

4.3 The reason for these for properties being targeted and to aid in the decision making a brief outline on why each property should be considered for the use of CPO powers is outlined below. Full details can be found in appendix 1. All four properties have been through the council's empty homes enforcement procedures and alternative options considered. Please see paragraph 6.5 which outlines enforcement process in summary for full details please see appendix.

4.4 Brief description and reasons for recommendation to CPO.

- **27 Elsden Road N17**

This property first came to attention of the Council in May 2018 when neighbours complained about the house being empty and in a very poor state of repair. Investigations identified that the original tenant of the property had been a hoarder and was moved into social care leaving the property empty. The house is owned by a company called Phillips (Family Properties) Ltd who had assured the Council that they would renovate it with a view to re-letting without delay. In spite of intervention by the Council and taking account of the

impact of Covid 19 restrictions the house remains empty. The Company who owns the property have been forced to undertake work to mitigate further damage caused by squatters and anti-social behaviour. Despite the house now being clear of hoarded items the property remains in severe disrepair and is being allowed to continue to deteriorate which is now affecting the neighbouring property. Full Details are available in Appendix 1.

- **First Floor Flat 33 Priory Road N8:**

This upstairs flat has been empty since the beginning of 2020 when the registered owner went to live with her mother in Coventry. She has not returned since and has not responded to any letters or emails that have been sent to her. The flat is in a poor state of repair and is affecting the ground floor flat as well as neighbouring property who have complained repeatedly to the council. Until recently there was no access to the flat as the side entrance (leading to an external staircase) was completely covered in overgrown ivy. This was cut back by the Council as it was also blocking the pavement. Full Details are available in Appendix 1

- **118 Stapleton Hall Road N4:**

This house was severely damaged by a fire in 2015 in which the previous owner sadly died. The house was so damaged that it was subject to a dangerous structure notice from Building Control which was complied with eventually by the nephew of the owner who is the beneficiary. The house is an eyesore in the road and is complained about regularly by neighbours.

There is now a new registered owner for the property who has stated that he wants to convert the house into four flats (there is planning precedent for this as next door is also converted into four flats) and has an investor on board. However there has been no activity at the site and due to the sheer dilapidation of the property the level of money needed to rebuild this house is likely to be vast. There is no evidence to suggest that the owner is in a financial position to do the renovation works required at this property in either a timely manner or at all. During which time the site continues to blight the local environment and cause issues for neighbours. This property has been taken out of Council Tax ratings, so no debt is owed. Full Details are available in Appendix 1

- **2 Woodberry Crescent N10:**

This large end of terrace property was purchased 6 years ago by a developer who has taken down the garages and gutted the property but then stopped work. There has been no communication with the Council, The house has hoarding around it which came down at the start of 2022 in high winds revealing that the house no longer has a front door which allowed anyone who wanted to gain access. This was reinstated but no work has started and there is no commitment as to when works will commence. This has been taken out of Council Tax ratings, so no debt is owed. Full Details are available in Appendix 1

5. Alternative options considered

5.1 **Advice and Support** - Advice and guidance is the first stage and an important part of the process and takes place at the start of any empty home engagement. Very few property owners require the incentive of public enforcement to seek a

productive use of their asset. While some owners do leave their homes empty through deliberate choice many owners due to financial constraints necessary skills or having other concerns which make dealing with the property difficult and or too complex. Council Officers have therefore played a vital role at the start of initial engagement with all of these property owners offering advice, guidance and or support where possible. We have sought to advice and support in all the properties outlined but no action has been taken.

5.2 **Enforced Sale –** The Council has considered enforced sale for each of the properties. The reasons and route for using enforced sale are often complex, but broadly it can be used if the property has any of the following:

- **Council tax debt.**
  Owners who have failed to pay their Council tax or Council tax premiums creating a debt to the Council.
- **Land charge debt.**
  If the Council has undertaken works in default of an owner a charge is put on the property in order to recover the monies spent including an enforcement of that charge.
- **The property represents a substantial public nuisance.**
  The property is affecting neighbouring property with regards to pest, ASB and or crime.

5.3 Enforced Sale was not considered an appropriate route for these particular properties as there is no debt owed on any which is a pre-requisite for the enforced sale procedure.

5.4 All four properties have been discussed at an empty property panel meeting which includes representatives from the following services: Legal, Council Tax, Planning Enforcement, ASB and any other service area that may have been involved with the property. The purpose of this panel is to look at all options and to agree and help inform decision making in terms of best and most appropriate courses of action for empty homes requiring enforcement and or possession.

6. Background information

6.1 Having long-term empty homes in our borough when housing demand and need is high is a wasted commodity. It is not in the public interest to allow homes to remain vacant. Long-term empty homes often blight neighbourhoods due to disrepair, attract crime and vandalism and can create nuisance for neighbouring properties.

6.2 In response to this a refreshed version of the Council's existing empty homes policy was developed and agreed by Cabinet on 14th July 2020. This sets out the Council's approach to bringing empty homes back into use.

6.3 The Policy's overarching aim is to bring all empty homes back into use. The enforcement approach has been based on an assessment of impact, risk, and the public interest test. The policy focuses on homes that have been left empty for the longest periods and or which are causing significant blight to the community or that have been abandoned by their owners.

6.4 The Council has used all its tools to try and bring these empty homes back into use (as per paragraph 5) from informal measures to escalating over time the use of enforcement powers, which includes Enforced Sales, Empty Dwelling Management Orders and Compulsory Purchase Orders.

6.5 The enforcement procedures within the Empty Homes Policy have been followed in all four cases. Including the owners receiving a series of five letters outlining the council's proposal to use CPO powers should the properties not be returned to use.

6.6 Where it can be proven that no other means is available to the Council which will result in the property being returned to use the Council can seek to use Compulsory Purchase Orders (CPO). The Council's CPO powers are used as a final option and are governed by legislation and must be in accordance with Government guidance on compulsory purchase process. Any CPO must be in the public interest and must be confirmed by the Secretary of State.

6.7 Establishing the evidence needed to justify the use of CPO as a last resort can mean that the process leading up to their use is protracted and often involves substantial costs for the Council.

6.8 CPOs cannot work without agreed sustained funding. Given that the process can be lengthy – in some cases five years or more - it is important that there is a long-term commitment to this. Within the approved General Fund capital programme there is a budget of £8.673m for CPO's.

6.9 The disposal of property purchased via CPO will be considered first for retention and accounted for within the HRA to a Registered Provider where possible, or to an individual or private developer at open market value, with covenants included that will ensure that each of the property is brought back into use as soon as practicable.

7. Contribution to strategic outcomes

7.1 Empty Homes work contributes to the Borough Plan's priorities (1 – Housing and 3 – Place) for a safe, stable, and affordable home for everyone, and to developing an environment that is safe, clean, and green.

8. Statutory Officer Comments (Director of Finance (including procurement), Head of Legal and Governance (Monitoring Officer), Equalities)

8.1 Finance

8.1.1 The use of CPOs has both capital and revenue implications for the Council. A capital provision is required to acquire a property, and this takes the form of a payment to the displaced owner based on an independent valuation of the property in its existing state on the day of possession. Within the approved General Fund capital programme there is provision of £8.673m for effecting CPO's. There has been no expenditure against this budget.

8.2 Contained in the exempt report

8.3 **Legal**

8.3.1 The powers to acquire properties either by agreement or compulsorily with the consent of the Secretary of State are contained in section 17 of the Housing Act1985 which are specifically designed for acquisition in these circumstances. Where a building is purchased for housing, the Council has a duty to forthwith make it suitable either by carrying out the work itself or selling it to another subject to conditions for it to be made suitable and recommendation 3 (3) will comply with this duty.

8.3.2 The Council can under section 17 of the Housing Act 1985

(a) acquire land as a site for the erection of houses,

(b) acquire houses, or buildings which may be made suitable as houses, together with any land occupied with the houses or buildings,

(c) acquire land proposed to be used for the purpose of providing facilities in connection with housing accommodation, and

(d) acquire land in order to carry out on it works for the purpose of, or connected with, the alteration, enlarging, repair or improvement of an adjoining house. Land may be acquired by the Council as a local housing authority for these purposes either by agreement, or they may be authorised to be acquired compulsorily by the Secretary of State.

8.3.3 The Council may, with the consent of, and subject to any conditions imposed by, the Secretary of State, acquire land for these purposes notwithstanding that the land is not immediately required for those purposes but the Council must demonstrate to the Secretary of State that the land is likely to be required for those purposes within ten years from the date on which he confirms the compulsory purchase order.

8.3.4 The Acquisition of Land Act 1981 (the 1981 Act) governs the procedures which apply to such an acquisition, the Compulsory Purchase Act 1965 governs post-confirmation procedures and the Land Compensation Acts 1961 and 1973 govern the amount and assessment of compensation. The procedure for confirmation is specified in the 1981 Act and may require the conduct of a public inquiry if there are objections. In the event that the CPO is confirmed the Council can then take steps to acquire land either by serving a notice to treat and notice of entry in accordance with the 1981 Act or by serving a general vesting declaration under the Compulsory Purchase (Vesting Declarations) Act 1981. Consideration would need to be given to the most appropriate route and the procedure set out by legislation must be followed.

8.3.5 Members should note that compensation will be payable to the owners and anyone with a legal interest in the properties where they are entitled.

8.3.6 The Council will need to take care that it does not contravene the rights of individuals under the Human Rights Act 1988. The Human Rights Act 1998 incorporates the European Convention on Human Rights into UK law and requires all public authorities to have regard to Convention Rights European Convention on Human Rights (the ECHR). In making decisions Members therefore need to have regard to the Convention. The rights that are of particular significance to Cabinet's decision are:

- First Protocol Article 1: Peaceful enjoyment of possessions. This right

Includes the right to peaceful enjoyment of property and is subject to the State's right to enforce such laws as it deems necessary to control the use of

Property in accordance with the general interest.

- Article 6: Entitlement to a fair and public hearing in the determination of a Person's civil and political rights. This includes property rights and can include

Opportunities to be heard in the consultation process.

- Article 8: Protects the right of the individual to respect for private and family life.

8.3.7 The court has recognised that "regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole". Both public and private interests are to be taken into account in the exercise of the Council's powers and duties. Any interference with a Convention right must be necessary and proportionate.

8.3.8 The Council must consider whether its actions would infringe the human right of anyone affected by the making of the CPO. So, it must carefully consider the balance to be struck between individual rights and the wider public interest.

8.3.9 In this case it is considered that there is a compelling case in the public interest for the CPOs. The public interest is served by the Council acquiring these unsafe properties and having them refurbished so they can be brought back into use and this future qualitative housing gain outweighs the necessary interference with the private rights and interests.

8.3.10 In addition, the individuals affected by the order have the right to object and have their objection heard at a public inquiry and, additionally, appropriate compensation will be available to those entitled to claim it under the relevant provisions of the CPO Compensation Code.

8.3.11 Therefore, it is considered that in making these CPOs the Council has struck a fair and proportionate balance between the interests of those whose Convention rights will be affected and the wider public interest.

