

NOTICE OF MEETING

CABINET

Tuesday, 14th June, 2016, 6.30 pm - Civic Centre, High Road, Wood Green, N22 8LE

Members: Councillors Claire Kober (Chair), Peray Ahmet, Jason Arthur, Eugene Ayisi, Ali Demirci, Joe Goldberg, Alan Strickland, Bernice Vanier and Elin Weston

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 16 below. New items of exempt business will be dealt with at Item 18 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 [17]: Exclusion of the Press and Public**. No representations with regard to these have been received.

This is the formal 5 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.

6. **MINUTES (PAGES 1 - 10)**

To confirm and sign the minutes of the meeting held on 17th of May 2016 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

None

9. FINANCIAL OUTTURN 2015/16 (PAGES 11 - 20)

[Report of the Chief Operating Officer. To be introduced by the Cabinet Member for Finance and Health.] The report sets out the revenue and capital outturn for 2015/16 together with proposed transfers to reserves and revenue and capital carry forward requests.

10. CAPITAL STRATEGY (PAGES 21 - 40)

[Report of the Chief Operating Officer. To be introduced by the Leader of the Council.] The report will seek approval of the programme of capital investment proposals to support the Council's long term Capital Strategy.

11. SEVEN SISTERS REGENERATION - APEX HOUSE (APPROPRIATION OF LAND FOR PLANNING PURPOSES) (PAGES 41 - 48)

[Report of the Director for Planning, Regeneration and Development. To be introduced by the Cabinet Member for Housing, Regeneration and Planning.] The Cabinet will be asked to agree that the Cabinet resolution made at the 15th July 2014 Cabinet (Seven Sisters Regeneration, Tottenham – Apex House & Wards Corner) to approve the appropriation of the Apex House site for planning purposes is intended to attract the application not only of Section 237 Town and Country Planning Act 1990, but also any replacement, whether Clause 179 of the Housing and Planning Bill (as enacted) or otherwise.

12. N17 DESIGN STUDIO: MEMORANDUM OF UNDERSTANDING 2016/17 (PAGES 49 - 62)

[Report of the Director for Planning, Regeneration and Development. To be introduced by the Cabinet Member for Housing, Regeneration and Planning.] The report will set out the updated Memorandum of Understanding for the N17 Design Studio for the year 2016/17.

13. AMENDMENTS TO THE APPROVED PRIORITIES IN THE HOUSING CAPITAL PROGRAMME 2016/17 (PAGES 63 - 68)

[Report of the Director for Planning, Regeneration and Development. To be introduced by the Cabinet Member for Housing, Regeneration and Planning.] Approval is required to bring in homes on Tamar Way (80 homes in the Tottenham Hale ward) in the Housing Capital Programme and improvements undertaken in-line with the approved Haringey Standard into the mainstream housing capital programme. These schemes have previously been identified

for possible estate renewal via the estate renewal strategy in November 2013. The council has concluded following option appraisal that investment in several schemes is the recommended approach following financial viability modelling and resident consultation.

14. MINUTES OF OTHER BODIES (PAGES 69 - 72)

To note the minutes of the following:

Cabinet Member signing on the 6th May 2016
Leader's Signing on the 20th May 2016

15. SIGNIFICANT AND DELEGATED ACTIONS (PAGES 73 - 84)

To note the significant and delegated actions taken by Directors in April/May 2016.

16. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at Item 3 above.

17. EXCLUSION OF THE PRESS AND PUBLIC

To be resolved that the press and public be excluded from the remainder of the meeting in the event that new items of business contain exempt information, as defined under paragraph 3 and 5, Part 1 schedule 12A of the Local Government Act 1972.

18. NEW ITEMS OF EXEMPT URGENT BUSINESS

To consider any items admitted at Item 3 above.

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6th June 2016

MINUTES OF THE MEETING OF THE CABINET HELD ON Tuesday, 17th May, 2016, 6.30PM

PRESENT:

Councillors: Claire Kober (Chair), Jason Arthur, Ali Demirci, Joe Goldberg, Alan Strickland, Bernice Vanier, Peray Ahmet, Eugene Ayisi and Elin Weston

1. FILMING AT MEETINGS

The Leader referred to agenda item 1 as shown on the agenda in respect of filming at this meeting and Members noted this information.

2. APOLOGIES

There were no apologies for absence.

The Leader of the Council welcomed Councillors: Weston, Ahmet and Aiyisi to the Cabinet.

3. URGENT BUSINESS

There were no items of urgent business to consider.

4. DECLARATIONS OF INTEREST

Councillor Ayisi declared a personal interest in Item 8, Scrutiny Review of Community Infrastructure Levy – Governance Arrangements as he had chaired this review, in his former Scrutiny Panel role.

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

No representation was received.

6. MINUTES

The minutes of the Cabinet meeting held on the 15th of March 2016 were agreed as a correct record of the meeting.

7. DEPUTATIONS/PETITIONS/QUESTIONS

The Cabinet had received both a Petition and Deputation from the Friends of Wolves Lane Centre in relation to agenda item 9, the future delivery of Wolves Lanes Horticultural Centre.

The Petition was supporting the continuation of current activities at the Wolves Lane Centre and opposing any closure or movement of the functions of the Centre.

As indicated in committee standing order 31.1, the Petition was handed to the Leader and a response to the Petition would be reported to the next ordinary meeting of the Cabinet on the 14th of June 2016.

Mr Chinn, spokesperson for the Friends of Wolves Lane Group, was invited by the Leader to put forward his deputation to the Cabinet. Mr Chinn began by welcoming the commitment of the Council to extend funding for the Horticultural Centre until the end of March 2017. This would allow the Friends of Wolves Lane Group to work with the existing Members of staff of the Horticultural Centre on developing a social enterprise for supporting the Centre continue in operation. Key to their structure would be working with the Council in an efficient working partnership and establishing a co-operative arrangement with other like minded organisations to help utilise parts of the Centre as the Council relinquish them. It was essential to have transitional arrangements in place to support vulnerable members of the community with learning difficulties and mental health issues that worked and used the services of the Centre.

Mr Chinn referred to the consultation which had been considered as part of the decision making on Adult's service provision in November 2015. This indicated the Centre as a valuable resource and one of the few places in the borough that offered day opportunities for teenagers and adults with learning difficulties and autism.

Mr Chinn referred to the proposal to proceed with an expression of interest process for the future management of the site. The group felt that that the criteria must include continuing and developing services at the Horticultural Centre. The deputation explained that, currently, the adult learning and teaching facility at the Centre helped 60 adults/teenagers with learning difficulties, with the support of 9 volunteers, and was able to support the visit of 3000 primary school children. Mr Chinn spoke of the two local teenager groups, funded by the Council, using the Centre which could be expanded and continued.

Mr Chinn continued to highlight the unique characteristics of the Centre, its value to the local community and some alternative ideas that can be taken forward to utilise the available facilities at the Centre and attract further visitors. This could be supported by the Friends group.

In response to the Cabinet Member for Environment's question, the group would consider working with other like minded organisations that had a horticultural background in taking the Centre's services forward.

The Leader was familiar with the work of the Wolves Lane Horticultural Centre and had recently visited the Centre with Mr Chinn. The Leader asked Mr Chinn to set out the background to the establishment of the Friend's group and the reasons for coming together.

Cabinet noted that the group had come together a year ago in response to a comment from a Park's forum meeting which indicated closure of the Centre. It became apparent that other Councillors supported Centre continuing a year and therefore a 'Friends' group had been formed to support the Centre.

Mr Chinn concluded his deputation by inviting all Cabinet Members to visit the Wolves Lane Horticultural Centre to observe its work and understand its value to the community before making any further decisions.

The Cabinet Member for the Environment thanked the deputation party for making their representations and collating a Petition. The Cabinet Member welcomed local people working together for the future of the Centre and committed to visit the Centre very soon.

The Cabinet Member for Environment advised that the Centre had been granted additional funding until the end of March 2017 and the Friends of Wolves Lane Group would be able to enter the expression of interest process to put forward their case for managing the Centre. They would need to demonstrate that their proposals meet the Council's corporate priorities and are financially sustainable. The Council would continue to work with the Friends group and other organisations.

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

Councillor Charles Wright, Chair of Overview and Scrutiny, presented the Scrutiny Review of the CIL [Community Infrastructure Levy] governance arrangements. This was an underdeveloped policy area and arrangements were needed to support allocation of receipts from the CIL to local neighbourhoods.

Councillor Wright was pleased to note that Cabinet were accepting all of the recommendations with actions included on how these recommendations would be implemented.

Cabinet continued to consider the responses to the recommendations at appendix 2.

Councillor Newton welcomed the recommendations and raised some questions in relation to Scrutiny recommendations 4 and 8. They were responded to as follows:

- There were current proposals for a Planning specific training programme for all Members. Further to consulting with the Cabinet Member for Housing, Regeneration and Planning, training on the role of Councillors in the operation of the neighbourhood CIL fund and supporting the community put forward applications, could be included in the programme.
- The Assistant Director for Planning explained that recommendation 4 was trying to reflect what is important for community and forums in respect of community spending. The Council was already putting together an explicit capital programme and would try and capture what is Council and third party

based funding .This was not exclusive to the 25% infrastructure projects but for the importance of the CIL regime where there was a degree of discretion and therefore it was important to provide consistent investment that can be set out and consulted upon. The Council would have this investment information through the capital programme which is defined each year.

RESOLVED

1. To agree the responses to the recommendations of the Scrutiny Review as set out at appendix 2 of the report.
2. To note that where the recommendations have a cost implications, the funding source should be determined by the Chief Operating officer.

Reasons for Decision

The evidence supporting the Panel's recommendations was outlined in the main body of the report [appendix 1]

Alternative Options Considered

The evidence supporting the Panel's recommendations was outlined in the main body of the report [appendix 1]. The Cabinet could have chosen not to accept the recommendations, despite endorsement by the Planning service. The Council did not currently have a protocol for the spending of CIL receipts and would have to prepare and adopt an alternative process.

9. THE FUTURE DELIVERY OF WOLVES LANE HORTICULTURAL CENTRE

The Cabinet Member for Environment introduced the report, which was seeking to cease the current service provision at the Wolves Lane Horticultural Centre, and would be asking for expressions of interest to come forward from suitable organisations for management of the site and, as indicated in the deputation, there had been consultation with local groups.

Councillor Wright spoke, in his ward Member capacity, in support of the Friends of Wolves Lane Group, and welcomed the opportunity offered for the Centre to continue provision for a further year.

Cllr Wright highlighted the Horticultural Centre as a positive resource for the community and spoke about the current lack of volunteering opportunities for Adults and young people with learning difficulties and the valuable opportunities for volunteering and work experience available at the Centre.

Councillor Wright hoped that the positive strengths of the Friends group were a good basis for the Centre to move forward from. He further supported the recommendations of the report and hoped the Council would continue working with the group.

In response to Councillor Engert's questions, it was noted that:

- The proposed relocation of depots in Keston Road and Woodside House to Wolves Lane would follow a due process in which the impact of increased heavy vehicles on Wolves Lane would be assessed.
- The designation of part of this site as Metropolitan open land indicated that there was a set remit for how this area can be taken forward and the Council would not exceed this remit.
- The visitor hub for Finsbury Park was an option discussed in the report, but having investigated this option, it was not being pursued

RESOLVED

1. To cease the current service provision at WLHC [Wolves Lane Horticultural Centre] in April 2017 in line with the findings of the service review detailed in the attached report.
2. That expressions of interest for the future use of WLHC be sought from suitably qualified organisations and that the outcomes of this exercise be reported back to Cabinet before the end of 2016.

Reasons for Decision

The Council's Medium Term Financial Strategy (MTFS) sets out a reduction of £70,000 in the budget of WLHC. Three further internal funding sources were also being removed as a result of actions within the MTFS. As set out in paragraph 11 this would lead to a total funding reduction of £205,000 over the next two years.

Adults and Volunteering Services - All funding for this service was being withdrawn over the next two financial years. The Council was moving away from direct provision of Adult Care and therefore, although personal independence payments may be available for some or all of the service users, this was not an area where the Parks service should continue to operate.