8.3.12 The report also contemplates disposal of each of these properties. The Council's power of disposal is contained in section 32 of the Housing Act 1985, but the Council cannot dispose without Secretary of State consent. The Secretary of State has issued the General Housing Consent 2013. Whether or not the Council can rely on the general consent or need specific consent will be dependent on the purchaser(s), and Legal Services should be consulted once the properties are ready to be disposed of as to whether or not specific consents will be required.

8.4 **Equality**

8.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not.

8.4.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.

8.4.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

8.4.4 The decision refers to the council's compulsory purchase of four properties in the borough. The properties will then most likely be returned to the private market.

8.4.5 Due to the small number of properties, the fact they are vacant and that the properties' value means they will most likely be returned to the private market, it is not anticipated that this decision will have a positive or negative effect on those with protected characteristics and the equalities impact will therefore be neutral.

8.5 **Procurement**

There are no procurement comments arising from the report

9. Use of Appendices

Appendix 1 Detailed description of property.

Appendix 2 Site plan.
Appendix 3 Exempt Valuations of Properties.
Appendix 4 Empty Homes Enforcement Policy.

10. Local Government (Access to Information) Act 1985

10.1 CPO enforcement action is endorsed within the Council's Housing Strategy.

10.2 Detailed plan identifying the property has been made available to scale through Property Services and is attached as Appendix 2 to this report.

Appendix 1
Descriptions of Properties

27 Elsden Road N17

This house has been empty for the last four years since the tenant (who was a hoarder) was moved into alternative accommodation. The company who own it have failed to renovate and bring it back into use and to date there is still have no timeframe for doing any work. It has become a magnet for ASB and criminal activity.

118 Stapleton Hall Road N4

This house has been empty for 8 years since a deliberate fire in which the previous owner died. It is now owned by his nephew who has taken a very long time to get together the finances needed to renovate. He says that he has an investor and they are going to apply for planning permission for 4 flats (already approved for number 116) and split the ownership on completion. The process has not started and no planning permission application has been submitted to date so CPO action is being forwarded in case they do not start work as this house is a serious eyesore and in very poor condition. It is also a magnet for fly tipping and ASB.

First Floor Flat 33 PrioryRoad N8

This flat has been empty since the start of lockdown when the owner went to live with her mother in Coventry. She has not been back since and has not entered into any communication with the Council despite numerous letters and emails. The flat is accessed through the wooden door in the side wall which until recently was completely hidden behind ivy. The pavement was being obstructed so the Council have had to cut it back. The owners of the ground floor flat cannot contact her either so have requested that the Council intervenes as there have been various leaks and other issues affecting their property.

2 Woodberry Crescent N10

This house has been empty and gutted for about 6 years. The developer who has bought it has not been in contact with the Council following the CPO letters but it is assumed that they have had issues getting the finances together for the project. Hoarding came down in recent winds but has been reinstated. When it was down it could be seen that the house has no front door and was completely gutted.

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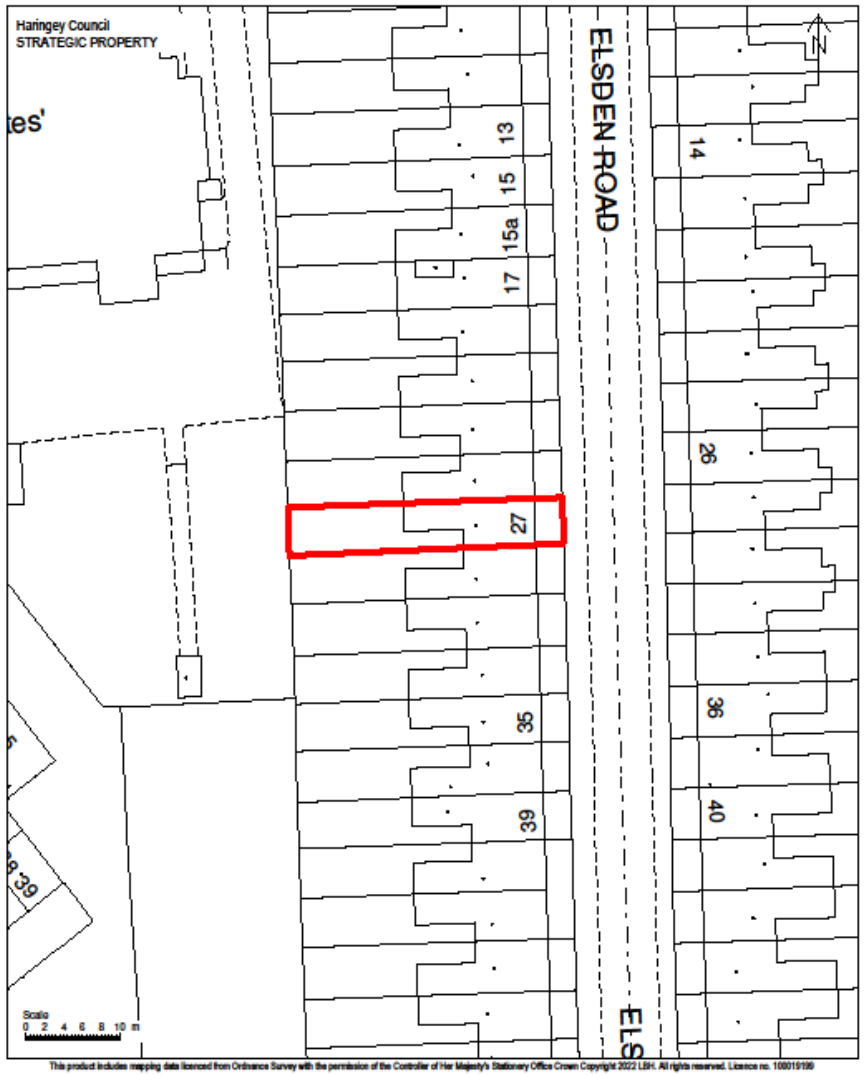
Appendix 2
Plans of Properties



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27 ELSDEN ROAD,
LONDON
N17 6RY

Red line - CPO boundary

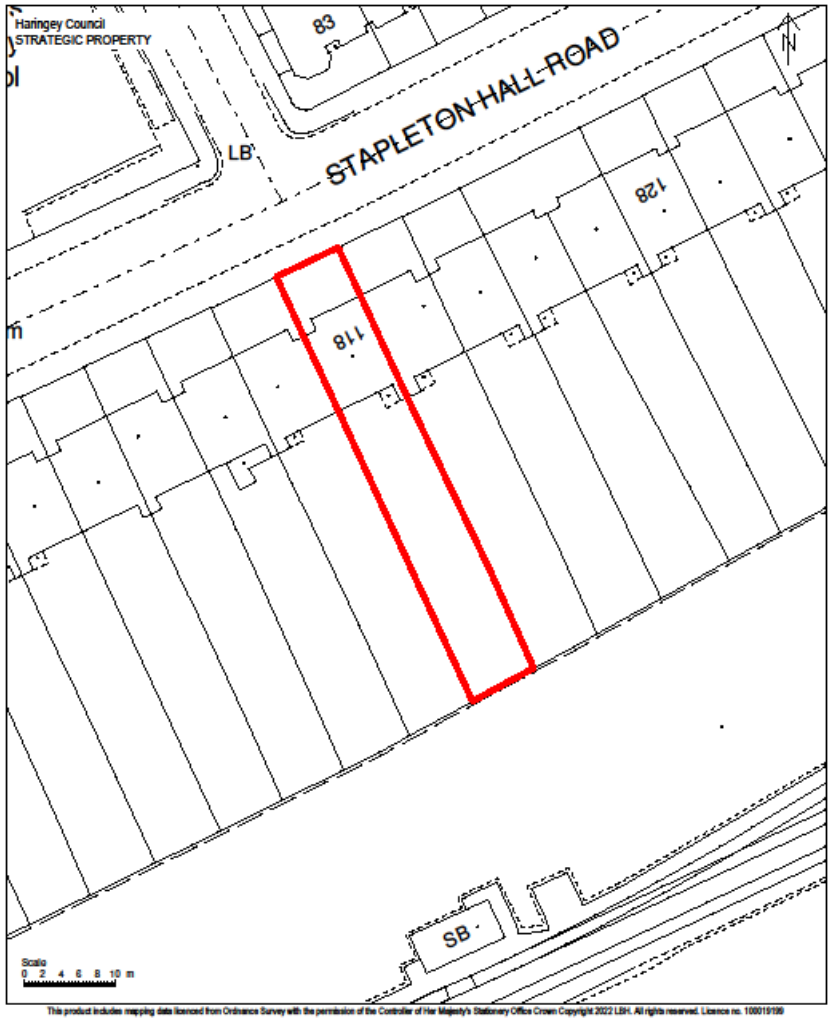
LR title no. : FHO P120589

Overlay : Hss - Misc

Plan produced by Sean Purcell on 23/09/2022

Scale 1:500
Drawing No. BVES A4 2993f

27 Elsden Road N17



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118 STAPLETON HALL ROAD,
LONDON
N4 4QA

Red line - CPO boundary

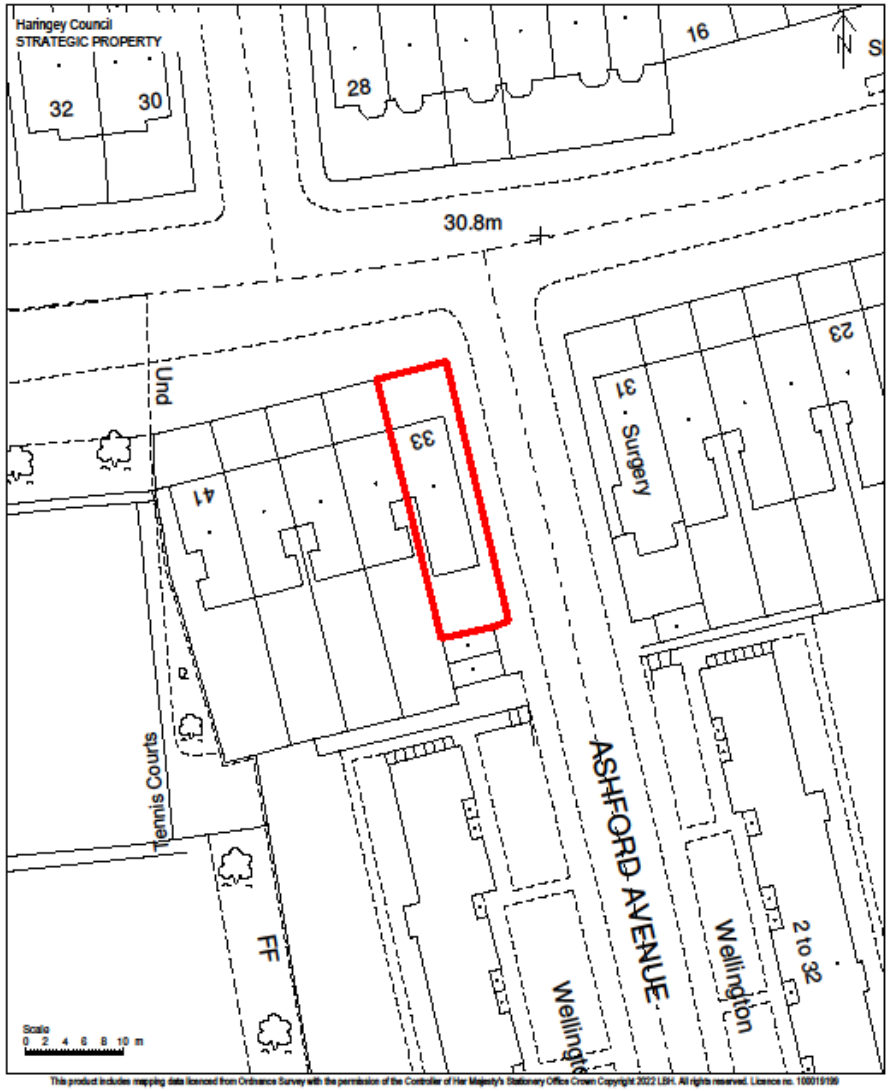
LR title no. : FHO MX334622

Overlay : Hss - Misc

Plan produced by Sean Purcell on 23/09/2022

Scale 1:500
Drawing No. BVES A4 2993e

118 Stapleton Hall Road N4



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33 PRIORY ROAD (First Floor)
LONDON
N8 8LP

Red line - CPO boundary

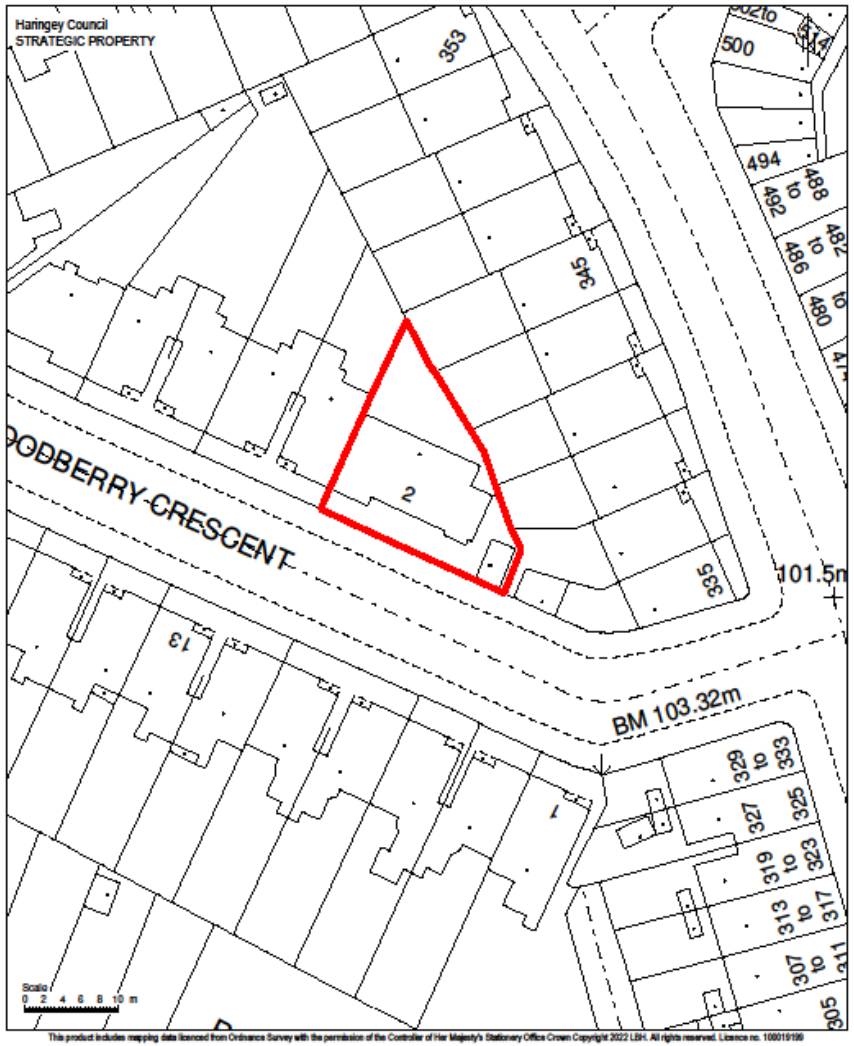
LR title no. : LHO NGL345038

Overlay : Hss - Misc

Plan produced by Sean Purcell on 23/09/2022

Scale 1:500
Drawing No. BVES A4 2993b

First Floor Flat 33 Priory Road N8



2 WOODBERRY CRESCENT,
LONDON
N10 1PH

Red line - CPO boundary

LR title no. : FHO MX141662

Overlay : Hss - Misc

Plan produced by Sean Purcell on 23/09/2022

Scale 1:500
Drawing No. BVES A4 2993d

2 Woodberry Crescent N10

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Empty Homes Policy

July 2020.

Empty Homes Policy July 2020

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Executive Summary

Haringey Council is committed to bringing empty homes in the borough back into use.

It is unacceptable that homes stand empty during a housing crisis. As a Council, we believe we can help build strong, settled communities by addressing the housing needs of all of Haringey's people, because our aspiration is for all of our residents to have a safe, stable and genuinely affordable home. Bringing empty homes back into use helps us to increase the number of homes in Haringey and to provide a diverse range of housing choices to meet local need.

Empty homes also blight neighbourhoods and attract antisocial behaviour and crime. Developing an environment that is safe, clean, and green is a priority for the Council and our residents. Bringing empty properties back into residential use helps to create a safe and pleasant environment for all.

Nearly 1,200 homes in Haringey have been empty for more than six months. Most are empty due to temporary circumstances which their owners are actively resolving – for example, they are putting their property on the market, or are temporarily out of the country, seeking planning permission or funds for development or renovation. Most of these homes will therefore not remain empty for long.

However, far too many homes remain empty on a long-term basis. 284 homes in Haringey have been empty for more than two years; 88 of those have been empty for more than five years. This is not acceptable.

Haringey Council will take a risk-based approach to tackling empty homes. We will do everything we can to help and encourage owners of empty homes to bring them back into use. Advice and assistance will always be offered first, and in the vast majority of cases this will be sufficient.

However, where owners of empty homes cannot be traced, or they are unwilling to work with us in a meaningful way towards bringing their property back into use, we will not hesitate to use the range of enforcement powers available to us. These include Empty Dwelling Management Orders, enforced sale, and compulsory purchase.

This policy sets out the key priorities and issues concerning empty homes in the borough. It provides a coordinated approach for the Council to adopt and a framework for Council officers to follow, it ensures our residents and stakeholders are clear on our policy and the actions we can take, and how to access our services.

1. Introduction

Haringey Council is committed to increasing the number of homes in the borough in order to provide a diverse range of housing choices to meet local needs. When the need for homes is so desperate, it is not acceptable for homes to remain empty for long periods of time. Empty homes also blight neighbourhoods and attract antisocial behaviour and

crime. Developing an environment that is safe, clean, and green is a priority for the Council and our residents. By working with owners to return their empty properties back into residential use we hope to alleviate the impact that vacant homes can have on our neighbourhoods, as well as helping to meet the borough's increasing housing demand.

This policy sets out how the council will work towards these commitments by bringing empty homes back into use. The Council's interventions are structured and based on impact, risk and the public interest test. To be consistent and target resources effectively, the Council will take a systematic approach to risk assessing and appraising options for empty properties when informal and voluntary measures are insufficient.

2. Overview of Empty Homes

There are many reasons for a home to be left empty, but there are two broad categories of empty homes:

- Transactional empty homes
- Long term empty homes.

Transactional Empty Homes
Transactional empty homes are empty for less than six months as part of the normal cycle of letting, renovating, buying and selling property. This cycle is by far the main reason that homes are left empty: in Haringey there are currently just over 1,800 of these homes.

In line with other authorities, the Council does not seek to intervene where a home has been left empty for less than six months. As such, these homes are not counted in local, regional or national analyses of empty homes.

Long term empty homes
With certain important exceptions that are set out below, dwellings that have been empty for more than six months are classified by the MHCLG and the Council as being empty homes.

Empty Homes in Haringey
There are approximately 108,915 dwellings in Haringey:

- 35,253 (32.4%) of these dwellings are in Owner Occupation
- 29,887 (27.4%) of these dwelling belong to the Social Housing sector
- 43,775 (40.2%) of these dwellings are in the Private rented sector.

Council Tax records tell us that:

- 1,188 empty dwellings in the borough – 1.09% of all homes - have been empty and substantially unfurnished for six months or more.
- 284 empty homes have been unoccupied and unfurnished for two years or more. These properties become liable for an additional council tax charge.

- 88 homes have been empty for more than five years.

The number of empty homes in London is at a historic low. In spite of a recent rise in the number of empty homes in Haringey. The housing market is at the moment buoyant and research into our current empty homes identifies that most of these properties are empty due to circumstances which are being resolved – for example, residents are temporarily out of the country, or planning permission or funds for development or renovation are being sought. The death of the owner is thought to be the main single cause of homes standing empty in London, the granting of probate can be a lengthy process.

This said there are currently 88 empty homes in Haringey's that have been empty for over 5 years and 22 of these properties for over 10 years. It is these Long-term empty homes which remain a priority for the Council and will be the focus of the measures within this policy.

Unused dwellings that are not counted as empty homes
Certain categories of dwellings that have been empty for more than six months are exempted by Council Tax legislation from any 'empty homes premium' and as such not classified as an empty home. The Council does not seek to intervene in these cases. These include homes that are empty because:

- the owner is in hospital, prison, or care
- the owner has moved out to give care to another
- it has been repossessed by a mortgage lender
- probate has not been granted
- occupation is prohibited by law

Furthermore, where an empty dwelling is notified to the Council as being 'substantially furnished', it cannot be treated for Council Tax purposes as an empty home. Except where there is good reason to believe that an owner has obtained the classification dishonestly, the Council does not seek to intervene in these cases for the most part, these are classed as 'second homes' - any dwelling which is not the 'sole or main residence' of any individual. It is for the billing authority to decide in the first instance whether a property is anyone's 'sole or main residence'.

Empty Buildings not identified by council tax records
However, council tax records do not tell the full story. In addition to these empty homes, a relatively small number of dwellings are not identified as empty by Council Tax records or counted by the Government as empty homes.

Uninhabitable homes
Where a residential building no longer qualifies legally as a 'dwelling' it can be removed from council tax banding. If an owner wishes to remove their property from the council tax liability, they must apply to The Valuation Office Agency (VOA). The VOA will consider whether the property is either habitable or capable of repair.

The VOA will only remove a property from council tax liability if in order to become habitable its original character would have to be changed so much that it will not bear any relation to the type of accommodation that was originally there: following the completion of any works, it would virtually be a new property. In general, where the property is not wind and watertight, where the intrusion of the weather, rot or severe vandalism means that only substantial structural work would make the property habitable, the band can be deleted. The property would not be habitable and the 'dwelling' will have ceased to exist.

Where a single property is being converted into two or more units of living accommodation by structural works to divide it, the VOA can delete the band. If part remains capable of occupation, then that part would be banded whilst the works are in progress. When the works are complete, each of the new units will be banded separately as new properties.

3. Identifying empty homes.

There are three distinct channels through which empty homes are identified: -

- Council Tax Information- the principal source of identification for vacant homes in the private sector is Council Tax intelligence. The council tax status for a property changes when it becomes empty and this information can then be used along with the details of property owners to engage with them on their plans.