Education Services - This service area was subsidised by the Parks service and only recovers around 50% of its cost through fees and charges. The service was well supported by the schools attending but they have indicated that a 100% rise in the cost of visiting would make visits to the site unaffordable. This was not a core area of operation for the Parks service and others may well be better placed to provide such a service.

Retailing - The Council has been retailing plants and other garden sundries since it took over the management of the Centre from the previous failing social enterprise in 2009. However, recent legal advice had highlighted that the Council does not have in place the right corporate structure. The surplus produced by the retailing is not significant and therefore does not warrant the overhead of setting up the necessary corporate structure to continue.

Growing - The Council currently grows a significant amount of seasonal bedding, shrubs for parks and housing areas and also plants to retail. The Parks service need

for these plants is changing as it moves to more sustainable forms of planting rather than the high maintenance seasonal bedding. In addition it will no longer be retailing and therefore will not need to produce plants to sell. Therefore, in the future the service would require less glass house provision.

Horticultural Centre Site - By recommending that most of the current services should cease this would release around 60-70% of the current site. The site is designated Metropolitan Open Land and therefore its future use must be consistent with the constraints currently placed upon it.

Alternative options considered

During 2015 a full review of the current services and the funding for those services was completed. The review considered three options for each element of the service: remain as is; improve; and stop. A summary of the review can be found at Appendix 1.

10. WHITE HART LANE STATION APPROACH - ARCHITECTURAL SERVICES

The Cabinet Member for Housing, Regeneration and Planning introduced the report which sought approval for the appointment of a multi disciplinary consultancy team to support the Council in delivering the public realm around White Hart Lane Station. The project took into account the response from the public consultation and would provide highways and streetscape improvements along Love Lane, Penhurst Road and White Hart lane between Creighton Road and the High Road. The Transport for London LIP [Local Implementation Plan] would provide vital infrastructure required to progress the High Road West regeneration scheme, approved by Cabinet in December 2014 and wider regeneration, including the Northumberland Park Development project [Spurs Scheme]

RESOLVED

1. To award a contract in the sum of £529,560 to Muf Architecture/ArtLLP to undertake the delivery of public realm around White Hart Lane station between High road and Creighton Road and along White hart Lane.
2. To approve the use of the £122,000 LIP funding and subject to the Council's Contract Standing Orders delegate authority to spend future funds drawn down from the LIP funding for project delivery.
3. To provide delegated authority to the Director of Regeneration, Planning and development, after consultation with the Cabinet Member for Housing and Regeneration to agree any necessary modifications required to the contract in light of any changes to the scheme at no additional cost.

Reasons for Decision

Delivery of White Hart lane Station and surrounding public realm was a key component in the delivery of High Road West, Northumberland Development Project and the wider regeneration across North Tottenham. This in turn corresponds to the challenging objectives for improvements in social, economic and physical well-being in

the Corporate Plan and associated strategies, Upper Lee Valley Opportunity Area and the London Plan.

Alternative Options Considered

The Council considered the option to deliver the scheme utilising existing Council resources. However, this option was not feasible due to lack of the skills and capacity necessary to deliver this project.

Failure to deliver the scheme would compromise the ability of the Council to deliver the wider regeneration of North Tottenham due to the impact that the anticipated increases in demands on the station and surrounding public realm would have on the existing infrastructure.

11. ESTABLISHMENT OF CABINET SUB COMMITTEES 2016/17

The Leader introduced the report, which sought agreement to the re-establishment of the Corporate Parenting Cabinet sub-committee with the terms of reference contained at Appendix A and continued the joint committee arrangements with the LHC.

RESOLVED

1. That for the 2016/17 municipal year, to establish the Corporate Parenting Advisory Committee and the LHC as per the terms of references at Appendix A and B.
2. Following political group nominations received after the Cabinet pack was published, the Corporate Parenting Advisory Committee Members be as follows:

Councillor Weston Chair,
Cllr Stennett,
Cllr Berryman,
Cllr Jennifer Mann
Cllr Opoku
Cllr Hare
Cllr Morris

3. That Councillor Strickland and Councillor John Bevan continue on the LHC board.

Reasons for Decision

To keep an overview of the Councillors statutory role as a corporate parent to children in care and young people leaving care.

The Council currently uses LHC frameworks as an efficient way of procuring technically complex products and services for its building refurbishment and maintenance programmes.

By becoming a Constituent Member of LHC the Council will benefit from:

- Influencing the future direction of LHC including the identification of new products and services which could be beneficial to the Council.
- Increased learning of procurement practices and technical know-how for use by the Council's officers in carrying out its own procurement programmes.
- Share of the LHC annual surplus.

Alternative Options Considered

The Constitution advises that all Advisory or Consultative Committees will continue in operation only until the first meeting of the Cabinet, in the next municipal year following their establishment when they must be expressly renewed or they cease to exist. Therefore, the alternative option would be for the Corporate Parenting Advisory Committee to cease and this would mean that there is not a scheduled opportunity for Members and officers to meet and discuss the wellbeing of children in care and to ensure that the Council is meeting its corporate parenting obligations. This Committee is different to the Children and Young People's Scrutiny Panel as it concentrates on Looked after Children and care leavers and reports directly to the Cabinet.

Haringey has been a Member of the LHC, formerly the London Housing Consortium, for forty years. In February 2012 the Haringey Cabinet approved a recommendation to remain in the LHC Joint Committee and leaving this consortium would affect accessing some shared procurement expertise and support on compliance.

12. CABINET MEMBER APPOINTMENTS FOR 2016/17 TO THE COMMUNITY SAFETY PARTNERSHIP (CSP) AND HEALTH AND WELLBEING BOARD.

The Leader introduced the report which sought approval of Cabinet Member appointments to the Community Safety Partnership and noting of the Cabinet Member appointments to Health and Wellbeing Partnership Board.

RESOLVED

1. That the Cabinet Member for Communities and Cabinet Member for Children and Families be appointed to the Community Safety Partnership.
2. That Councillor Martin Newton be appointed as the Liberal Democrat representative on the Community Safety Partnership.
3. That Cabinet note and approve the Cabinet Members appointed by Full Council on the 16th of May to serve on the Health and Wellbeing Partnership Board:
 - Leader of the Council
 - Cabinet Member for Children and Families
 - Cabinet Member for Finance and Health

Reasons for decision

Appointments from Cabinet are required to both these partnership bodies to reflect statutory duties and enable high level, accountable, strategic, oversight of issues relating community safety and health and wellbeing.

Alternative options considered

These are statutory partnerships with legally required participation of the council.

13. MINUTES OF OTHER BODIES

RESOLVED

To note the minutes of the following meetings:

- Cabinet Member signing on the 8th March 2016
- Cabinet Member signing on the 14th March 2016
- Cabinet Member signing on the 14th of March 2016
- Cabinet Member signing on the 15th March 2016
- Cabinet Member signing on the 17th March 2016
- Leader's Signing on the 18th March 2016

14. SIGNIFICANT AND DELEGATED ACTIONS

Cabinet were asked to note the delegated decisions taken by directors in March and April.

In response to Cllr Engert's questions:

- Agreed that further details are provided to Cllr Engert by The Tottenham Director on a delegated decision taken on the 23rd of March to vary the Tottenham Housing Zone (Phase1 – south Tottenham - overarching borough agreement. This was likely to have been needed due to a technical variation of funding from the GLA.
- Delegated Action 2, [page 196] this contract extension was connected with the continuing estate renewal programme. In November 2013, Cabinet considered the potential for partial redevelopment of some medium sized estates in the borough. The Council were continuing to facilitate the conversation with residents in Park Grove/Durnsford Road, Tunnel gardens/Blake Road and Turner Avenue/Brunel about renewal. This was through an independent liaison officers who had been selected by the residents. The contract with the liaison officers was being extended to continue the dialogue.

The Director for Planning, Regeneration and Development confirmed that no final decision had yet been made on what happens with these estates.

RESOLVED

To note the delegated decisions taken by directors in March and April.

15. NEW ITEMS OF URGENT BUSINESS

None

16. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the remainder of the meeting as the items contained exempt information as defined under schedule 12, paragraph 3 of the Local Government Act 1972.

17. WHITE HART LANE STATION APPROACH - ARCHITECTURAL SERVICES

As per item 10.

18. NEW ITEMS OF EXEMPT URGENT BUSINESS

None

Report for: Cabinet 14th June

Item number: 10

Title: 2015/16 Final Outturn

Report authorised by : Tracie Evans – Chief Operating Officer

Lead Officer: Anna D'Alessandro, Deputy CFO

1. Describe the issue under consideration

1.1. This report sets out the 2015/16 Final Outturn position, the impact on the Council's General Fund and Earmarked Reserves, and the movement from the provisional outturn provided to Cabinet on 15th March.

2. Cabinet Member Introduction

2.1. The Government's in-year reduction to the Public Health Grant was the latest in the line of repeated and substantial cuts to Haringey's funding. These cuts, combined with demographic pressures and growth in the demand for council services, have put the Council under significant financial strain.

2.2. The Provisional Outturn report to Cabinet on 15th March 2016 set out a draft Period 10 (January 2016) position of a net £11.1m overspend requiring an additional £3.9m additional draw down from General Fund Reserves. The final 2015/16 end of year outturn position in this report shows the Council had an overall deficit (overspend) of £6.8m. This represents a c£4.3m improvement on the previously reported provisional outturn but is still significant and concerning.

2.3. It is critical that strong and rapid mitigating strategies are implemented to strengthen the Council's financial position in 2016/17. Our financial prudence in previous financial years has meant that we were able to use our reserves in 2015/16 to smooth the impact of the cuts. However, reliance on reserves is not sustainable in the long run. It is clear that to provide the Council with future financial resilience we must focus on economic and housing growth and I am pleased that there was a £4m surplus in Council Tax collection in 2015/16 as a result of growth in the Council Tax base. We must also substantially pick up the pace of transformation in the demand-led areas of Adult Services, Children Services and Temporary Accommodation if we are to avoid significant overspends in 2016/17.

2.4. I will be working closely with the CFO, Deputy CFO and broader Corporate Leadership Group to ensure that there are plans in place to accelerate the delivery of the Medium-Term Financial Strategy.

2.5. This final outturn will be reflected in the Council's Statement of Accounts, which will be signed for audit by the Chief Financial Officer before 30th June 2016.

3. Recommendations

That Cabinet:-

- 3.1. Consider the report and the Council's 2015/16 Final Outturn position in respect of net revenue and capital expenditure;
- 3.2. Note the principle that the carry forward of resources will only be permitted once agreed by the Chief Finance Officer and where the expenditure is backed by an approved reserve or external funding source; and
- 3.3. Note the risks and issues identified in this report in the context of the Council's on-going budget management responsibilities.

4. Reasons for decision

- 4.1. A strong financial management framework, including oversight by Members and senior management, is an essential part of delivering the Council's priorities.

5. Alternative options considered

- 5.1. This is the 2015/16 Final Outturn report, as such there are no alternative options.

6. Background information

- 6.1. Following the conclusion of Period 10 (January 2016) management reporting, the Council's forecast revenue outturn position for 2015/16 was £256.059m, an overspend of £11.1m against budget. In order to balance the 2015/16 budget, an additional draw down from General Fund Reserve of £4.2m had already been included. Cabinet further agreed in September that £7.2m could be drawn down from; the Services Reserve (£4.5m), Financing Reserve (£0.5m) and the balance from the Risk Reserve (£2.2m).
- 6.2. To deliver a balanced position, the forecast overspend would therefore have necessitated an additional drawdown from the General Fund Reserve of £3.9m.

7. Final Revenue Outturn 2015/16

- 7.1. The closing position for 2015/16 has now been determined. After all closing adjustments, the Council's final net position is a £6.8m deficit (overspend). The revenue position is summarised in Table 1 below, more detailed is provided in Appendix 1.
- 7.2. The entirety of the approved reserve draw down was not required as the overspend was lower than identified in provisional outturn report. As such, after application of agreed reserves, £4.5m Service Area, £0.5m Financing Reserve, and £1.8m from the Risk Reserve, the balance of the Risk Reserve (c£0.4m) will be carried forward into 2016/17.