- Professional Reporting – Council Officers and partner organisations are a valuable source of empty home information and reporting. Information from the Police, Fire Authority, local ward Councillors, and officers working in the field, creates a multi-agency approach to empty homes. Identifying vandalism, fly tipping, crime and criminal activity such as squatting, drug misuse and anti-social behaviour allows us to use this information to target those empty homes that are causing a nuisance.

- Public reporting – Public reporting is a valuable source of reporting as these often come to light when the property starts to blight a local neighbourhood and cause issues for the community. Acting on such reports allows for engagement with the local residents which helps with initial investigations into ownership and circumstance.

4. Why do properties become empty?

The Council are determined not to accept that any homes in our borough need to remain empty. We will therefore look to intervene wherever homes are left empty.

Properties that have been empty for more than six months usually have an underlying problem. When properties have been empty for more than two years, it is likely that they will stay empty and decline without intervention. Long term empty properties can become a hub for crime and attract vandalism, anti-social behaviour, as well as becoming a target

for arson. They can become run down, fall into disrepair, have overgrown gardens and blight the surrounding properties and neighbourhood. Neighbouring owners may be particularly dissatisfied and may find their house value has diminished or may be difficult to let or sell.

Some of the most common barriers that exist for owners of long term empty properties that are preventing them from returning their property back into use include:

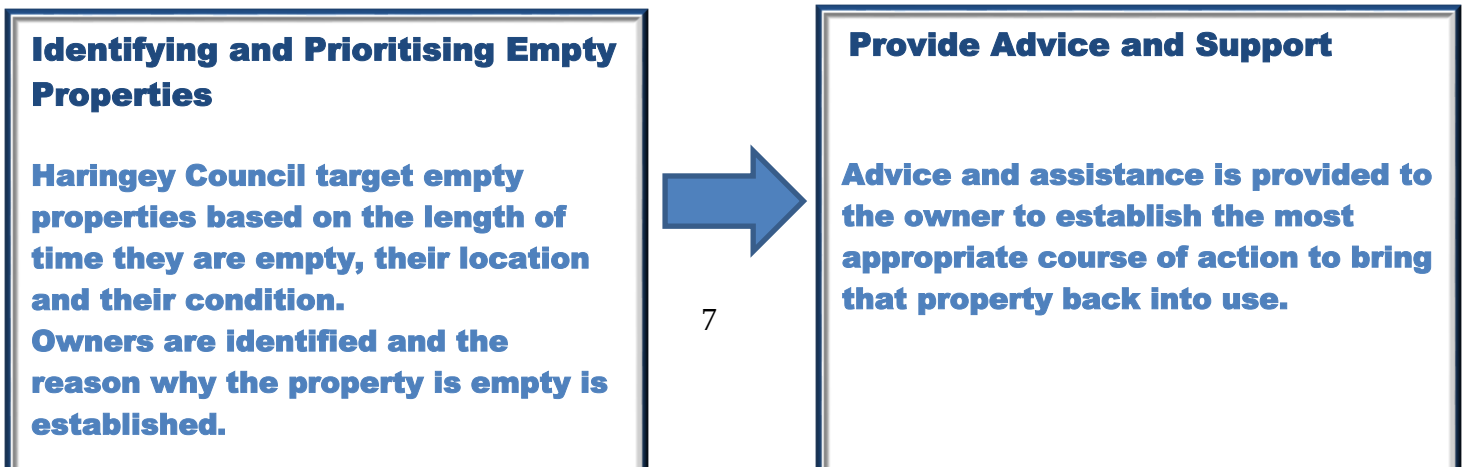
- issues with inheritance and/or delays with probate;
- lack of finance to carry out necessary repairs and refurbishment;
- the owner may be in hospital or residential care;
- the owner lacks the personal ability to deal with the property;
- following the death of an occupant the ownership of the property may be unclear;
- problems with achieving a sale;
- perceived problems associated with letting of properties;
- owner unwilling to bring the property back into use.

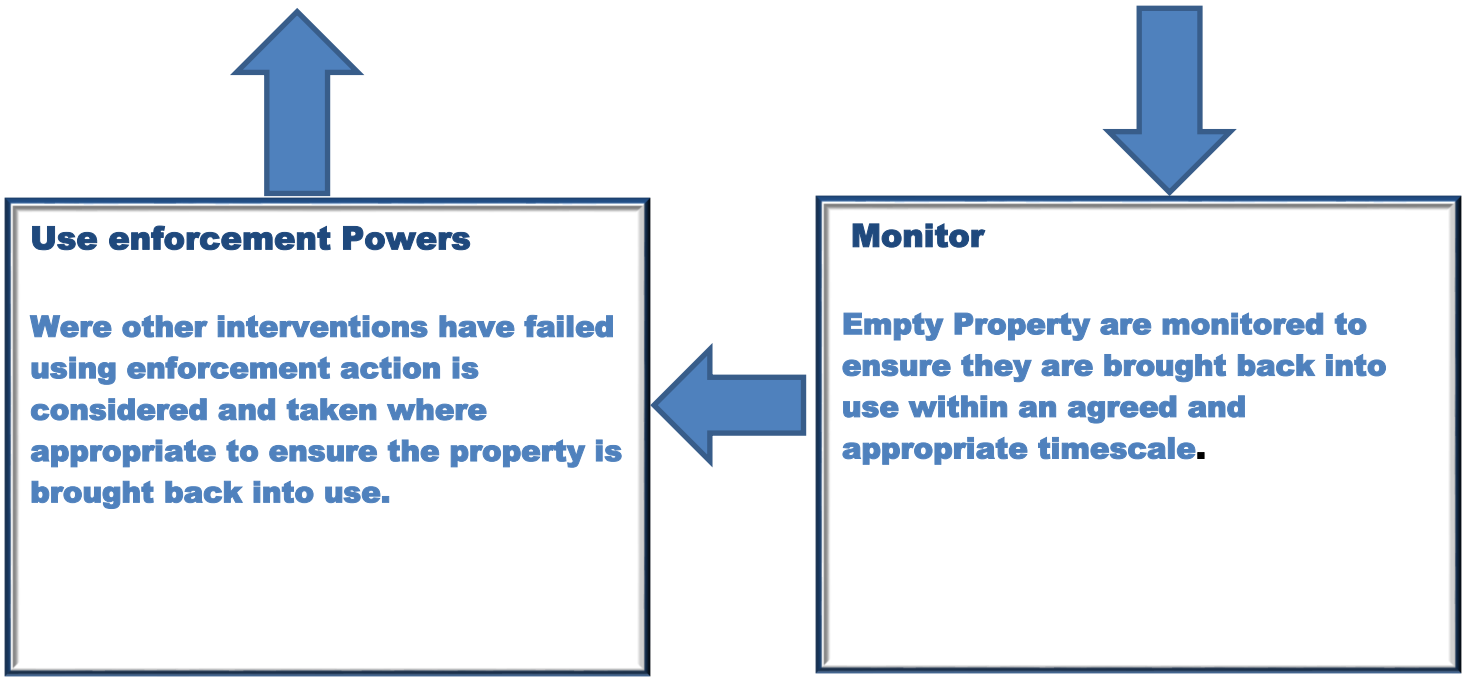
5. Our Empty Homes Procedures

The procedure for intervening in empty homes is structured and based on impact, risk and the public interest test. Our interventions for bringing empty homes back into use are intentionally focussed on currently vacant residential dwellings and the circumstances in which they remain unoccupied.

Having a co-ordinated approach to dealing with empty homes enables us to support wider strategic outcomes around our homelessness priorities, anti-social behaviour and tackling wider housing issues associated with our private rented sector.

Figure 1: Our approach to bringing empty properties back into use





How we will achieve this.
We will follow a series of stages before moving to any consideration of enforcement.

1. Identifying the owner.

2. Initial engagement, advice, and guidance.

3. Supervision of progress.

4. A series of five letters are sent, each letter building up to a final warning of the council's intentions to enforce. These letters can be withheld at any point if owners engage but are proceeded again if works stop.

5. If after this stage the property is unlikely to be brought back into use without enforcement action – or if at any stage the condition of the property presents a risk to the public - an enforcement option is identified. In some cases, it will be appropriate to use several forms of enforcement at once. In other cases, it may not be appropriate to enforce until further attempts at engagement have been made.

6. Enforcement action against any nuisance such as pests etc.

7. In many cases boarding and or securing the property to make it secure from intruders.

8. Engagement with council tax on debt owed and consideration of enforced sale action.

9. Consideration of Compulsory Purchase Orders (CPO) & or Empty Dwelling Management Orders (EDMO) including valuation of the property for the purposes of decision making, feasibility and market etc.

10. Final communication with the owner outlining next steps.

However, when there is a Long-term empty home, we will put in place formal action plans identifying and fast-tracking the move to enforcement action.

6. Our Informal Approach

Identifying our empty homes and their owners
Council tax will provide us with a list of homes that are registered as empty over 6 months old. Monitoring this list, identifying the owners of these properties and implementing early engagement strategies will allow us to create empty homes intelligence.

This intelligence will then be used to inform decision making, provide data on the types of empty dwelling we have and monitor the return of those homes back into use.

Providing owners with advice and guidance
Providing useful, well-regarded advice to owners of empty properties is the most effective means of bringing empty homes back into use. A study of work done by a consortium of 12 local authorities in Kent working together to bring empty properties back into use found that only 3% of properties were brought back into use using enforcement action. 11% of properties were brought back into use using the threat of enforcement action, 6% of properties were brought back into use using grant aid, and 58% of properties were brought back into use using a combination of advice and guidance.

Officers are available to discuss the needs of empty home owners and can advise and provide signposting to various resources and sources of support and help to allow them to work with the Council to bring a property back into use. These options include leasing the empty home to the Council's Private Sector Leasing Scheme so that it can provide a home to a homeless family – and an income to the homeowner.

7. Our Formal Approach

Empty Homes and Council Tax
Haringey applies the maximum available Council Tax surcharges in order to give property owners strong disincentives for leaving homes empty.

Since April 2013, Councils have had powers to set an 'empty homes premium' for properties empty for a specified period. The Rating and Council Tax (Empty Dwellings) Act 2018 introduced powers to increase this surcharge in stages from 50%:

- From April 2019, 100 per cent extra for dwellings empty for 2-5 years (i.e. twice the standard charge)

- From April 2020, 200 per cent extra for dwellings empty for 5-10 years (i.e. three times the standard charge)

- From April 2021, 300 per cent extra for dwellings empty for 10+ years (i.e. four times the standard charge)

It should be noted that empty dwellings that are "substantially furnished" are excluded from being charged the council tax premium. In most cases these dwellings are used from time to time as 'second homes'; in some cases, they may be used for short-term lettings; in other cases, owners may simply leave them standing empty but use the exemption to evade the Council Tax premium. There is no statutory definition of the term 'substantially furnished'. It is for the billing authority to decide whether a property meets this definition, and there is substantial case law in existence.

Working informally with residents is always our preferred course of action and reflects the Council's wider enforcement policy and concordat. There are however times when formal action is the only way to achieve compliance or to allow the local authority to intervene and take their own action to combat a problem or nuisance that may be affecting the wider community.

Formal action is always a last resort and is used when all other forms of engagement have been exhausted or when informal engagement cannot resolve the matter e.g. a property has been abandoned.

The following are the formal measures that may be used to being empty properties back into use when informal approaches has failed.

Environmental Health and Building Control enforcement
Enforcement action can be taken swiftly under environmental health legislation in the event of e.g. a public nuisance such as infestation.

In many cases the Council will:

- board and secure the property to make it secure from intruders to prevent vandalism, fire risk or criminal activities.

- Action can be taken under building regulations in the case of dangerous or dilapidated buildings or structures.

Council Tax Enforcement
The empty homes officer works closely with colleagues in Council Tax on possible joint action.

If the property has been removed from the Council Tax register by the Valuation Office (VOA), Council Tax Compliance notices may be served to incentivise the owner to complete necessary works and bring the property back onto the register and into occupation.

If there is Council Tax debt, there may be scope for enforced sale action.

Enforced Sale
The Law of Property Act 1925 allows local authorities to recover charges through the sale of the property. Enforced sale is a procedure to recover debt which amounts to over £1000, but it can also serve as a way of bringing an empty property back into use. This will be instigated by the Recovery team in the Revenues department at the council.

Enforced sale can be built into an action plan at the point enforcement work by environmental health begins.

8. Compulsory Purchase Orders (CPO)

Compulsory Purchase Orders are available for empty properties under housing powers. Government guidance provides that compulsory purchase is intended to be a last resort.

A compulsory purchase order (CPO) is made by a local authority but is not effective until it is confirmed, by the Secretary of State. Once confirmed, the CPO gives the local authority the power to compulsorily purchase property. Cabinet makes the decision to seek compulsory purchase.

It is crucial that attempts to communicate with the owner are made throughout the entire process.

Once Cabinet have decided to seek compulsory purchase, the Council will follow the statutory prescribed process accordingly.

Local Authorities CPOs will not be confirmed by the Secretary of State unless it can demonstrate that all necessary funding is likely to be available and so the funding of any purchase needs to identified prior to seeking Cabinet approval for the making of a CPO

9. Empty Dwelling Management Orders.

Empty Dwelling Management Orders (EDMOs) were introduced by the Housing Act 2004. They enable Councils to take possession -though not ownership - of an empty property and then place tenants in it through an Empty Dwelling Management Order (EDMO).

When EDMOs were launched, the Act allowed councils to apply for an EDMO after a property had been empty for just six months, but in 2011 the new Government overturned these “heavy handed rules”, extended the period to two years, and added a further set or restrictions on their use.

For an EDMO to be issued, the Residential Property Tribunal must be satisfied that:

- the property has been empty for at least two years, as well as

- being vandalised, or actively used for "antisocial" purposes, or "causing a nuisance for the community" and
- that there is local support for the use of an EDMO.

All empty homes which meet the above criteria will be considered for EDMO on a case by case basis.

The process is complex, resource-intensive, and requires two stages, an interim and final stage, at the end of which the council can let and renovate the property and then recover the costs of that process through rental income. Though the Council is able to register charges against the property, these do not have priority and there are therefore particular financial risks where a property is mortgaged.

10. Acquisition of property for use by the Council.

Empty Dwelling Management Orders and or CPO could provide a small but important number of homes for homeless households through either the Community Benefit Society or Homes for Haringey. Each home would need a case by case assessment to judge its suitability and financial viability.

11. Achieving success

Our previous success in bringing empty properties back into use has taught us that our policy must contain a combination of incentives and sanctions to be successful. The key mechanisms for achieving our objectives will be:

- The Housing Improvement Team will carry out regular audits to identify and prioritise empty properties, maintain records of empty properties and work to bring homes back into use through co-operation with the owners;
- Advice and assistance to property owners;
- Where co-operation with owners fails, ensure enforcement powers, such as Enforced Sale, Empty Dwelling Management Orders and Compulsory Purchase Orders are fully utilised;
- Redevelopment of empty properties acquired through EDMOs, Enforced Sale and CPOs;
- Work in partnership with internal and external partners to coordinate action to encourage or compel owners to bring empty properties back into use.

12. Resources

Successful delivery of the Empty Property Policy will primarily be the role of the Housing Improvement Team in partnership with internal and external partners.

People
The key internal partners will include:

- Council Tax
- Planning Enforcement
- Community Safety and Enforcement services
- Homes for Haringey Council
- Finance

Financial
The council's empty property policy will be financed through the Council's budgets. Where appropriate and available, bids for resources from the Government will be made.

13. Monitoring

The success of this policy will be captured through measuring the number of empty homes that have been brought back into use through interventions from the Council.

The Policy will aim to target those homes which have been empty for the longest periods of time, with homes empty for longer than 10 years being targeted first.

We will continue to monitor the prevalence of empty homes in Haringey against the regional and nationwide levels.

14. Contact us

Enquiries regarding this strategy should be made to:

Housing improvement Team
1st floor River Park House
225 Station Road
London
N22

Email: emptyhomes@haringey.gov.uk Tel: 020 8489 5521

Report for: Cabinet – 8 November 2022

Title: Award of Contract for Remediation Works at The Paddock

Report authorised by: Eubert Malcolm, Acting Director of Environment & Neighbourhoods

Lead Officer: Simon Farrow, Head of Parks and Leisure

Ward(s) affected: Tottenham Hale

Report for Key/ Non-Key Decision: Key Decision

1. Describe the issue under consideration

1.1 The Council has committed to establish three new local nature reserves in the borough by 2026. The Council is also committed to improving access to parks and greenspaces and supporting the environment by reducing its use of pesticides.

1.2 This report seeks Cabinet's approval to appoint a specialist company to treat the Japanese Knotweed and other non-native invasives species which have become endemic on The Paddock site, Tottenham Hale. The proposed works will be an important enabling step in a wider programme of improvement works at The Paddock to create the first new local nature reserve in the borough for over a decade.

2. Cabinet Member Introduction

2.1 The Japanese Knotweed remediation works are a key step in delivering the manifesto commitment to deliver three new local nature reserves by 2026. Significant progress has been made over the last few years in engaging local communities in improving The Paddock. A partnership with The Conservation Volunteers, working with the Friends of The Paddock, has delivered an exciting community engagement programme and developed a volunteer network that is actively managing the site, making a visible difference in the look and feel of The Paddock.

2.2 The Japanese Knotweed works will enable the next step to be a taken in a comprehensive enhancement programme that will open up public access, improve perceptions of safety and underpin the creation of a new local nature reserve.

2.3 The remediation works are necessary to meet the Council's statutory obligations, and our responsibilities under the heads of terms agreed with Thames Water for its land at The Paddock. The proposed approach is largely chemical-free, which is kinder to the environment and safer for the public. The capping method will provide a permanent solution to Japanese Knotweed at the site and reduce on-going revenue costs for the Council.

2.3 I recommend the award of the contract to enable the start of the next phase of this exciting project.

3. Recommendations

Cabinet is recommended:

3.1 Pursuant to Contract Standing Order 9.07.1(d), to approve the waiver of Contract Standing Order (CSO) 9.01 the requirement to obtain three competitive quotations as permitted by CSO 10.01.1a) and to approve the award of a contract to Ebsford Environmental Ltd. for a package of Japanese Knotweed remediation works at The Paddock, Tottenham Hale, for a maximum value of £545,752, subject to the further recommendation in the exempt report.

4. Reasons for decision

Statutory duty to treat

4.1 The Council has a statutory duty to treat Japanese Knotweed, which has been a long-standing maintenance issue at The Paddock. The Council has agreed heads of terms with Thames Water for the lease of its land at The Paddock to be incorporated into the new nature reserve, which also places a responsibility on the Council to treat the Japanese Knotweed.

Chemical-free approach

4.2 The proposed approach involves minimal use of chemical treatments, which would be unsuitable in close proximity to watercourses and in areas used by the public. Advice from invasive species remediation specialists has indicated that chemical treatment is not viable or effective long-term, and evidence indicates that a level of chemical resistance is developing within the knotweed strains on the site. Chemical treatment is therefore unlikely to provide a permanent solution and will require more extensive treatment measures within a few years.

4.3 Capping has been identified as the most effective remediation solution for the site. This methodology responds to the underlying site conditions (e.g., asbestos fibre contamination in areas of The Paddock), the ecology of the site and its use by members of the public rendering chemical treatments unsuitable, and the long-term nature of a capping solution, reducing ongoing revenue costs by undertaking one core package of capital works.

Habitat Protection

4.4 The Japanese Knotweed remediation works form the critical first phase of a capital works programme to enhance The Paddock. The Japanese Knotweed infestation risks significant damage to The Paddock's ecosystems, reducing the biodiversity of flora and fauna by out-competing native species. A large area of The Paddock is threatened by the spread of Japanese Knotweed, so its eradication will help protect the range of habitats on site, improve biodiversity

and enable implementation of the long-term management plan that is required to achieve local nature reserve status.

5. Alternative options considered

Chemical treatment

5.1 Chemical spraying with a glyphosate-based treatment is the only other possible treatment method. This option was rejected as such a treatment programme would take three to five years, during which time no site improvement works could take place within the treated areas. This would delay any significant enhancement of The Paddock and cause prolonged disruption.

5.2 Previous attempts at chemical treatment of Japanese Knotweed in some areas of the site have not been successful. Furthermore, spraying chemicals in a busy public area and next to a watercourse would bring risks to other plant and animal life. Capping is a more permanent and predictable solution, resulting in the Japanese Knotweed issues largely being dealt with in one project phase, and reducing the likelihood of any future recurrence.

Re-tendering

5.3 The early engagement and soft market testing undertaken by the Council with several specialist suppliers has not resulted in a strong response to the procurement exercises undertaken. It is unlikely that going out to the market again would provide a stronger response to the specification, as the works are specialist in nature and would serve only to delay the project and impact on the delivery of the programme.

Not awarding the contract

5.4 The Council has a statutory duty to treat the Japanese Knotweed on the site. These works are the critical first phase of the Paddock enhancement programme, enabling the comprehensive landscape works to be undertaken. Using an alternative chemical treatment approach would not be effective or viable long-term and would require the comprehensive landscape scheme to be re-designed. This would lead to delays in the programme and in the delivery of benefits to local communities.

6. Background information

The Paddock Enhancement Programme

6.1 The Paddock in Tottenham Hale is a Metropolitan Site of Importance to Nature Conservation (SINC), which was historically used as playing fields for the Harris Lebus factory, a horse grazing paddock, and a waste site for materials from the Victoria Line construction. It has developed a unique ecology over time through natural colonisation, but is compromised through an extensive infestation of Japanese Knotweed and pockets of asbestos contamination.

6.2 Over the last decade, The Paddock had become a poorly-used and under-maintained green space which has, over time, deterred people from using the

space. However, investment in the site over the last two years is already starting to make a difference, with greater public usage and visible improvements to the site.

6.3 The Paddock Enhancement Programme aims to create a new publicly accessible local nature reserve in the east of the borough, delivering an exemplar site for ecology and biodiversity. This includes incorporating Thames Water land around the riverine edges into the site on a 125-year lease, to create an additional 1.9 acres of new publicly accessible greenspace in Tottenham Hale.