Table 1 – Summary Revenue Position

	2015/16 Final Outturn		
	Budget	Outturn	Variance
	£'000	£'000	£'000
Leader and Chief Executive	2,932	2,312	(620)
Deputy Chief Executive	144,769	161,245	16,476
Chief Operating Officer	69,565	75,166	5,601
Dir of Regeneration, Planning & Development	19,240	18,351	(890)
TOTAL FOR SERVICE AREAS	236,506	257,074	20,567
Non Service Revenue (NSR)	17,451	3,660	(13,790)
TOTAL	253,957	260,734	6,777
Application of Approved Reserves			6,777

7.3. As part of the year-end corporate closure process a number of requests are made by Services to carry forward underspend budgets. In the current environment, and where these requests relate to General Fund resources, we are proposing as a principle not to allow any carry forwards. There will be some exceptions:

- Where the carry forward relates to external grant funding that would otherwise be lost
- Where funding for a specific project has been previously approved by Cabinet and the spend will inevitably be incurred across more than one year

In these cases the Chief Finance Officer (s151) will approve these requests. The transfers to/from reserves can be found at Appendix 1.

8. Analysis of key movements

Leader and Chief Executive -£0.6m underspend

8.1. There was a underspend in this Service Area of £0.6m, a further £0.3m underspend compared to the provisional outturn. This was driven broadly by an overachievement of income in Legal Services.

Deputy Chief Executive - £16.5m overspend

8.2. The Deputy Chief Executive's area includes two of the Council's largest budgets with significant demand-led pressures. Overall, this Service Area had an overspend of £16.5m, a reduction of £0.1m from the provisional outturn. The key overspends are within Adults (£11.8m) and Children's (£4.1m).

Adults Services - £11.8m overspend

8.3. The final outturn for Adults Services was £11.8m. This was an improvement on the provisional estimate but still represents a significant overspend.

8.4. Adults Social Care is a Service Area that is under great pressure both locally and nationally. Demographic changes including the ageing population and improvements in medical service is creating additional need for services. At the same time the cost of care is rising steeply in London.

8.5. These pressures have been experienced strongly in Haringey. The Service began the year in an overspend position and demand continued to rise through

the first half of the year. The Service put in place an action plan to manage these pressures including a programme of “best practice review” based on principles of promoting independence. In addition a new brokerage team was formed to support contract negotiation and improve VFM.

- 8.6. In 2016/17 there are a number of programmes of work underway to ensure that savings plans are delivered, demand is better managed, the cost of care is reduced and the underlying pressure is better managed. However, in order to turnaround this financial position all these activities need to be delivered at a pace in 2016/17.

Children’s Services - £4.1m overspend

- 8.7. Having undergone an ambitious transformation programme over the past three years together with determined effort by officers, a previous significant overspend has significantly reduced. Expenditure in 2015/16 was in aggregate around £4m less than in the previous year.
- 8.8. Although progress has been made, spending is not yet in line with the plans set out in the budget with overspends in the Looked After Children and Care Leavers budgets.
- 8.9. In addition, the Service has experienced difficulty in attracting and retaining permanent staff and the additional costs of agency workers has led in particular to staffing overspends, although this did improve between months 10 and 12. There are also pressures on services for Disabled Children including Home to School Transport.
- 8.10. There are further savings expected from Children’s services in 2016/17 and there is a high risk that although the Service will continue to deliver cost reductions, it may not be sufficient to avoid further overspends. More focus needs to be given to the prioritisation of activities which will deliver rapid benefits in 2016/17.

Other Deputy Chief Executive areas - £0.5m overspend

- 8.11. HM Government imposed a £1.2m in year reduction of the Public Health grant in 2015/16. The Public Health Directorate was able to deliver an underspend against the original budget of £0.4m but there is still a net pressure of £0.8m. The remaining Public Health Reserve will be drawn down to meet this pressure with the balance forming part of the corporate overspend.
- 8.12. Schools Trading Services were able to deliver a modest over achievement of income against their first years trading targets while Commissioning produced an underspend of £0.1m from early achievement of savings.

Chief Operating Officer - £5.6m overspend

Overall, there was an overspend of £5.6m in this Service Area, broadly in line with the provisional outturn. The Chief Operating Officer leads a range of services including Homes for Haringey, Commercial and Operations (Environmental Services) and Shared Service Centre and Customer Services. The main variance in this area is in Housing Temporary Accommodation (£5.9m overspend); however there are also some pressures in the Shared Services Centre (£0.9m) offset by net underspends in other back office Services of £1.2m.

General Fund Housing Services - £5.9m overspend

- 8.13. The Housing Service in the General Fund has a final overspend position of £5.9m which is largely attributable to the costs of Temporary Accommodation (TA). This is worse (by around £0.7m) than the provisional outturn, suggesting that the pressures in the Service are continuing to increase. This is largely because the number of households accommodated in TA is relatively stable however the cost of procuring suitable housing is rising steeply.
- 8.14. This is for two main reasons, firstly increases in rent levels for existing properties, as existing landlords switch properties to more expensive nightly rated stock and secondly increased costs for newly acquired units, as the existing unit is sold. The Government's Welfare Reform agenda is holding the levels of housing benefit down the gap between rent paid out and collected is growing further apart, in common with the rest of London.

Regeneration, Planning and Development (Director of Regeneration) - £0.9m underspend

- 8.15. Overall the Regeneration, Planning and Development Service has delivered an underspend of £0.9m, this is £1.3m higher than the provisional outturn due to budget transferred from reserves the Regeneration budget for Development Vehicle, Wood Green regeneration and worklessness schemes.

Non Service Revenue (NSR) - £13.8m underspend

- 8.16. Non Service Revenue income and expenditure budgets are those held corporately which are not related to services but to a number of corporate activities including Treasury and Risk contingencies. There are underspends on some of these budgets along with increased income.
- 8.17. Slippage on the capital programme has reduced the level of Minimum Service Provision (MRP). This together with the achievement of significant benefits from the Council's successful Treasury Management strategy has also provided addition resources in this year.
- 8.18. Taken together, these items have provided a £13.8m underspend.
- 8.19. Due to not having the full complement of capital information at time of the provisional outturn to Cabinet on 15th March, MRP was understated by c£1m, as a result the NSR figure reported should have been £11,243m not £10,329m. This has been rectified in the current report.

9. Housing Revenue Account (HRA)

- 9.1. For the HRA, the planned surplus to finance the HRA Capital Programme of £15.3m has been exceeded £5.6m. This surplus, as set out in Table 2 below, will be transferred to HRA Reserve.

Table 2 – Housing Revenue Account

2015/6			
	Revised Budget £000s	Actual £000s	Variance £000s
Housing Revenue Account	(15,252)	(20,864)	(5,612)

10. Dedicated Schools Budget (DSB)

- 10.1. The provisional outturn position for the DSB is an overall draw down on reserves of £1.6m, of which £1m represents a decrease in schools' delegated budgets (Schools Balances) and the remainder (£0.6m) is in respect of centrally held items within the DSB.
- 10.2. The reduction in Schools Balances (by £1m) is evidence that school budgets are under pressure from cost increases. Costs will increase during 2016/17 as pressure from the increase in employers National Insurance contributions is felt. There will be a further expected pressure on school balances in 2017/18 as the National Funding Formula is introduced.
- 10.3. The £0.6m centrally held items includes; a drawdown of £0.8m from the Early Years reserve to fund an enhanced hourly rate for childcare for two year olds and in year take up of places. In addition there was an overspend of c£1m on the High Needs Block, which arising from similar demand pressures as experienced in Social Care: rising costs and increasing complexity of need. These were offset in year by a £1.2m underspend on the Schools Block. Following these movements the balance on the DSB non-schools reserve stands at £3.3m.
- 10.4. Overall, the year-end balances held in schools' delegated budgets now stands at £11.7m.

11. The Collection Fund

- 11.1. The overall position on the Collection Fund was a surplus of £4m. This comprises two elements: Council Tax which ended the year with a surplus of £7m, and Non Domestic rates (NDR), which ended the year with a deficit of £3m.
- 11.2. The Council Tax surplus can be largely attributed to growth in Council Tax Base and the continued better than anticipated performance against the Council Tax Reduction Scheme assumptions, resulting in the Council Tax surplus. The deficit in NDR, was largely brought about by the additional charge incurred in meeting the cost of, and the provision for, a significantly higher number of appeals than expected, increased because of the deadline for backdating appeals and an unavoidable sector wide settlement for Surgeries and Health Centres.
- 11.3. Cabinet is reminded that in respect of NDR, the forthcoming changes to the Retention Scheme could potentially see an increase in the share borne by the Authority of any deficit made, thereby increasing our risk of financial challenge.

12. Final 2015/16 General Fund Capital Outturn

- 12.1. The 2015/16 final General Fund Capital Outturn is a £51m underspend against the approved budget of £94m, a further £40.3m underspend over and above that reported in the provisional outturn. This is matched by the total General Fund financing requirement of £51m underspend, the largest components being, prudential borrowing £23m and £11m HRA financing Priority 2 and 5 Housing activities.

Table 3 – Summary Capital Outturn and Financing

Capital Outturn 2015/16	Budget	Outturn	Variance
	£'000	£'000	£'000
Priority 1 - Childrens	12,026	8,044	(3,982)
Priority 2 - Adults	2,969	2,325	(644)
Priority 3 - Safe & Sustainable	14,698	13,533	(1,165)
Priority 4 - Growth & Employment	13,149	8,507	(4,642)
Priority 5 - Homes & Communities	42,500	5,635	(36,865)
Priority 6 - Enabling	8,757	4,622	(4,135)
General Fund Capital	94,099	42,666	(51,433)
General Fund	Budget	Outturn	Variance
Capital Grants from Central Government Departments (inc SCE(C))	11,132	8,432	(2,700)
Grants and Contributions from Private Developers & Leaseholders	300	316	16
Section 278 funding	500	317	(183)
Grants & Contribs from Non-departmental Public Bodies	500		(500)
Capital Grants from the National Lottery	331	145	(187)
Capital Funding from GLA Bodies	11,211	5,430	(5,781)
Use of Capital Receipts Other	12,807	8,050	(4,757)
Housing Revenue Account	17,103	6,380	(10,723)
Section 106 Funding	749	124	(625)
General Fund Revenue Account	1,061	1,193	132
Use of Reserves	4,280	1,511	(2,769)
Prudential Borrowing	34,125	10,768	(23,356)
Total Financing General Fund	94,099	42,666	(51,433)

- 12.2. The largest element of the capital underspend (£37m) is in Priority 5 which relates to Housing, specifically two projects: the proposed new build/new supply programme and buying-out Leaseholders on the High Road West Regeneration area. For the new build programme a carry forward request has been made which relates to phase 1 of the scheme which is in contract and committed and the remaining funding returned to the HRA. High Road West scheme is long-term for which firm plans for expenditure are difficult to predict with certainty. The purchase of leaseholder properties at High Road West will continue throughout 2016/17.
- 12.3. Over the course of 2016/17 we will be putting in place a process to ensure that capital projections are readily reviewed and potential slippage is strongly challenged.

13. Summary/ Conclusions

- 13.1. Overall, at the end of the 2015/16 financial year there is a General Fund revenue overspend of £6.8m. Although c£4.3m lower than that reported provisionally, is still a significant deficit. For 2015/16, this can be met from the Reserve draw down approved by Cabinet in the Autumn. The use of Reserves should always be regarded as a short-term measure and priority must be given to proactively and swiftly managing the underlying cost drivers.
- 13.2. 2016/17 is likely to see the continuation of significant budget pressures within Adults and Children's Services, which is of serious concern given the further

ambitious savings targets in 2016/17 and beyond. There are also significant pressures being reported in the Temporary Accommodation area which similarly has future years' savings targets and demand-led pressures.

- 13.3. In order to ensure we don't overspend to these levels in 2016/17, the current MTFS has been reviewed and will provide to the Cabinet Member for Finance, CFO and Deputy CFO, a list of proposals which will close the savings gaps and address projected overspends.

14. Contribution to strategic outcomes

- 14.1. Adherence to strong and effective financial management will enable the Council to deliver all of its stated objectives and priorities.

15. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance

- 15.1. The CFO has signed off this report.

Legal

The Assistant Director of Corporate Governance has been consulted in the preparation of this report and confirms that all statutory and constitutional requirements have been addressed. Accordingly, there are no immediate legal implications arising out of the report.

Equalities

There are no equalities implications in relation to this report.

16. Use of Appendices

- Appendix 1 – Transfers To/From Reserves

17. Local Government (Access to Information) Act 1985

- 17.1. The following background papers were used in the preparation of this report:

- Year-end financial reports

- 17.2. For access to the background papers or any further information please contact Anna D'Alessandro – Lead Finance Officer.

2015/16 Transfers To/From Reserves

Appendix 1

YEAR END TRANSFERS TO RESERVES	£000s	YEAR END TRANSFERS FROM RESERVES	£000s
LEADER AND CHIEF EXECUTIVE		LEADER AND CHIEF EXECUTIVE	
Local Land Charges	166	Insurance	1,244
Insurance	1,031	Electoral Registration Grant	40
Individual Electoral Registration Grant	15		
CHIEF OPERATING OFFICER		CHIEF OPERATING OFFICER	
Transformation Reserve - BIP	246	Support Fund	432
Transformation Reserve - P2P	97	Leisure Agreed Funding	421
Transformation Reserve - CSTP	149	Veolia Redundancies	271
Transformation Reserve - SSC	28		
Transformation Reserve - HR	356	DIRECTOR REGENERATION & PLANNING	
Revenues and Benefits Grant	171	Wood Green Investment Framework	283
Housing Benefit	682	Labour Market Growth Resilience Reserve	66
Leisure Borrowing	1,353		
Waste Grant	7		
Local Partnerships Framework	65		
DEPUTY CHIEF OPERATING OFFICER			
Culture Strategy	71		
Transformation Reserve - Best Start in Life	174		
Troubled Families Grant	128		
Transformation Reserve - Healthy Lives	158		
Financial Education Project	60		
Pendarren	100		
DIRECTOR REGENERATION & PLANNING			
CIL Admin	162		
Industrial Living	160		
Transformation Reserve	125		
Transformation Challenge Award Grant	474		
GLA grant match funding	102		
GVA fees to progress Tottenham Hale	115		
TOTAL	6,195		2,757

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Report for: Cabinet 14th June 2016

Item number:

Title: The Council's Capital Strategy and 10 year Capital Programme.

Report authorised by: Tracie Evans – Chief Operating Officer

Lead Officer: Anna D'Alessandro – Interim Deputy CFO

Ward(s) affected: ALL

**Report for Key/
Non Key Decision:** Non Key.

1. Describe the issue under consideration

- 1.1. Cabinet approved the Council's Capital Strategy in December 2015. This strategy has been developed to ensure that the Council takes a longer-term view of the assets required to deliver its Corporate Plan priorities and to support its Medium Term Financial Strategy (MTFS).
- 1.2. The Council's Corporate Plan and Capital Strategy are ambitious for regeneration and growth that will deliver a range of improved outcomes for its residents. Both also seek to secure stability for financial planning purposes as Government support reduces and the Council becomes more reliant on locally determined sources of funding such as Council Tax and Business Rates.
- 1.3. To deliver the outcomes in the Capital Strategy and Corporate Plan a number of more detailed long-term capital investment proposals have been put forward by Priority Boards. The Capital Board (as detailed in section 10 below) has overseen a robust scrutiny process in order to develop an affordable and deliverable 10 year programme. Together with existing approved schemes in the current approved Capital Programme, these new investment proposals will form the refreshed long-term programme underpinning approved capital budgets in the MTFS.
- 1.4. This report sets out the detailed programme, in line with the MTFS, for Cabinet to recommend to full Council for approval.

2. Cabinet Member Introduction

- 2.1. This report recommends a detailed programme of capital schemes in support of the Council's long term Capital Strategy.
- 2.2. The Capital Strategy provides the basis which will underpin our discussions about the need for assets and our approach for acquiring and maintaining our operational assets as well as the key role that the Council's assets play in

delivering our key priorities of regeneration, business growth, growth in employment and housing growth.

2.3. As we develop our longer-term thinking on asset usage it is equally important that we consider our approach to financing capital expenditure so that we are able to maximise the impact of investments that deliver future financial growth for the Council.

2.4. We must also acknowledge the additional risks that such an approach exposes us to and continue to ensure that we both manage those risks appropriately and reflect fully the impact of our decisions in our financial strategy.

3. Recommendations

3.1. Cabinet are asked:

1. To recommend to full Council the approval of the 10 year capital programme (Appendix 1) which replaces the current capital programme.
2. To note the programme of schemes being developed for future Business Case approval through the Capital Board (Appendix 2).
3. To note the affordability position and proposed capital financing arrangements.
4. To note the proposed Governance and role of Capital Board in developing scrutinising and challenging the programme.

4. Reasons for decision

4.1. To update approved capital programme aligned to the Capital Strategy.

4.2. To set out governance arrangements for future development of programme and strategy.

5. Alternative options considered

5.1. The Council could continue to determine and approve an annual Capital Programme based on its immediate needs; however this approach has been discounted as it will tend to prioritise those projects which can be developed quickly rather than those that support a more strategic view of the Council's needs and supports the Corporate Plan. It will also potentially be limited by short-term decisions on funding options which may not be the most effective approach.

5.2. There are a number of funding approaches that have also been considered ranging from restricting expenditure to the extent to which capital receipts can continue to be generated, to a longer-term view based on leveraging additional external resources and anticipating revenue streams in support of borrowing. There is a need to keep under review the balance between the Council's ambition and the risks associated with borrowing in a challenging financial climate. By taking a longer-term view these risks can be mitigated and

managed over time. The Council's MTFs will continue to be updated with the on-going revenue effects of capital decisions.

6. Background information

- 6.1. The Corporate Plan identifies priority areas and outcomes. Whilst many of the outcomes sought are provided on an on-going basis to residents and businesses from the Council's revenue budget, they often rely on assets being available to support delivery e.g. buildings and infrastructure. The acquisition and maintenance of these assets is generally capital expenditure and the Council approves a capital programme setting out its expenditure plans for these assets.
- 6.2. In addition, the Council has a key role in shaping and encouraging development in its area so that Haringey develops as a place where people can live and work.
- 6.3. Previously an annual process has taken place alongside the development of the Council's revenue budget and MTFs and there are clearly linkages between these processes. However, this approach has certain constraints which can limit projects where the benefits are less certain or take longer to materialise.
- 6.4. The financing of the programme has tended to shape the schemes which were included; capital receipts and external funding has been used primarily to determine the capital expenditure priorities and size of the programme. Some invest to save projects have been undertaken by utilising prudential borrowing but these have been limited.
- 6.5. In order to improve the Council's planning for its capital needs and to better reflect investment in those assets which will assist in the delivery of its outcomes, a longer-term view of its capital needs has been developed and set out in the Capital Strategy.
- 6.6. The strategy will give longer-term planning certainty for those areas where on-going maintenance of assets is a feature of service delivery e.g. road maintenance. The strategy also considers at an overall level, appropriate approaches to financing the Council's capital needs; the detail of the approach will continue to be considered and reflected in the Council's MTFs. This will be in addition to the review of capital financing controls exercised through prudential borrowing indicators and treasury management reports.
- 6.7. The strategy also reflects the alternative approaches to delivering the investment in assets within the borough. Cabinet has recently agreed to commence the process of identifying a partner in the Development Vehicle through a competitive dialogue process and this approach is clearly signposted in the strategy.

7. Capital Strategy – Key Points

7.1. The Capital Strategy will:

- Reflect Council's priorities as set out in the Corporate Plan;
- Balance the need to maintain the Council's existing asset base against its future ambition and associated long term asset needs and consolidate assets where appropriate;
- Recognise that growth is the strategic driver for financial self-sufficiency;
- Be affordable in the context of the Council's MTFS;
- Seek to ensure value for money through achieving a return on investment or by supporting service efficiency and effectiveness;
- Flexible to respond to evolving service delivery needs;
- Seek to maximise investment levels through the leveraging of external investment;
- Recognise the value of assets for delivering long-term growth as opposed to being sold to finance capital expenditure;
- Recognise the financial benefits and risks from growth generated through investment to support investment decisions; and
- Reflect the service delivery costs associated with growth when assessing the level of resources available for prudential borrowing.

8. Proposed 10 year Capital Programme

8.1. In order for the proposals to be recommended for inclusion into the 10 year Capital Delivery pipeline, projects were required to meet an overall threshold of 60% of the following criteria:

- **Priority** - The project delivers on priority objectives; has clear outputs articulated and can demonstrate a positive impact on service;
- **Savings** - The project delivers savings; avoids costs and is able to generate new income;
- **Readiness** - The project has a detailed and credible programme; key project stages are already approved and delivery resources are in place;
- **VfM** - The project provides an efficient and effective solution; provides a return on investment and supports growth in capacity;
- **Urgency** – The project supports an important statutory requirement; addresses a risk of service/business failure or addresses an urgent need; and
- **Leverage** - The project is able to bring in external finance and partners share in project risk/delivery.

8.2. The projects listed in Appendix 1 met the above criteria and have been recommended for inclusion into the Capital delivery pipeline.

8.3. Proposals that did not meet the minimum threshold score and require further refinement and/or business case development are listed at Appendix 2. Priority Boards can re-submit proposals to the Capital Board for consideration as part of the rolling 10 year Capital programme.

9. Financing and affordability

9.1. The main capital financing elements of the 10 year programme and their proportion of the total as shown below:

- Government/TfL/GLA – 33%
- Borrowing – 32%
- Community Infrastructure Levy (CIL)/section 10/Private Developers – 18%
- Disposals/Capital Receipts – 11%
- Other - 6%

9.2. Funding of the capital programme will require the Council to undertake a significant level of prudential borrowing. Borrowing is paid for using the Council's revenue account which also pays for the Council's day-to-day service delivery and therefore it is important to ensure that proportionality of debt against the cost of servicing that debt is kept under review.

9.3. Financial modelling has taken place to ensure that the Council is able to afford the level of debt fund the Capital Programme. This has demonstrated the Council does have sufficient financial capacity to undertake this programme. The financial modelling has been built into the Council's MTFS.

9.4. The officer Capital Board will closely monitor the delivery of projects and ensure that projections as to timing of spend are accurate and timely, so that the affordability calculation is continually refreshed and therefore the Section 151 Officer can ensure that sufficient capital funding is available to deliver the agreed programme and that the amount of headroom for new projects is known.

9.5. Quarterly updates will be provided to Cabinet on the Capital Programme and affordability.

10. Governance

10.1 In order to ensure the delivery of the Capital Strategy an internal officer Capital Board has been constituted with members of the Corporate Leadership Team, acting as a gateway for proposals.

10.2 Performance of the capital programme will continue to be monitored through the Council's regular financial monitoring information, key decision reports, schemes exceed the relevant financial or constitutional thresholds and through an update reports alongside its revenue budget considerations, the MTFS, the Council's outturn reporting and the Statement of Accounts.

- 10.3 The Capital Strategy will also be kept under review in the light of changes to the Council's overall strategic objectives through amendments to the Corporate Plan and will be refreshed to take account of such changes on a regular basis.
- 10.4 All project proposals for Capital Board consideration must be approved and authorised by Priority Boards. Priority Boards should submit robust Project Briefs for Capital Board scrutiny and interrogation. The Capital Board will convene at pre-determined dates throughout the year.
- 10.5 Occasionally, the Capital Board may identify a business opportunity as part of its strategic place-shaping role. In these instances, the identified project opportunity will be allocated to the relevant Priority Board to develop, manage and monitor.
- 10.6 Priority Boards will be responsible for monitoring performance and delivery of approved projects on a day-to-day basis, with Capital Board oversight on projects with two or more rising Amber/Red status.

11 Risks

- 11.1 It is important for the Council to understand the interactions, costs and risks associated with the Capital Strategy: borrowing for capital expenditure purposes has an impact on the Council's revenue position as do investments which deliver growth in the Council's revenue base i.e. investment in houses to generate Council Tax receipts and investments in regeneration which may deliver business rate growth and employment growth.
- 11.2 A key difference in the approach in the proposed Capital Strategy is the assumption that borrowing will be used to support capital expenditure. Members consider annually, as part of the Treasury Management Strategy, a number of prudential indicators which are largely concerned with ensuring the affordability of capital expenditure decisions. This will become an even more important mechanism for Members to review against the risks associated with a long-term programme supported by prudential borrowing in addition to other forms of supporting capital expenditure e.g. capital receipts and grants.
- 11.3 Interest rates are at historic low levels but will not remain at such levels indefinitely. The Council's Treasury Management activities will seek to optimise borrowing efficiency and minimise costs based on the long term financing needs of the capital expenditure programme, but fundamentally the costs of borrowing have to be affordable.
- 11.4 It is proposed that some investment, supported by borrowing, will take place in advance of expected or anticipated benefits in the form of additional income or reduced costs. In order to minimise the risks associated with this approach, it is proposed that the period of time against which future receipts can be anticipated should be restricted to a maximum of three years.

12 Contribution to strategic outcomes

- 12.1 Capital expenditure fundamentally provides the infrastructure for the Council to deliver its core functions and ambitions, particularly in the areas of regeneration and housing growth. The successful delivery of these

outcomes provides some of the key strategic levers necessary for the Council to establish a firm financial position for the future.

13 Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance

13.1 This report has been written and approved by the Chief Finance Officer as responsibility for the preparation of the Capital Strategy resides within her portfolio. All financial matters have been covered.

Legal

13.2 Comments of the Assistant Director of Corporate Governance and legal implications:

- a) Part 2, Article 4 of the Constitution states that only full Council can take decisions relating to the Council budget framework, which includes the allocation of financial resources, and decision relating to the council's borrowing requirements and capital expenditure.
- b) It is for Cabinet to consider the detailed programme of capital schemes in support of the council's long-term Capital Strategy and to recommend its approval by full Council to replace the current approved capital programme.

Equalities

13.3 The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:

- Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- 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.

13.4 This report sets out the proposed programme of capital schemes in support of the Council's long-term Capital Strategy. These schemes have been selected on the basis of agreed criteria which ensure that the programme aligns with the Council's agreed priorities. Individual projects within the programme will be subject to further Cabinet approval which will cover the more detailed implications associated with implementation, including the equalities impacts of individual schemes.

13 Use of Appendices

Appendix 1 – Proposed Programme of recommended schemes

Appendix 2 – Schemes which require further business cases

14 Local Government (Access to Information) Act 1985

- Medium-Term Financial Strategy – Cabinet 9th February 2016(MTFS)
- Draft Capital Strategy December 15th 2015 Cabinet

16.1 For access to the background papers or any further information please contact Anna D'Alessandro – Interim Deputy CFO

Appendix 1- Proposed programme of recommended schemes

Priority	Ref No.	Proposed RAG recommendation to Cabinet	WARD	Name of Capital Investment Proposal	Description	Planned Spend 2016/17	Planned Spend 2017/18	Planned Spend 2018/19	Planned Spend 2019/20	Planned Spend 2020/21	Planned Spend 2021/22	Planned Spend 2022/23	Planned Spend 2023/24	Planned Spend 2024/25	Planned Spend 2025/26	Sub Total	LBH Funding	External Funding	Total
						£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
P1	2	Green (Recommended)	All	Primary School modernisation and enhancement	Works to enhance and modernise facilities at primary schools, and deal with priority condition issues. The Council retains the responsibility for all landlord issues, including lifecycle replacement of mechanical and electrical systems and all structural elements of roofs, structure, window replacement programmes etc. The authority also has a responsibility to secure quality provision to enhance delivery of a modern school curriculum and to raise achievement overall. The Schools Asset Management Plan is subject to 5 year refresh of condition surveys. The last full condition survey of the primary school estate was carried out in 2010 and is now due for refresh. The estimated backlog of condition work at that time was £70m. High priority works need to be undertaken over the next 10 year period.	5,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	32,000	0	32,000	32,000
P1	3	Green (Recommended)	Bounds Green Hornsey	Primary School - new pupil places	Bounds Green and St Mary's, completion of expansion works. The expansion of two primary schools by 1FE each to cater for local demand for school places. Both schemes were approved and all statutory consultations undertaken in previous years. Both schemes are now underway. The increased cohorts will work their way through both schools from 2016 onwards.	4,000	700	20	20	20	0	0	0	0	0	4,760	0	4,760	4,760
P1	4	Green (Recommended)	All	Secondary School modernisation and enhancement	Use of Lifecycle Fund to deal with priority condition issues in the community school estate. The Council retains the responsibility for all landlord issues at community secondary schools, including lifecycle replacement of mechanical and electrical systems and all structural elements of roofs, structure, window replacement programmes etc. The authority also has a responsibility to secure quality provision to enhance delivery of a modern school curriculum and to raise achievement overall.	1,500	2,000	3,000	3,000	3,000	0	0	0	0	0	12,500	12,500	0	12,500
P1	8	Green (Recommended)	West Green	Professional Development Centre	Essential works to facilitate vacant possession, options appraisal and the redevelopment of the site. An Asset Management review has identified that the asset is potentially surplus/under utilised since the departure of Moselle School from the site. The Accommodation Strategy has resulted in a large number of staff in the Professional Development Centre (PDC) moving into the corporate centre. The PDC is increasingly under-utilised as a site, although it still provides the main centre for teacher professional development in Haringey. Options for redevelopment could include partial or full redevelopment. There is no current requirement for pupil place expansion in the area. Funding is required to develop options appraisals and to ensure vacant possession is achieved to an agreed timetable.	100	350	500	0	0	0	0	0	0	0	950	950	0	950
P1	-	Green (Recommended)	All	Devolved Schools Capital	Annual DFE grant funding devolved directly to schools to manage.	550	0	0	0	0	0	0	0	0	0	550	550	0	550
Total Priority 1 - Children & Young People						11,150	6,050	6,520	6,020	6,020	3,000	3,000	3,000	3,000	3,000	50,760	14,000	36,760	50,760
P2	1	Green (Recommended)	All	Aids, Adaptations and Assistive Technology for Home Owners and Private Tenants (Disabled Facilities Grants)	Disabled facilities aids and adaptations may contribute to a reduction in the level of care a person may need as a primary outcome of any adaptation is to increase a person's ability to care for themselves. Adaptations to provide access to and from a person's home ensure people can play an active part in the community in which they live and to take up employment and/or training as appropriate. Includes extra money for Shared Lives families.	1,818	1,818	1,818	1,818	1,818	1,818	1,818	1,818	1,818	1,818	18,180	18,180	0	18,180
P2	1	Green (Recommended)	All	Aids, Adaptations and Assistive Technology for Council Tenants (Disabled Facilities Grants)	Disabled facilities aids and adaptations may contribute to a reduction in the level of care a person may need as a primary outcome of any adaptation is to increase a person's ability to care for themselves. Adaptations to provide access to and from a person's home ensure people can play an active part in the community in which they live and to take up employment and/or training as appropriate. Includes extra money for Shared Lives families.	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	12,000	12,000	0	12,000
P2	7	Green (Recommended)	Seven Sisters	New Day Opportunities Offer - Ermine Road	As part of the Medium Term Financial Strategy, three out of the four Learning Disability day centres will be closed and one of the two dementia day services. The remaining centres are likely to need some reconfiguration and refurbishment in order to accommodate new clients and to provide a more reablement based service.	161	0	0	0	0	0	0	0	0	0	161	161	0	161

Appendix 1- Proposed programme of recommended schemes

Priority	Ref No.	Proposed RAG recommendation to Cabinet	WARD	Name of Capital Investment Proposal	Description	Planned Spend 2016/17	Planned Spend 2017/18	Planned Spend 2018/19	Planned Spend 2019/20	Planned Spend 2020/21	Planned Spend 2021/22	Planned Spend 2022/23	Planned Spend 2023/24	Planned Spend 2024/25	Planned Spend 2025/26	Sub Total	LBH Funding	External Funding	Total	
P2	6	Green (Recommended)	Crouch End Seven Sisters Stroud Green	Community Reablement Hubs - The Haven and Osborne Grove	Bespoke training, assessment and equipment for reablement.	150	50	0	0	0	0	0	0	0	0	200	200	0	200	
Total Priority 2 - Adults						3,329	3,068	3,018	3,018	3,018	3,018	3,018	3,018	3,018	3,018	30,541	30,541	0	30,541	
P3	1	Green (Recommended)	All	Street Lighting	Borough wide street lighting column and LED upgrade. This capital project will support Priority 3 in making Haringey a clean, well maintained and safe borough. A Cleaner, Greener Haringey - LED lighting is a more sustainable light source and reduces our environmental footprint. The benefits to Carbon Management is provided through reduced energy costs and provide protection against future rises in energy prices. A Safer Haringey - Improved lighting reduces the perception of fear and has been proven to reduce crime and improve road safety for the benefit of all road users. Better lighting standards is also a priority for the Police. The remaining lamp columns requiring replacement are past their life expectancy and many are considered unsafe. This provides a very serious risk to the council through insurance claims, resident perception and most importantly safety.	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,000	10,000	0	10,000	
P3	2	Green (Recommended)	All	Borough Roads(Highways planned maintenance)	This bid covers the planned maintenance of Haringey's carriageways and footways. Funding will allow the improvement in the overall condition of these important assets. A well maintained public highway helps people feel safe, encourages walking and cycling, reduces road accidents and reduce pedestrian trips and falls. Regular condition surveys are carried out of the highway network, classified roads(72km), unclassified roads (242km) and footways (650km). These surveys are used as the basis for prioritising the maintenance programme.	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	30,000	30,000	0	30,000	
P3	3	Green (Recommended)	All	Structures(Highways)	The aim of this bid is to address known failing structures in borough, where not eligible for external TfL funding. Haringey undertakes inspection and assessments of its 85 highway structures via its revenue programme. This identifies requirements for maintenance and repair. As part of this programme structural assessments it has been identified that the Highgate Hill retaining wall (The Bank), which is a listed structure and the North Hill retaining wall are in urgent need of remedial works to ensure that the walls do not collapse. Temporary restrictions on traffic movements have had to be introduced at these two location until the repair works are undertaken. Other known structural repair works relate to the Southwood Lane Graveyard Wall and Ferry Lane subway repairs.	300	320	350	340	350	340	0	0	0	0	2,000	2,000	0	2,000	
P3	4	Green (Recommended)	All	Flood Water Management(Drainage) Gold	Enhanced programme of drainage schemes to reduce Flooding risk. Flooding incidents throughout the borough have become an increasing issue in recent years due to the effects of climate change resulting in ever higher volumes of precipitation. This proposal covers the introduction of physical works required to reduce the risk of flooding through the introduction of drainage and Sustainable Urban Drainage infrastructure.	500	530	560	590	620	650	680	710	750	790	6,380	6,380	0	6,380	
P3	5	Green (Recommended)	All	Borough Parking Plan	The main objectives are to address community parking pressures throughout the borough through the possible introduction of Controlled Parking Zones (CPZ), review of existing measures including the legal compliance of the council's parking infrastructure to facilitate effective enforcement. Capital investment is required to mitigate the implications arising from large scale developments earmarked within the borough such as the Lawrence Road regeneration project and the Hornsey Town Hall redevelopment and the St Luke's development in Muswell Hill. It will also allow the council to act to address long standing community parking issues and contributes to the council's obligation under the Highways Act of working to ensure the expeditious flow of traffic on the public highway.	300	300	300	300	0	0	0	0	0	0	0	1,200	1,200	0	1,200
P3	7	Green (Recommended)	Northumberland Park	CCTV control room	Investment in modern equipment to secure the re-location of the Community Safety and Traffic Enforcement CCTV control room from Ashley Road depot to the proposed site at Marsh Lane. This will entail the procurement and installation of new storage, control and display equipment. The telecommunications links between on street CCTV cameras and the control room will also require re-routing by the relevant statutory providers, BT & Virgin Media. The new control room will also be used as the alternative Borough Emergency Control Centre (ABECC) in partnership with our Business Continuity and Emergency Planning team.	2,100	0	0	0	0	0	0	0	0	0	0	2,100	2,100	0	2,100