6.4 A comprehensive programme of capital works and long-term ecological and landscape management has been developed in collaboration with the local community and voluntary sector partners The Conservation Volunteers (TCV). Community engagement has played a central role in widening access, supporting the Friends of The Paddock and developing a viable volunteer network to assist in long-term management of the site.

6.5 TCV have been working on the site under an interim management contract with the Council, during which time they have made major in-roads in ecological management, path clearance, dead-hedge creation, wildflower planting, wildlife surveys, community engagement and volunteer development. The capital works programme will build on this work, delivering a new accessible path network, improved arrival spaces, new visitor centre/educational building, wildflower meadows and landscaping improvements.

Japanese Knotweed remediation

6.6 Japanese Knotweed remediation is the critical first phase of the capital programme. Following soft market testing with specialist providers, a capping methodology has been identified as the most effective approach to delivering a permanent, cost-effective solution. This involves the excavation, secure burial within a ‘cell’ of geotextile membrane (with a 50-year lifespan) and capping of the Japanese Knotweed stands. Some vegetation and tree clearance will be required to facilitate this and create new meadow habitats for greater biodiversity and to support the establishment of a local nature reserve.

Tree removals

6.7 Japanese Knotweed rhyzomes (roots) have become established within below-ground asbestos fibres in several locations, meaning that disturbing the rhyzomes is unsafe. In situ treatment is required, involving removal of above-ground stems and capping of the contaminated ground. This method will result in the removal of scrub including trees of various sizes and condition, of which only 6 are of high quality. Fifteen new trees will be planted on site through the capital works and the Council will plant more than 80 new trees as part of Haringey’s tree-planting programme, to mitigate this tree loss. In addition, 1,500 new hedgerow trees have been planted in the Ferry Lane Estate as mitigation for tree felling by Network Rail.

6.8 Replacement trees cannot generally be planted in the capped areas due to the risk of piercing the secure membrane with their roots, although some smaller

species can be accommodated. The capped areas will be transformed into a wildflower meadow, significantly improving biodiversity and creating a new, potentially more diverse habitat. Information about the tree works will be communicated on site through new site signage and through The Paddock programme website on Commonplace.

Procurement

6.9 The remediation of Japanese Knotweed at the Paddock is a specialist task. Soft market testing was undertaken to refine the scope of works for this specialist environmental service.

6.10 Following completion of the soft market testing, a procurement exercise was undertaken in Spring 2021, against the extensive specification developed as part of the soft market testing. The procurement was abandoned as the bid submissions exceeded the budget allocated for the work. The specification was revised and simplified following further soft market testing with five suppliers, and a second procurement exercise was undertaken in July/August 2022. Four suppliers were invited directly, and the opportunity was published on HPCS on 5th July 2022 as a Request for Quotation (RFQ).

6.11 One submission was received in response to the request for quotes opportunity, from Ebsford Environmental Ltd. The initial pricing of the bid exceeded the available budget. Through a clarification process, the supplier's price submission was clarified resulting in a pricing submission of £545,752.

Key risks

6.13 **Programme risks:** preliminary works will need to be completed before March 2023 (outside the bird-nesting season). Delays in agreeing a contract will risk remediation works encroaching on bird-nesting season. This would lead to a significant impact on the overall works programme, delaying the works phase until Autumn 2023. As the tree works form the first stage of the remediation works, the risk of encroaching on bird-nesting season is limited.

6.14 **External risks:** the need for tree removals has been communicated to the community and stakeholders throughout the programme. The need and justification for this has been well-received. A communications programme is being developed to ensure that there is a clear message about the need for tree removals to facilitate the remediation of the non-native invasive species. Advance communications will be required to ensure transparency and to mitigate any negative responses.

6.15 **Cost risks:** An estimated £350,000 budget was allocated for the remediation works. This was based on a proposed soil-sieving methodology that has since been revised following more detailed scoping of the site conditions and soil types, with the clay soil on the site rendering this method unsuitable.

6.16 Costs are higher than expected, reflecting the extent of the works required and the limited options for permanent treatment methods. This will have an impact on the overall project budget, requiring cost savings to be identified within the main works programme. The costs will be met through the committed project funding of £1.55m (£1m LBH Capital and £0.55m Section 106), and by

reviewing the scope of the Phase 2 main landscape works. Funding options will be reviewed concurrently, and the works programme will be delivered in phases.

6.17 **Environmental risks:** the risks of working in close proximity to asbestos have been mitigated through securing specialist advice from environmental contractors to develop an appropriate remediation methodology, reviewed by Environmental Health colleagues. Preliminary soil contamination surveys have been used to identify locations affected by asbestos, with the proposed capping methodology focussing on specific areas of the site, and areas which cannot be disturbed being chemically treated. Any unforeseen asbestos hotspots will be removed securely off-site in compliance with environmental standards. The works area will be secured and public access to The Paddock will be limited during remediation works.

6.18 The site remediation works present biosecurity risks through the potential transfer of Japanese Knotweed to non-affected areas of The Paddock as well as off-site through works activity and human and vehicle movements. Public access to the Paddock will be limited during the works to support biosecurity and ensure site safety. Suitably qualified and experienced contractors have been procured, and strong bio-security measures put in place to mitigate the transfer of Japanese Knotweed off-site, including:

a) demarcation of clean and dirty work areas;
b) cleaning of plant, machinery and PPE when exiting work areas;
c) designated exit routes from site to prevent tracking over contaminated areas; and
d) underfilling wagons to avoid spillages.

7. Contribution to strategic outcomes

Building a fairer, greener borough – Haringey Labour Manifesto 2022-26

7.1 Following the local elections in May 2022, the Council's ambition and priorities are based on putting residents at the heart of everything the Council does. For the remainder of 2022 and into 2023, the Council will work with residents to develop the Haringey Local Deal. The Haringey Local Deal will seek to empower communities to make change, putting local people at the forefront of decision-making.

7.2 The Paddock Enhancement Programme will directly deliver or support the delivery of the Haringey Local Deal and, in turn, the manifesto commitments, in relation to:

Inclusion and Wellbeing Aim

Directly deliver:

- Community gardening and tree planting on estates and trees
- Co-produce designs for pocket parks, community gardens and street-side verges

Support:

- Assist in developing a community health and wellbeing network

Climate Change and Sustainability Aim

Directly deliver:

- Plant street trees until each ward reaches 30% canopy cover
- Plant 10,000 new trees by 2030
- Invest in sustainable drainage systems to reduce flooding
- Work to create three brand new nature reserves by 2026 and introduce Sites of Importance for Nature Conservation
- Increase recycling in parks to 50% by 2030

8. Statutory Officer Comments

8.1 Finance

8.1.1 This report seeks approval for a contract award to Ebsford Environmental Ltd for a package of Japanese Knotweed remediation works at The Paddock Tottenham Hale, at a value of £545,752.

8.1.2 The full cost of this proposal will be fully met from the Council's capital programme plan, under capital scheme 401 – Tottenham Hale Green Space. In this financial year 2022/23, there is circa £1.25m budget earmarked for the Paddock Enhancement Programme, with nil spend as at end of quarter two.

8.2 Strategic Procurement

8.2.1 Prior to the procurement process commencing the scope was reviewed and the relevant CPV (Common Procurement Vocabulary) code determined the requirement to be a works category procurement and subject to the relevant public procurement threshold.

8.2.2 A pre-tender estimate, in accordance with CSO 6.01, estimated the requirement would be below the works category public procurement threshold and an RFQ process would be an appropriate route to market.

8.2.3 In accordance with CSO 9.01 a procurement process was undertaken to seek at least three competitive quotations, although as stated in section 6.11 only one response was received. In accordance with CSO 10.01.2d) i and ii the market was investigated, and a procurement process undertaken which ultimately provided only one quotation; in the circumstances this justifies that CSO 9.01 the requirement to obtain three quotations can be waived and that it is in the Council's overall interest to do so.

8.2.4 In accordance with CSO 9.07.1 d) all contracts valued at £500,000 or more may only be awarded by the Cabinet.

8.2.5 Strategic Procurement confirm that the procurement was undertaken in a compliant manner and the report recommendation to waiver and award a contract is appropriate.

8.3 Legal

8.3.1 Legal Services has been consulted in the preparation of this report which is proposing the award of a contract for Japanese Knotweed remediation works.

8.3.2 The pre-tender estimate for the contract proposed for award was below the thresholds both under the Public Contract Regulations 2015 (PCR 2015) and under Contract Standing Orders (CSOs) requiring a contract to be advertised for tender on the open market. Under CSO 9.01, contracts for works with a pre-tender estimated value of between £160K and £500k, as in this case, may instead be procured by a process of requesting at least 3 quotations from selected suppliers without advertising the opportunity. Under CSO 10.01.1 Cabinet may approve a waiver of the full requirement of CSO 9.01, given that only one quotation was obtained, once any of the grounds given in CSO 10.01.2 is established.

8.3.3 Strategic Procurement has advised that the procurement was undertaken in a compliant manner and has supported a waiver of the 3-quotation requirement on the grounds in CSO 10.01.2 concerning market conditions and the Council's overall interest in proceeding in this way.

8.3.4 Pursuant to CSO 9.07.1(d), the award of a contract valued at £500,000 or more must normally be approved by Cabinet.

8.3.5 The Head of Legal and Governance is not aware of any legal reasons preventing the Cabinet from approving the recommendations in this report (Part A or B).

8.4 Equality

8.4.1 The Council has a Public Sector Equality Duty under the Equality Act 2010 to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not

8.4.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

8.4.3 The decision is to approve the award of The Paddock site remediation contract This decision has no disproportionate impacts on individuals or groups with any of the protected characteristics. The works will enable the eradication from The Paddock site of Japanese Knotweed, thereby opening up access to a new local nature reserve for the benefit of all users.

9. Use of Appendices

Appendix 1: Approach to Japanese Knotweed Remediation at The Paddock

10. Local Government (Access to Information) Act 1985

This report contains exempt and non-exempt information. Exempt information is under the following categories (identified in amended Schedule 12A of the Local Government Act 1972): Information relating to financial or business affairs of any particular person (including the statutory authority holding that information).

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The Paddock: Japanese Knotweed treatment approach

1. Japanese Knotweed Treatment & Replacement with Meadows

The ecology of the Paddock is threatened by several infestations of Japanese Knotweed, an invasive plant that can dominate habitats and is difficult to control. It affects ecosystems by crowding out native vegetation and limiting plant and animal species diversity as illustrated by the lack of any other flora on the ground in the photo of the Paddock below.

2. The Impact of Japanese Knotweed on The Paddock

As landowner, Haringey Council has a legal duty to control Japanese Knotweed spread.