Appendix 1- Proposed programme of recommended schemes

Priority	Ref No.	Proposed RAG recommendation to Cabinet	WARD	Name of Capital Investment Proposal	Description	Planned Spend 2016/17	Planned Spend 2017/18	Planned Spend 2018/19	Planned Spend 2019/20	Planned Spend 2020/21	Planned Spend 2021/22	Planned Spend 2022/23	Planned Spend 2023/24	Planned Spend 2024/25	Planned Spend 2025/26	Sub Total	LBH Funding	External Funding	Total
P3	9	Green (Recommended)	All	Local Implementation Plan(LIP)	TfL funded Highways Local Implementation Plan (LIP Programme). TfL funds a programme of works identified by the Council via an annual programme. The programme is subject to a detailed report to Members each year. The expenditure forecast reflects the estimated level of works that will need to be funded and resourced over the next 10 years.	2,617	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	26,917	0	26,917	26,917
P3	10	Green (Recommended)	All	Developer S106/S278	Estimated Highways Activity resulting from planning obligations. Planning conditions for new developments will often include on site or adjacent to site highways works. This programme reflects the estimated obligations which may accrue over the next 10 years which will need to be programmed and resourced.	1,600	1,700	1,800	1,900	2,000	2,100	2,200	2,300	2,400	2,500	20,500	0	20,500	20,500
P3	11	Green (Recommended)	All	Parks Asset Management: Parks Infrastructure Parks Machinery Parks Vehicles Landscape Strategy Improvements Allotment infrastructure Parks Tree Planting Existing Parks & Leisure Scheme	This programme of works will cover the basic maintenance of parks assets to protect them from deterioration and ensure previous investment works are not undermined. The works will support the quality of the boroughs parks and open spaces to ensure they continue to be able to provide a valuable contribution to the health of residents and support community cohesion. The investment is important to sustain the councils 20 Green Flag awards. The investment covers the renewal and replacement of assets, such as bins, benches, roads, paths, fences, lighting, paddling pools and trees. These assets are spread across 243 hectares of parkland serving every area of the borough. Without ongoing investment the parks will decline into unused and unsafe places.	350	350	350	350	350	350	350	350	350	350	3,500	3,000	500	3,500
P3	13	Green (Recommended)	Alexandra Palace Bounds Green Fortis Green Harringay Muswell Hill Noel Park Seven Sisters Tottenham Green Tottenham Hale West Green White Hart Lane Wood Green	Active Life in Parks: Playground renewal programme Outdoor gyms Sports pitches Hard surface sports and ball courts	This programme of works will focus on improving and upgrading existing parks playgrounds, outdoor gyms, sports pitches and ball courts. These facilities support a wide range of informal and organised activities that encourage residents to lead healthier lives. The priorities for this work stream will be selected from the Outdoor Sports Facilities Plan (OSFP). This document identifies the priorities for investment based on need and demand across the borough. The works will include the refurbishment or replacement of a third of all children's play spaces in parks. It will also fund improvements to the network of floodlit tennis and basketball courts in the borough. Works will also be undertaken to improve the drainage and playing surface of the outdoor football and rugby pitches in the borough.	230	230	230	230	230	230	230	230	230	230	2,300	1,740	560	2,300
P3	14	Green (Recommended)	Harringay Stroud Green Crouch End Highgate	Parkland Walk Bridges	Health and Safety works to bridge structures The Parkland Walk follows the course of the old railway that ran between Finsbury Park and Alexandra Palace. The four and a half miles provides tranquility and a chance for those living in London, to enjoy the green environment in the very heart of the city. It is London's longest Local Nature Reserve and supports a remarkable range of habitats and wildlife. However in a number of locations the old railway line crosses the road beneath. These structures are becoming increasingly in need of substantial structural maintenance. Failure to maintain these structures in a timely manner could lead to bricks and other debris falling on to the pavement or carriageway. In the worst case this could lead to a serious accident or even death. A proper programme of inspections is in place and it is from these that the need for the works is identified.	300	300	300	300	0	0	0	0	0	0	1,200	1,200	0	1,200
P3	16	Green (Recommended)	All	Asset Management(Repair & Maintenance and Health & Safety improvements to Council Buildings)	This investment is related to protection of the quality of the boroughs corporate and commercial buildings to ensure they continue to be able to provided a valuable contribution to service delivery. The investment is important to sustain the value and legislative compliance of the councils built assets. Without investment the risk of building failure will increase and may significantly impact service delivery.	2,500	2,500	2,500	0	0	0	0	0	0	0	7,500	7,500	0	7,500
Total Priority 3 - Clean and Safe						14,797	12,930	13,090	10,710	10,250	10,370	10,160	10,290	10,430	10,570	113,597	65,120	48,477	113,597

Appendix 1- Proposed programme of recommended schemes

Priority	Ref No.	Proposed RAG recommendation to Cabinet	WARD	Name of Capital Investment Proposal	Description	Planned Spend 2016/17	Planned Spend 2017/18	Planned Spend 2018/19	Planned Spend 2019/20	Planned Spend 2020/21	Planned Spend 2021/22	Planned Spend 2022/23	Planned Spend 2023/24	Planned Spend 2024/25	Planned Spend 2025/26	Sub Total	LBH Funding	External Funding	Total
P4	1	Green (Recommended)	Tottenham Hale	Tottenham Hale District Centre Framework - Green and Open Space Strategy	Suite of Tottenham Hale green and open spaces projects which form part of the wider Haringey Green Grid (see Cabinet report from February 2016 on Tottenham Hale delivery which sets out the projects including a number of bridges) - majority to be externally funded. LBH contribution to be used as match for: Chesnut Road Phase 1 public realm improvements, investment in the Paddock, TH Village Green, and to deliver improvements to the Underpass	1,580	1,400	3,815	6,870	3,200	900	2,810	550	1,450	50	22,625	3,830	18,795	22,625
P4	2	Green (Recommended)	Tottenham Hale	Tottenham Hale District Centre Framework - Streets and Spaces Strategy	Suite of Tottenham Hale public realm projects flowing on from the Tottenham Hale District Centre Framework (see Cabinet report from February 2016 on Tottenham Hale delivery which sets out the projects including enhancements to two pocket parks on Broad Lane). LBH contribution to be used as match for: improvements to Markfield Road, High Cross Estate, Station Square and to progress feasibility work. Initial work only pending further BC approvals	870	650	3,570	3,260	3,500	3,265	2,350	500	50	50	18,065	3,795	14,270	18,065
P4	6	Green (Recommended)	Tottenham Hale Tottenham Green Northumberland Park Bruce Grove White Hart Lane	Opportunity Investment Fund	Programme to enable investment in workspace and employment projects in Tottenham that help existing Small and Medium Sized Enterprises (SMEs) grow and bring new operators into the local economy	3,074	0	0	0	0	0	0	0	0	0	3,074	1,000	2,074	3,074
P4	7	Green (Recommended)	Tottenham Green Bruce Grove Tottenham Hale	Growth on the High Road (GotHR) Programme	Completion of the Holcombe Road Market improvement works and of Bruce Grove Public Realm improvements as the final elements of the Growth on the High Road programme (which has been majority funded by the GLA).	831	0	0	0	0	0	0	0	0	0	831	539	292	831
P4	11	Green (Recommended)	Bruce Grove	Bruce Grove station forecourt	Planning approval in place (Network Rail) for new landmark building in front of the vacant railway arches at Bruce Grove station for a cafe or restaurant use (A3 planning use class). Scheme may require capital match funding for works	400	400	200	0	0	0	0	0	0	0	1,000	500	500	1,000
P4	15	Green (Recommended)	Northumberland Park	North Tottenham Townscape Heritage Initiative	Project to restore 28 historic buildings along the High Road in North Tottenham is underway with funding from the Heritage Lottery Fund, Haringey Council and local businesses to enable conservation work to start in Autumn 2016. The aim is to provide an attractive retail destination at the northern gateway to Tottenham and involve the wider community in maintaining it.	400	1,095	673	0	0	0	0	0	0	0	2,168	500	1,668	2,168
P4	18	Green (Recommended)	Northumberland Park	Heritage building improvements	Delivery of heritage building improvements in North Tottenham - as per February 2012 Cabinet report. £0.5m of this funding has been committed as match for the above listed Townscape Heritage Initiative.	0	1,000	500	500	500	0	0	0	0	0	2,500	2,500	0	2,500
P4	19	Green (Recommended)	Northumberland Park White Hart Lane Bruce Grove Tottenham Hale St Ann's West Green	Northumberland Development Project - Highways and Controlled Parking Zones phase 2 works	Walking route improvements, bus priority measures, pedestrian crossing, traffic signal and environmental improvements; review and extension of Controlled Parking Zones (in grant agreement with GLA)	545	540	0	0	0	0	0	0	0	0	1,085	500	585	1,085
P4	20	Green (Recommended)	Northumberland Park	High Road West leaseholder buybacks	Purchase of 85 leasehold properties on the Love Lane estate to enable delivery of the High Road West redevelopment.	2,000	8,000	6,000	0	0	0	0	0	0	0	16,000	16,000	0	16,000
P4	21	Green (Recommended)	Northumberland Park	High Road West business acquisition	Purchase of c.100 businesses in the High Road West area to enable delivery of the High Road West redevelopment.	2,000	4,000	6,000	10,000	10,000	20,000	30,000	0	0	0	82,000	0	82,000	82,000
P4	26	Green (Recommended)	Northumberland Park	White Hart Lane major scheme - public realm improvements	Public realm and highways improvements along Love Lane, White Hart Lane, Penshurst Road and Whitehall Street. Local Implementation Plan major scheme bid, progressing to stage 2 for the works.	2,131	2,735	0	0	0	0	0	0	0	0	4,866	0	4,866	4,866
P4	29	Green (Recommended)	Woodside Noel Park Bruce Grove Tottenham Green Tottenham Hale Seven Sisters Northumberland Park White Hart Lane West Green St Ann's	Site Acquisitions Fund (Tottenham and Wood Green)	Fund for the acquisition of strategic properties in Tottenham and Wood Green to support the overall regeneration programme, and maximise opportunities to influence redevelopment, place shaping, planning of infrastructure and economic development.	16,750	10,000	10,000	10,000	0	0	0	0	0	0	46,750	46,750	0	46,750