Habitat threatened by Japanese Knotweed

We have commissioned specialist site investigations to assess the impact of the Japanese Knotweed and have found that:

- The raised ground within the Paddock is contaminated with asbestos fibres that are cost-prohibitive to remove. This poses no current risks, but could present a hazard to human health if disturbed.
- A large volume of the Japanese Knotweed has established root rhizomes within the asbestos fibres, which means that disturbing the underground Japanese Knotweed rhizomes is not safe and these areas must be treated in situ.
- **The recommended action, in line with industry standard practice, is to cap the contaminated ground with membranes and imported soil once the above-ground Japanese Knotweed is cut back.**

While capping provides an effective solution, there are limitations and long-term management considerations:

- The capping process needs to encapsulate the entire root rhizome underground and provide a buffer. This means clearing a 7-metre perimeter from the centre of the infestation which will initially leave a large bare area.
- In order to restrain the Japanese Knotweed, the membrane surrounding the rhizome must be protected from damage. Therefore, any vegetation with extensive and deep root systems must be removed to the furthest perimeter and no deep rooting species to be planted in the future.

3. Alternative Treatment Options

There is only one other possible option, chemical spraying with a glyphosate-based treatment.

This option was rejected for the following reasons:

- The required treatment programme would last between three to five years, during which time.
- No site improvement works can take place within these areas. This would delay any significant enhancement of the Paddock and cause prolonged disruption.
- Attempts have previously been made to chemically treat Japanese Knotweed in some areas of the site, but these were not successful.
- Spraying chemicals in a busy public area and next to a water course would bring risks to other plant and animal life.

Capping is a more permanent and predictable solution. By using this method in The Paddock, the Japanese Knotweed issues will be largely dealt with in one project phase, reducing the likelihood of any future issues or recurrence.

4. Tree Loss Mitigation and Wildflower Meadow Replacement

The capping treatment will result in the loss of a considerable number of trees in The Paddock. However, only six of these trees are of high-quality. Please see our Tree Loss Table (attached) for detail. Haringey Council will plant more than 80 trees to mitigate the loss of these trees. This will be undertaken as part of our overall tree-planting programme, which covers c.800 trees across the borough. This will include planting replacement trees within the Paddock where possible.

Impacted trees

While we cannot plant new trees directly on the areas of treated Japanese Knotweed, we will transform these capped areas into new wildlife meadows. The soil for the capping will be carefully selected and imported from local sites to ensure it will support the wider ecology of the Paddock.

During the design process we will look to plant selected replacement trees where appropriate. We are considering opportunities to incorporate species that are nationally in decline. While we cannot plant new trees directly on the areas of treated Japanese Knotweed, we will transform these capped areas into new wildlife meadows. The soil for the capping will be carefully selected and imported from local sites to ensure it will support the wider ecology of the Paddock.

Meadow habitats support a vast number of flower and grass species, which in turn support a myriad of insects including bees, butterflies, beetles and grasshoppers. A healthy insect population also supports species higher up the food chain such as birds and mammals.

By developing this area into a wildflower meadow, we are not only creating an ecologically rich habitat but contributing to the recovery of habitats in decline, with studies showing that over 97% of the UK's wildflower meadows have been lost since the 1930s.

Habitat created

5. Meadow Species diversity

Aesthetic value

As well as the considerable ecological value, there is a notable aesthetic value of these spaces. Bright colours, the humming sounds of insects and the gentle movement of grasses throughout the Spring and Summer can be an attractive and popular addition to community greenspaces like The Paddock.

Above: wildflower meadows established by TCV at Russia Dock Woodland in 2018.

Slope at Brockwell Park SE24 in 2013.

Football pitch to meadow conversion in Brockwell Park in 2018.

Comparisons with woodland

Research from Plantlife indicates that wildflower meadows are botanically richer than any other habitat in this country. They are home to nearly half our flora but occupy less than 1% of the UK's land cover.

'Early succession' habitats require sufficient levels of management to keep them viable. The research reveals that 611 plant species of 1,543 analysed (40%) will decline within a decade if the land is entirely abandoned, with 127 of these (16.4%) declining within three years. Three quarters of our most threatened species - including burnt-tip orchid, pasqueflower and crested cow-wheat - decline or disappear within three years if all management is removed.

Left entirely to their own devices most open landscapes in the UK will change from grassland to scrub and, ultimately, to woodland as large plants reach for the light and out-compete smaller, more delicate species.

6. References

Fuller (1978): The extent and conservation interest of lowland grasslands in England and Wales: a review of grassland surveys 1930-1984. Biological conservation. 40, 281-300.

Gary D. Powney et al (2019): Widespread losses of pollinating insects in Britain. Nature Communications.

Plantlife: Plantlife research shows the value – and vulnerability – of Britain's last remaining meadows https://www.plantlife.org.uk/uk/about-us/news/plantlife-research-shows-the-value-and-vulnerability-of-britains-last-remaining-meadows

Smith R (2010): Understanding grassland systems. In Gamble D, St. Pierre T (eds) Hay Time in the Yorkshire Dales: the natural, cultural and land management history of hay meadows Scotforth Books, Lancaster, pp 145–177.

MINUTES OF MEETING Cabinet Member Signing HELD ON Monday, 10th October, 2022, 11.15am to 11.25am.

PRESENT:

Councillor Seema Chandwani – Cabinet Member for Tackling Inequality and Resident Services.

ALSO ATTENDING: Sara Sutton, Gill Taylor, Ayshe Simsek

4. APOLOGIES FOR ABSENCE

There were no apologies for absence.

5. DECLARATIONS OF INTEREST

There were no declarations of interest put forward.

6. HOUSEHOLD SUPPORT FUND IN HARINGEY

The Cabinet Member for Tackling Inequality and Resident Services considered the report which sought approval of the receipt of Household Support funding of £2,406,671.72 for the six month period October 2022 – March 2023 and a policy for allocation of the funding to provide support to families with children, other vulnerable households and individuals.

The Household Support Fund would allow the Council to continue and expand its support to households in food or fuel poverty.

The Cabinet Member noted that the initial tranche of funding support would be focused on households with children receiving Free School Meals. They would be provided with Free School Meals vouchers during the October 2022 half term. A separate decision would be made on the next tranche of support to be provided, using the additional funds available in early November.

RESOLVED

1. To approve the additional Housing Support Fund allocation from the Government of £2,406,671.72 for the period October 2022 – March 2023.

2. To approve the Household Support Fund Scheme Policy: October 2022 which sets out the Council's arrangement for administering part of the additional funding and is attached at Appendix 1.

3. To delegate authority to the Assistant Director Communities and Housing Related Support in consultation with the Cabinet Member for Tackling Inequality and Resident Services to amend this policy to give effect to changes in legislation, statutory or non statutory guidance, or directives or instructions of a similar character issued by Government.

4. To agree that this policy is subject to the availability of government funding and will terminate on 30th March 2023 unless terminated earlier

5. To note that a further set of recommendations for spend of the existing funding will come forward in due course, within the conditions set out by the guidance.

Reasons for decision

The Government through the Department of Works and Pensions (DWP) has provided funding to local authorities to administer the Household Support Fund. It is acknowledged that local authorities have the local ties and knowledge and are best placed to allocate funding according to local need.

The Guidance for The Fund, provides for local authorities to determine eligibility in their area and target support to those most in need but within the scope of conditions set by DWP. The proposed decision on the Household Support Fund sets out how the Council will target and deliver support to residents. This spend is targeted to those that are most in need and is in accordance with the Scheme.

The Household Support Fund payments are expected to support households over the grant period and for all funding to be spent between 1st October 2022 – 30th March 2023. The Council has identified that the cohort of low income households with children, who are eligible to receive free school meals vouchers, will be particularly impacted by the challenges presented by the significantly rising cost of living. Without support over the school holiday period, children in these households will not be able to access free meals. There is a need, therefore, for an urgent decision to be taken on the recommendations contained in this report, in order to ensure that payments are made to support families with children, to continue to access Free School Meals vouchers during the October half term school holiday.

Alternative options considered

The alternative option considered was not to develop a Haringey Support Fund Policy. This was discounted as it would not have made use of the funds available to support Haringey residents and would have necessitated a return of the funds to central government.

A further option was to bring forward plans to allocate the total amount of funding at this stage, but as the final guidance was only received on 30th September 2022 and more work needs to be carried out in order to ensure that the Fund is spent with maximum beneficial impact for local residents, this option was discounted.

Please be advised that the Chair of Overview and Scrutiny has further agreed that the call-in procedure shall not apply to this urgent decision. This is because the decision is

urgent and any delay in implementation caused by the call-in procedure would seriously prejudice the Council's or the public's interests due to the fact that any delay in decision making will impact on the ability to utilise available funding to support households with children, other vulnerable households and individuals in Haringey. The Chair of Overview and Scrutiny Committee has agreed that the decision is both reasonable in all circumstances, and that it should be treated as a matter of urgency. This is in accordance with Part 4, Section H, and Paragraph 18 (a) and (b) of the Council Constitution.

CHAIR:

Signed by Chair ……..

Date ……

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MINUTES OF CABINET MEMBER SIGNING MEETING HELD ON MONDAY, 10TH OCTOBER, 2022, 4.30 - 4.35 PM

PRESENT: Councillor Lucia das Neves, Cabinet Member for Health, Social Care, and Wellbeing.

In attendance: Will Maimaris, Director of Public Health, and Fiona Rae, Acting Committees Manager.

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. REQUEST FOR APPROVAL OF CONTRACT VARIATION AND EXTENSION OF THE CONTRACT TO BARNET ENFIELD AND HARINGEY MENTAL HEALTH TRUST

The Cabinet Member for Health, Social Care, and Wellbeing considered the report which sought approval for variation of contract and extension of contract to Barnet, Enfield, and Haringey Mental Health Trust.

The Cabinet Member RESOLVED

1. In accordance with Contract Standing Orders 16.02 and 10.02.1 (b), to agree to use the Rough Sleeping Drug and Alcohol (RSDA) grant (outlined at 1.1 of the report) to vary the existing contract with Barnet Enfield and Haringey Mental Health Trust for Integrated Adult Substance Misuse Treatment and Recovery Services lot one (specialist drug service) from 1 July 2022 until 31 March 2024.

2. In accordance with Contract Standing Orders 16.02 and 10.02.1 (b), to agree the contract extension of the Barnet Enfield and Haringey Mental Health Trust Integrated Adult Substance Misuse Treatment and Recovery Services lot one, for two years from 1 February 2023 until 31 January 2025. To note that the total value of the extension is £4,592,898.

Reasons for decision

Variation of contract with BEH – BEH is the named provider in the grant award, a change of provider is not within the grant agreement and would therefore require a re-submission of the bid to the Office of Health Improvement and Disparities (OHID).

A Change of provider would cause significant inconvenience and substantial duplication of costs to the local authority. In 2021 BEH set up what are the rough

sleeping grant drug services. The start-up was highly technical and costly because of the policies, information sharing procedures, and relationships that needed to be in place for treatment organisations to be able to work with homeless providers, which includes hostels, day centres, health services.

If the Council chose to enter a procurement process for these services, this would stall service delivery. This would unavoidably reflect on the quality of services the Haringey residents currently receive. It could also lead to failure to meet the terms of the grant agreement.

Back dating – We are asking for the decision maker to allow for the variation of funding to BEH to be backdated to July 2022. The reason for this is that Haringey's bid for 2022/23 included costs from 1st July 2022. This was accepted by OHID, but not in time for the request award of contracts by July 2022.

Variation – Variation of the main contract for Adult Substance Misuse treatment and recovery services, is permitted by Contract Standing Orders.

Extension of main contract - After an open tender process in October 2018 Cabinet awarded a contract to BEH for Integrated Adult Substance Misuse treatment and recovery services – lot one. The award was for a period of four years from 1 February 2019, with an option to extend for two further periods of 2 years with a total value of £18,371,592 (for 8 years). The initial term of the contract expires on 31st January 2023. The contract is performing satisfactorily, and it would not be in the Council or residents' interest to go out to the market at this stage for a new provider.

Alternative options considered

The Cabinet Member could choose not to apply the grant to the BEH contract and go to market for the Rough Sleeping project; however, it is agreed that BEH is the only viable provider and as co-designers of the bid and existing provider, best placed to ensure services are delivered well.

The Cabinet Member could choose not to vary the existing contract, however setting up a separate contract would create duplication and avoidable administration costs.

The Cabinet Member could decide not to allow backdating of the contract, however the grant to BEH has been agreed by OHID to be paid from 1st July, so it is included within the grant.

The Cabinet Member could decide that the main BEH contract should not be extended. As the existing service is delivering well, going through the disruption of a tender process is not in the interests of residents.

CABINET MEMBER: Cllr das Neves

Signed by Cabinet Member ……

Date …12 October 2022……

MINUTES OF THE CORPORATE PARENTING ADVISORY COMMITTEE HELD ON WEDNESDAY, 13 JULY, 2022, 7:00PM – 8:50PM

PRESENT:

Councillors: Zena Brabazon (Chair), Elin Weston, Lotte Collett and Cressida Johnson

1. FILMING AT MEETINGS

The Chair referred to the filming of meetings and this information was noted.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Councillors Mahbub and Opoku.

3. URGENT BUSINESS

There were none.

4. DECLARATIONS OF INTEREST

None were declared.

5. MINUTES

RESOLVED: That the minutes of the meeting held on 25 January 2022 and 17 March 2022 be approved as a correct record.

6. PERFORMANCE FOR 2021/22

Mr Richard Hutton, Senior Performance Officer, presented the report.

Councillor Weston commented that it was pleasing to see the statistics for care leavers, particularly as it was quite consistent. In response to questions from Members, the Committee heard that:

- The pathway plans would reach statistical highs of 80% on most weeks.
- The issue with keeping care plans up to date was due to a combination of different factors. Some of it was due to a recording issue and some of it was due to the impact caused by the coronavirus crisis on the workforce .

- The target was to establish a 90-95% regular visiting pattern for children looked after. In the case of matched placements, visits would be conducted every three months or as the need dictated. Close attention was given to the issue. Recording targets allowed five working days.
- An update would be given to the committee with actions and targets regarding the issue and the cohort of the young people that were seen would be broken down in a report.
- In response to the question regarding Care Leavers who had excelled in their education becoming mentors – panel accepted that there was experienced and trained mentors that could support the education of children in care.
- In relation to 17 to 18-year-olds not being in education training or employment, there were various reasons why this was the case. Some of the individuals were having treatment for Mental health challenges, some in hospital and a few were in remand. This was why it was not possible for some individuals to concentrate on education. Others had started work but found it hard to sustain employment. Other individuals had become parents and were too busy to study. Each individual story was different but there was high aspiration for young people and support throughout the journey of education, training, and employment.
- Young people were supported by professionals through the Aspirational panel, consisting of a range of providers, coaching and mentoring schemes.
- Young people had reported how difficult it was to find work. Civil service internships where available.
- A success rate of 100% was the goal but it was important to acknowledge the issues that young people were experiencing relating to their social, emotional and mental health difficulties.
- It was important to start early and ensure that close work was done with the virtual school as well as maintaining opportunities for young people.
- A paragraph could be inserted into the report to also categorise the breakdown of young people who were not in education, employment or training.
- If a young person was subject to a full care order, then the parent or the corporate parent (social worker) would sign the consent to allow the individual to be immunised with the COVID-19 vaccine if this was right for that young person.
- Million people have declined the vaccine even though they were encouraged to have it during health assessments. It was not clear if children looked after had the COVID-19 vaccine. This was not in the national statistics.
- Generally, Council professionals had avoided any blanket influence for young people to get the vaccine if they had underlying vulnerabilities.
- Adjustments to the recording system had allowed efficiencies combining the care plans with the LAC review reports. Professionals were focused largely on ensuring that the young people were visited on a regular basis and were aware of their needs mobilising the LAC system to meet those needs.
- There would be new IT systems in place in 2023, Social workers would receive extensive training on the new system.

- There were higher number of babies in the LAC system.
- There was prevalence of mental health support needs in looked after children including post-traumatic stress disorder. Work with CAMHS was focused but the challenges continued.
- There was a strategy in place that allowed managers to redeploy experience to manage pressure points in the system. This has enabled plans to progress whilst staff members were off sick. This strategy also included engaging interim workers to enable the needs of children to be met.
- A separate note would be distributed regarding the proportion of looked after children who have been diagnosed with mental health issues. They had been an observed increase in spectrum disorders. It was recognised that nationally there had been long waits for individuals going through the health systems for assessments to be completed.
- There were some nationally recognised issues for care leavers who after leaving the containment provided by the LAC system developed emotional challenges not previously assessed – there was a workstream led by the Head of Corporate Parenting looking at the Mental Health support needs of CIC and Care leavers with the Mental Health delivery group.

RESOLVED:

That the report be noted.

7. BRIEFING FROM THE CHILDREN IN CARE HEALTH TEAM

Ms Lynne Carrington, Designated Nurse, presented the report.

In response to questions from Members, Ms Carrington informed the Committee that:

- Whittington health reported many children being seen. A combination of COVID and health staff sickness resulted in delays in the submission of reports confirming he outcome of the LAC health assessments. This was compounded by the lack of administrators who had moved on from the health service during COVID impact some 90 reports being delayed. In future there would be greater levels of monitoring and adherence to deadlines.
- Lynne Carrington explained the detail of the pathways followed by the doctors and how supervision was applied by consultants.
- The London NCL had a delay in processing checks. This was because UASC who had attended Barnet, Islington and Camden NHS trusts caused some pressures.
- There was a discussion raised regarding the accessibility of health visitors and a reminder that Health visitors do have work mobile phones and this number can be shared.
- Sometimes parents were reluctant to fill in their parental health forms when a child comes into care and whilst this was necessary to aid the assessment of the child's health needs it was not mandatory for parents to complete the form unless the courts

directed them to do so. This called on the influence of professionals to explain the purpose and importance of parental co-operation.

- HPV vaccinations were low nationally for looked after children. HPV vaccinations also needed parental consent.

The Committee felt that aspire could do some of the work to promote and campaign for HPV vaccinations.

RESOLVED:

That the report be noted.

8. ANY OTHER BUSINESS

Ms Beverley Hendricks, Assistant Director for Safeguarding, delivered a presentation on Corporate Parenting Champions and elaborated on the role of councillors as a corporate parent.

The meeting also heard that:

- Councillors would be encouraged to submit a general outline of their background and experience in an expression of interest in September to become a CPAC Champion.
- A report would be submitted to a future meeting regarding virtual schooling.

The Committee acknowledged the conference and work on Transitional Safeguarding and thanked Beverley Hendricks for her contribution to this work.

CHAIR: Councillor Zena Brabazon

Signed by Chair ……..

Date ……

Agenda Item 18

Report for: Cabinet – 8 November 2022

Title: Delegated Decisions and Significant Actions

Report authorised by: Fiona Alderman – Head of Legal and Governance

Lead Officer: Ayshe Simsek, Democratic Services and Scrutiny Manager, ayshe.simsek@haringey.gov.uk.

Ward(s) affected: Not applicable

Report for Key/ Non Key Decision: For information

1. Describe the issue under consideration

To inform the Cabinet of delegated decisions and significant actions taken by Directors.

The report details by number and type decisions taken by Directors under delegated powers. Significant actions (decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

2. Cabinet Member Introduction

Not applicable

3. Recommendations

That the report be noted.

4. Reasons for decision

Part Three, Section E of the Constitution – Responsibility for Functions, Scheme of Delegations to Officers - contains an obligation on officers to keep Members properly informed of activity arising within the scope of these delegations, and to ensure a proper record of such activity is kept and available to Members and the public in accordance with legislation. Therefore, each Director must ensure that there is a system in place within his/her business unit which records any decisions made under delegated powers.

Paragraph 3.03 of the scheme requires that Regular reports (monthly or as near as possible) shall be presented to the Cabinet Meeting, in the case of executive functions, and to the responsible Member body, in the case of non executive functions, recording the number and type of all decisions taken under officers' delegated powers. Decisions of particular significance shall be reported individually.
Paragraph 3.04 of the scheme goes on to state that a decision of "particular significance", to be reported individually by officers, shall mean a matter not within

the scope of a decision previously agreed at Member level which falls within one or both of the following:

(a) It is a spending or saving of £100,000 or more, or
(b) It is significant or sensitive for any other reason and the Director and Cabinet Member have agreed to report it.

5. Alternative options considered

Not applicable

6. Background information

To inform the Cabinet of delegated decisions and significant actions taken by Directors.

The report details by number and type decisions taken by Directors under delegated powers. Significant actions) decisions involving expenditure of more than (£100,000) taken during the same period are also detailed.

Officer Delegated decisions are published on the following web pagehttp://www.minutes.haringey.gov.uk/mgDelegatedDecisions.aspx?bcr=1

7. Contribution to strategic outcomes

Apart from being a constitutional requirement, the recording and publishing of executive and non executive officer delegated decisions is in line with the Council's transparency agenda.

8. Statutory Officer Comments

Where appropriate, these are contained in the individual delegations.

9. Use of Appendices

The appendices to the report set out by number and type decisions taken by Directors under delegated powers. Significant actions
(Decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

10. Local Government (Access to Information) Act 1985

Background Papers

The following background papers were used in the preparation of this report;

Delegated Decisions and Significant Action Forms
Those marked with ♦ contain exempt information and are not available for public inspection. These are exempt in the following category (identified in amended schedule 12A of the Local Government Act 1972 (3)):

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

The background papers are located at River Park House, 225 High Road, Wood Green, London N22 8HQ.

To inspect them or to discuss this report further, please contact Ayshe Simsek on 020 8489 2929.

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(Environment & Neighbourhoods)

Significant decisions - Delegated Action - For Reporting to Cabinet on 8 November 2022

♦ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.		Park Hire Applications made by Cogger Nationwide Amusement to host funfairs in White Hart Lane Recreation Ground and Down Lane Park in 2022	Consent to the two applications made by Cogger Nationwide Amusement funfair operators, to hire (1) White Hart Lane Recreation Ground between 11 July and 25 July 2022 and (2) Down Lane Park between 25 July and 08 August 2022 for funfair events.
2.		Application by Krank Events Ltd to hire Finsbury Park for two consecutive food and music weekends in August 2022	Consent to an application made by Krank Events Ltd (the Applicant) to hire Finsbury Park in August 2022 in order to stage two 'large' food and music festivals, over two consecutive weekends (Saturday and Sunday).
3.			
4.			

Delegated Action

Type	Number

Director/Assistant Director Signature Date11 October 2022
(Eubert Malcolm, Interim Director E&N)

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of the Local Government Act 1972.

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