Appendix 1- Proposed programme of recommended schemes

Priority	Ref No.	Proposed RAG recommendation to Cabinet	WARD	Name of Capital Investment Proposal	Description	Planned Spend 2016/17	Planned Spend 2017/18	Planned Spend 2018/19	Planned Spend 2019/20	Planned Spend 2020/21	Planned Spend 2021/22	Planned Spend 2022/23	Planned Spend 2023/24	Planned Spend 2024/25	Planned Spend 2025/26	Sub Total	LBH Funding	External Funding	Total
P4	30	Green (Recommended)	Tottenham Green Seven sisters	Wards Corner Compulsory Purchase Order	The Wards Corner Compulsory Purchase Order (CPO) development is being delivered through an agreement between the Council and developer Grainger PLC (indemnified costs for the Council by Grainger). Cabinet approval given by the Council in November 2015 to use its CPO powers to acquire the land required for the Wards Corner development.	9,200	8,700	0	0	0	0	0	0	0	0	17,900	0	17,900	17,900
P4	34	Green (Recommended)	Woodside Noel Park	Wood Green Investment Framework and Area Action Plan (focused local planning policy)	Wood Green regeneration and planning framework to enable a comprehensive regeneration plan and associated approved planning policies.	300	300	0	0	0	0	0	0	0	0	600	400	200	600
P4	35	Green (Recommended)	Woodside Noel Park	Wood Green Station Road meanwhile uses to signal major redevelopment programme	Refurbishment and fit-out to enable new workspaces/makers spaces in council-owned assets in Station Road part funded by the GLA.	300	200	0	0	0	0	0	0	0	0	500	300	200	500
P4	38	Green (Recommended)	Woodside	Vacant possession of existing Civic Centre	In order to maximise the development opportunities offered by the Civic Centre site it will be necessary to re-locate specific civic services to appropriate alternative locations. Budgetary provision will be require for the necessary investment to develop options appraisals for the short and medium term, and to implement the selected optimum re-location plans.	150	450	1,000	1,400	0	0	0	0	0	0	3,000	3,000	0	3,000
P4	-	Green (Recommended)	All	Ways of Working Programme	Continued consolidation of corporate offices through the implementation of new technology and new ways of working.	200	200	200	0	0	0	0	0	0	0	600	600	0	600
P4	50	Green (Recommended)	West Green	Winkfield Road feasibility study (possible Contact Centre relocation re vacant possession of Keston Road Centre)	The Council is selling the Keston Road Centre site where the Council's Contact Centre is based. In order to achieve the sale we need to relocate the Contact Centre. Cabinet have already approved the sale and the need for the relocation. The Council has identified the Winkfield Community Centre, Winkfield Road N22 as a suitable relocation site. Work has already been undertaken to ascertain service needs in terms of accommodation in the relocation site and plans have been produced which show that these requirements could be accommodated at Winkfield Road. The current leaseholders have agreed to vacate. A feasibility study is required to ascertain how much the works will cost, how long the works may take and alternative options.	103	0	0	0	0	0	0	0	0	0	103	103	0	103
P4	44	Green (Recommended)	Northumberland Park	Marsh Lane	The Council has approved the re-location plan for the Ashley Road Depot to a new site at Marsh Lane. The approved budget will allow a new and efficient depot to be constructed and release the Ashley Road site for redevelopment and to support the sports facility plans for the new secondary school near the site.	8,021	6,371	0	0	0	0	0	0	0	0	14,392	14,392	0	14,392
P4	45	Green (Recommended)	Hornsey	Hornsey Town Hall	The Council is in the process of procuring a development partner to take forward the future refurbishment and management of Hornsey Town Hall. Budgetary provision is required to support the procurement and to protect the asset until such time as a contract with a development partner is secured.	280	23	24	0	0	0	0	0	0	0	327	327	0	327
P4	46	Green (Recommended)	Alexandra	Alexandra Palace - Heritage Lottery Fund	The Council has agreed to contribute £6m toward the approved Lottery funded plans at Alexandra Palace. The project will transform this heritage site and completely refurbish the Victorian Theatre and BBC Studios for the benefit of the public.	3,900	2,100	0	0	0	0	0	0	0	0	6,000	6,000	0	6,000
P4	47	Green (Recommended)	Alexandra	Alexandra Palace - Ongoing maintenance	To contribute to ongoing asset maintenance requirement.	1,923	400	400	400	400	400	400	400	400	400	5,523	5,523	0	5,523
P4	-	Green (Recommended)	Alexandra	Alexandra Palace - West Yard Storage Project	Delivery of a storage facility to replace the area being lost due to the restoration project; long term stabilisation of the North Wall; restoration of the North West Tower and to create a new multi-function space both within the Tower and the new building.	2,500	0	0	0	0	0	0	0	0	0	2,500	2,500	0	2,500

Appendix 1- Proposed programme of recommended schemes

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P4	-	Green (Recommended)	All	Low Carbon Zones	The project spend is focused on two areas: - Smart Home Retrofitting Programme. To complete the final report and analysis of the scheme, as required by Department of Energy and Climate Change. - District Energy Networks (which is matched with external funding from the Department of Energy and Climate Change and the Greater London Authority). To contribute to the technical studies required to inform the business case delivery on District Energy. To contribute to match funding these studies in North Tottenham, Tottenham Hale and Wood Green. All of these studies should be completed by 2017/18.	133	110									243	243		243	
Total Priority 4 - Growth and Employment						57,591	48,674	32,382	32,430	17,600	24,565	35,560	1,450	1,900	500	252,652	109,302	143,350	252,652	
P5	5	Green (Recommended)	All	Modular Build Programme	Provision of new demountable homes to provide new temporary accommodation supply. Temporary accommodation is currently a significant cost to the council and new private rented supply is difficult to identify in the market that is within subsidy levels that the council can claim. Modular homes can provide a cost effective supply solution as funding is in the form of borrowing and can be repaid through future rents. There is also a saving to the Council based on ceasing the use of the most expensive private sector rental properties. The current pay back period in the initial viability models is seven years. Modular homes also provide an effective meanwhile use on land which may be developed in the long term. A number of sites are currently under consideration for the Council to pursue an initial pilot scheme of approximately 20 units. As no sites have been confirmed as definite build sites we cannot confirm currently the wards which are impacted.	2,000	3,500	2,500	2,500	0	0	0	0	0	0	0	10,500	10,500	0	10,500
P5	6	Green (Recommended)	All	Property Acquisitions Scheme	Temporary accommodation is currently a significant cost to the council and new privately rented supply is difficult to identify in the market that is affordable within subsidy levels that the council can claim. Properties can be acquired in the private market which provide a cost effective temporary accommodation supply solution. Funding is in the form of borrowing which will be paid back through rental income linked to temporary accommodation subsidy rates. There is also a saving to the Council based on ceasing the use of the most expensive private sector rental properties. As the acquisitions programme is market driven we will not be able to identify wards affected at this stage.	3,000	7,440	8,640	9,860	3,000	0	0	0	0	0	0	31,940	31,940	0	31,940
P5	8	Green (Recommended)	All	Temporary Accommodation Supply Conversion	Capital funding for the conversion of Broadwater Lodge, a disused care home on the fringes of Broadwater farm, into a multi-bed secure hostel which can provide temporary accommodation supply for families/individuals in need of housing. Through the conversion of Broadwater Lodge we can provide around 70 bed spaces which will reduce our reliance on temporary accommodation procured through the private sector, which can be expensive. Funding is in the form of borrowing as the construction costs related to this project will be repaid through the rents collected. There is also a saving to the Council based on ceasing the use of the most expensive private sector rental properties. Ongoing revenue costs will be met from rental revenue. The project is due to start on site in the summer and finish in the third quarter of 2016/17.	350	0	0	0	0	0	0	0	0	0	0	350	350	0	350
P5	9	Green (Recommended)	All	Compulsory Purchase Orders - Empty Homes	Compulsory purchase of empty properties where negotiations to bring the property back into use have failed. Advice and grants are offered and owners have the option to voluntarily sell the property. When all else fails, Compulsory Purchase Order (CPO) powers are the only tool for restoring the property to use. The capital funding used to purchase the property is recycled back into the Council once the property is sold.	525	525	525	525	525	525	525	525	525	525	5,250	250	5,000	5,250	
Total Priority 5 - Housing						5,875	11,465	11,665	12,885	3,525	525	525	525	525	525	48,040	43,040	5,000	48,040	
PE	1	Green (Recommended)	All	Business Improvement Programme	ICT investments to secure Business Improvement Programme	3,000	0	0	0	0	0	0	0	0	0	3,000	3,000	0	3,000	
PE	2	Green (Recommended)	All	Corporate IT Board	Capital Funding Set aside for IT developments across the council. Managed by Corporate IT Board (CITB).	1,177	1,000	1,000	0	0	0	0	0	0	0	3,177	3,177	0	3,177	
PE	3	Green (Recommended)	All	ICT Shared Service	Agreed contribution (Cabinet 15 March 2016) towards set up costs of the Shared Service Centre with Camden and Islington.	750	750	1,000	0	0	0	0	0	0	0	2,500	2,500	0	2,500	

Appendix 1- Proposed programme of recommended schemes

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PE	4	Green (Recommended)	All	Evergreening	Capital funding to maintain the council's corporate technology infrastructure.	950	950	950	950	950	950	950	950	950	950	9,500	9,500	0	9,500
PE	5	Green (Recommended)	All	Customer Services	New customer services platform - design and implementation costs.	951	374	0	0	0	0	0	0	0	0	1,325	1,325	0	1,325
PE	21	Green (Recommended)	All	Libraries IT and buildings upgrade	Refresh for all IT across 7 libraries, plus building improvement works at Hornsey and Wood Green Libraries. Significant improvements are underway at Marcus Garvey and Wood Green Libraries, bringing Customer Service Centres into refurbished library facilities. However, the rest of the Libraries network needs IT investment to provide modern facilities which meet the needs of our customers and enables the service to meet pre-agreed operational savings targets. Investment in libraries IT is also essential to enable the council to achieve its channel shift aspirations, with My Account being delivered through the Customer Services Transformation Programme. Further investment will be required at Wood Green and Hornsey Libraries to deal with high priority condition works.	500	2,000	0	0	0	0	0	0	0	0	2,500	2,500	0	2,500
PE	6	Green (Recommended)	Tottenham Green Woodside	F2F Phase 1 Libraries Customer Services	The Face2Face capital programme is designed to support the improvement of Marcus Garvey and Wood Green Libraries alongside the integration of customer service facilities in each library, and the re-location of housing advice customer services from Apex House to Wood Green. The forecast expenditure covers the current level of approved expenditure for Phase 1 of the programme which is currently underway.	3,080	0	0	0	0	0	0	0	0	0	3,080	3,080	0	3,080
Total Priority Enabling						10,408	5,074	2,950	950	950	950	950	950	950	950	25,082	25,082	0	25,082
Grand Total						103,150	87,261	69,625	66,013	41,363	42,428	53,213	19,233	19,823	18,563	520,672	287,085	233,587	520,672
Development Vehicle Projects																			
						£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
P1	9		Northumberland Park	Re-provision of schools in North Tottenham area	Re-provision/re-siting of secondary and primary provision relating to THFC stadium development. Needs further development of Business Case and cross check with the Haringey Development Vehicle model.	100	100	100	400	20,000	15,000	0	0	0	0	35,700	18,200	17,500	35,700
P4	24		Northumberland Park	Northumberland Park leaseholder buybacks	Purchase of leasehold properties on the Northumberland Park estate to enable delivery of redevelopment.	0	0	125	11,600	11,525	11,510	11,510	11,505	0	0	57,775	57,775	0	57,775
P4	36		Noel Park	Accommodation strategy - WG Back office re-provision(replacement of Civic Headquarters and back office)	New corporate headquarters within Wood Green.	100	500	1,400	2,000	5,000	10,000	14,000	0	0	0	33,000	33,000	0	33,000
P4	37		Noel Park	New Wood Green Library/Customer Services	New Wood Green Library/Customer Services.	150	450	1,000	4,000	3,400	0	0	0	0	0	9,000	9,000	0	9,000
Haringey Development Vehicle						350	1,050	2,625	18,000	39,925	36,510	25,510	11,505	0	0	135,475	117,975	17,500	135,475

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Appendix 2 – Schemes which require further business cases

Priority	Ref No.	Proposed RAG recommendation to Cabinet	WARD	Name of Capital Investment Proposal	Description	Planned Spend 2016/17	Planned Spend 2017/18	Planned Spend 2018/19	Planned Spend 2019/20	Planned Spend 2020/21	Planned Spend 2021/22	Planned Spend 2022/23	Planned Spend 2023/24	Planned Spend 2024/25	Planned Spend 2025/26	Sub Total	LBH Funding	External Funding	Total	
						£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
P1	1	Amber (Requires further Business Case development)	All	Provision of 30hr free places for 3 and 4 year olds	Estimated costs of securing compliance with 30 hour free places for all 3 and 4 year olds, plus continued expansion of 2 year old places in priority areas Commissioning of additional early years places (2 year olds, 3 year olds and 4 year olds) to meet government targets set as a result of policy to offer statutory 30 hours per week quality early years childcare and education, in both maintained and PVI settings. An expectation that up to 1,500 new places will be required across the borough. Physical expansion of places in both maintained and PVI settings will be required to support emerging policy. Grants to PVI and childminder settings may be required to secure new places and/or to improve quality of provision. A programme of adaptations and new provision will need to be worked up within the maintained sector to secure new places.	550	1,000	3,000	3,000	3,000	1,450	0	0	0	0	12,000	6,000	6,000	12,000	
P1	6	Amber (Requires further Business Case development)	All	Post 16 provision and enhancements	Potential expansions of post 16 provision at 2/3 sites. To retain Post 16 Learners in borough and grow Post 16 provision attached to successful schools, particularly in east of borough. It is likely that some capital investment would be needed at selected schools to increase, improve and widen the offer. A wider variety of good quality Post 16 options developed within the borough will allow for greater retention and increased achievement overall. We need to invest in good and outstanding sustainable provision, particularly in the east of the borough.	50	250	500	1,000	1,000	1,000	1,000	200	0	0	5,000	1,500	3,500	5,000	
P1	7	Amber (Requires further Business Case development)	All	Youth provision	Joint collaboration with charity to provide Youth Zone. To implement a 'Youth Zone model' of youth (and related community services) provision in Haringey. The Youth Zone model requires the building of specific new, bespoke premises. It would be delivered in partnership (funding and programme delivery) with an external organisation (Onside) who would also be responsible for all site feasibility, procurement and construction management activities. The project will create world class, financially sustainable youth service provision. Located within a priority regeneration area, it will also be a visible symbol of positive change and provide approx. 150 full time, part time and volunteering opportunities.	50	50	400	2,500	3,000	0	0	0	0	0	0	6,000	3,000	3,000	6,000
P1	11	Amber (Requires further Business Case development)	All	IT investment to support improved social care	Integrated social care, health and education IT services, mobile working technology.	350	550	500	500	25	50	75	100	100	100	2,350	2,350	0	2,350	
P1	12	Amber (Requires further Business Case development)	All	Early Help Locality Teams	Move to family friendly integrated working spaces. A key part of the Priority One strategy is the development of Early Help including locality hubs. These must be accessible and family friendly spaces that support integrated working. The bid is for a small amount of money per centre for any refurbishment or improvements required. The Locality hubs will improve integrated working and support the delivery of early help services, preventing escalation of need.	150	150	0	0	0	0	0	0	0	0	300	150	150	300	
P1	14	Amber (Requires further Business Case development)	All	Childrens Centres	Refurbishment of eight or nine Childrens Centres in line with new specification including facilities for wider age range and working with health As part of the Priority One programme and the Medium Term Financial Strategy, Haringey will be redesigning its Children's Centre Provision. This will involve a reduction in the total number of children's centres (from 16 to around 8 or 9) and some changes in the range of services provided including the extension of provision to families with children across the whole age range (from 0 to 19 years or 25 in the case of children with special needs.) This proposal is for capital investment in the refurbishment and refitting of the chosen centres. It has been costed at around £200k per centre on average but the final cost will not be known until a later stage in the process.	800	1,000	0	0	0	0	0	0	0	0	0	1,800	900	900	1,800
P1	15	Amber (Requires further Business Case development)	All	Childrens Establishments - On going maintenance	In order to ensure that services continue to operate to a high standard an ongoing maintenance will be required. Establishments include 8-9 Childrens Centres, Early Help Hubs, Bruce Grove Youth Centre, Haslemere, future Youth Zone.	420	500	1,500	1,500	1,250	250	500	500	500	500	7,420	3,710	3,710	7,420	
P1	16	Amber (Requires further Business Case development)	Crouch End	Haslemere	Haslemere is a current specialist unit providing respite accommodation and day services for children with disabilities or other special additional needs. The unit as it currently operates is not cost effective and a range of options are being considered including closure, externalisation or redevelopment as a joint unit that can meet the needs of children requiring health support. This proposal is for the investment that may be required if the unit is retained and redeveloped.	50	150	0	0	0	0	0	0	0	0	200	200	0	200	
P1				Total Priority 1 - Children and Young people		2,420	3,650	5,900	8,500	8,275	2,750	1,575	800	600	600	35,070	17,810	17,260	35,070	

Appendix 2 – Schemes which require further business cases

Priority	Ref No.	Proposed RAG recommendation to Cabinet	WARD	Name of Capital Investment Proposal	Description	Planned Spend 2016/17	Planned Spend 2017/18	Planned Spend 2018/19	Planned Spend 2019/20	Planned Spend 2020/21	Planned Spend 2021/22	Planned Spend 2022/23	Planned Spend 2023/24	Planned Spend 2024/25	Planned Spend 2025/26	Sub Total	LBH Funding	External Funding	Total
P2	2	Amber (Requires further Business Case development)	All	Investment in Supported Housing including Extra Care	To enable provision of Supported Living/Supported Housing. There are 210 Supported Living places required by the Medium Term Financial Strategy, however the level of funding required will vary from scheme to scheme. The Council will be proactive in encouraging Landlords to fund it but in some instances the Council may need to match fund or fund client specific requirements.	750	750	500	500	500	500	500	500	500	500	5,500	2,500	3,000	5,500
P2	9	Amber (Requires further Business Case development)	All	Adult Services establishments - Business As Usual maintenance	Haringey Council has a number of establishments that provide services to Vulnerable Adults. - One Day Centre for Adults with Learning Disabilities - One Day Centre for Older Adults with Dementia - One Multi Purpose Resource Centre - Three Reablement Centres - Six Community Hubs In order to ensure that services continue to operate to a high standard an ongoing capital maintenance budget will be required.	360	400	400	400	400	400	400	400	400	400	3,960	360	3,600	3,960
P2	10	Amber (Requires further Business Case development)	All	Adult Services IT investment	Mobile working and developing the Mosaic information system in line with legislation.	300	450	500	550	175	100	75	100	100	100	2,450	1,650	800	2,450
P2				Total Priority 2 - Adults		1,410	1,600	1,400	1,450	1,075	1,000	975	1,000	1,000	1,000	11,910	4,510	7,400	11,910
P3	6	Amber (Requires further Business Case development)	All	Road Safety & Pedestrian Improvement	Various schemes to reduced Personal Injury accidents and improve pedestrian accessibility. This Council funding would match fund an expected annual Local Implementation Plan funding of £550k from TfL as part of our long term strategy for the reduction of collisions. The funding would be used for physical measures for various local safety schemes to reduce accidents and the provision of pedestrian facilities at junctions like Lordship Lane /Roundway. We aim to prioritise initiatives to target and reduce child pedestrian and cyclist accidents which have increased over recent years against the baseline figure for 2004/7.	350	560	570	180	190	200	210	220	230	240	2,950	2,950	0	2,950
P3				Total Priority 3 - Clean and Safe		350	560	570	180	190	200	210	220	230	240	2,950	2,950	0	2,950
P4	8	Amber (Requires further Business Case development)	Bruce Grove	Bruce Grove Public Realm	Match funding for TfL Public Realm scheme. To deliver highway and public realm improvements which enhance the experience of users of Bruce Grove town centre, continuing a series of upgrades to the A10 which runs through Tottenham and Bruce Grove specifically. This will include decluttering of the pedestrian environment, upgrades to materials used on the carriageway and footway, new crossings, cycle provision, widening of the footway and new lighting, greening and street furniture as appropriate. Initial consultation will take place on the scheme (by TfL) in Summer 2016.	500	1,000	500	0	0	0	0	0	0	0	2,000	1,000	1,000	2,000
P4	9	Amber (Requires further Business Case development)	Bruce Grove Tottenham Green Tottenham Hale Seven Sisters	Town Centre streetscape / Public Realm improvements	Programme for Seven Sisters, West Green Road, wider Bruce Grove along the High Road. To include shopfront improvements, alleyways, bridge improvement works. To secure future capital investment, once Growth on the High Road has completed, over a long term period to continue improving the public realm and heritage assets in Tottenham's town centres and heritage areas, improving the environment and making our town centres attractive places for people to shop and spend time in, for existing business to thrive, new businesses to invest in and move to, and new residents to move to.	600	600	600	1,100	1,100	1,000	0	0	0	0	5,000	5,000	0	5,000
P4	12	Amber (Requires further Business Case development)	Tottenham Green	Tottenham Green Church Nursery	The project will bring back into use the disused Tottenham Green Nursery as a workspace and a café providing training opportunities. Contribution to capital build costs sought to match existing New Homes Bonus funding and an expected Diocese of London contribution.	100	295	0	0	0	0	0	0	0	0	395	200	195	395
P4	17	Amber (Requires further Business Case development)	Northumberland Park	Contribution to community events and public space - North Tottenham	Agreed contribution to public space in North Tottenham - as per February 2012 Cabinet report. To support the Public Space and access plans associated with the redevelopment of the football stadium. The nature and timing of the contribution is subject to development timetable for the stadium and further discussion with THFC.		5,000	0	0	0	0	0	0	0	0	5,000	5,000	0	5,000
P4	22	Amber (Requires further Business Case development)	Northumberland Park White Hart Lane	High Road West Library Learning Centre	Delivery of a Library and Learning Centre as part of the High Road West redevelopment scheme. The developer to be appointed following an OJEU procurement process is expected to deliver the shell of the centre. It is expected there will be a requirement for funding for fit out of the building.	50	50	400	3,500	2,000	0	0	0	0	0	6,000	2,050	3,950	6,000
P4	27	Amber (Requires further Business Case development)	TBA	Future Lab	Establishment of a centre for incubation of high-growth SME activity in key strategic sectors - green technology, construction technology and creative/industrial design & technology	200	500	5,500	0	0	0	0	0	0	0	6,200	5,000	1,200	6,200
P4	28	Amber (Requires further Business Case development)	Tottenham Hale	Superfast Broadband Infrastructure	Financing an appropriate mechanism to deliver ultra-fast broadband to Tottenham Hale and to other business areas and premises as required.	100	600	7,000	0	0	0	0	0	0	0	7,700	7,700	0	7,700

Appendix 2 – Schemes which require further business cases

Priority	Ref No.	Proposed RAG recommendation to Cabinet	WARD	Name of Capital Investment Proposal	Description	Planned Spend 2016/17	Planned Spend 2017/18	Planned Spend 2018/19	Planned Spend 2019/20	Planned Spend 2020/21	Planned Spend 2021/22	Planned Spend 2022/23	Planned Spend 2023/24	Planned Spend 2024/25	Planned Spend 2025/26	Sub Total	LBH Funding	External Funding	Total
P4	39	Amber (Requires further Business Case development)	All	Housing Retrofit Programme	Linking into public health and regeneration agendas this project will target the worst energy performing dwellings in the borough and get them up to a higher standard to address fuel poverty. This would use the delivery mechanisms already constructed locally for SMART HOMES project and Green Deal. We would seek to deliver regeneration benefits to existing communities in growth areas.	5,000	4,500	3,500	3,000	3,000	3,000	3,000	3,000	3,000	0	31,000	0	31,000	31,000
P4	40	Amber (Requires further Business Case development)	Northumberland Park Tottenham Hale Wood-side Noel Park	Decentralised Energy Networks(District Energy Networks)	Supporting the regeneration agenda in the 3 areas already identified that offer the best return on investment. The Haringey District Energy projects of North Tottenham, Tottenham Hale and Wood Green would deliver the energy needs of the regeneration schemes, give the Council the opportunity to offer cheaper energy to residents and businesses, create a revenue stream, return on investment of between 4 and 8%, deliver local and deliver carbon reduction.	677	5,700	10,000	10,000	8,000	0	0	0	0	0	34,377	32,000	2,377	34,377
P4	42	Amber (Requires further Business Case development)	All	Energy Saving / Generation measures in Council properties	The Council has agreed to fund energy efficiency measures and energy generation technologies on Council properties to ensure that income is generated and reduction in energy spend is delivered. This capital funding was agreed by cabinet for finance in 2011. This fund was agreed to fund up to £8.6m of prudential borrowing to deliver schemes that generated an income or avoid energy costs. (this will link into the Councils property review, which will require all rented properties to achieve a higher level of energy efficiency before renting can occur. <i>THESE CAN COME FORWARD ON A CASE BY CASE BASIS</i>	1,000	500	500	500	500	1,000	1,000	1,000	500	0	6,500	6,500	0	6,500
P4	43	Amber (Requires further Business Case development)	Fortis Green Muswell Hill	Muswell Hill community space	Fit out of new site (500m2) for community use, following proposed land swap re Coppetts Rd	50	450	0	0	0	0	0	0	0	0	500	500	0	500
P4	47	Amber (Requires further Business Case development)	White Hart Lane	Bruce Castle	Project to restore Bruce Castle through the development of a Heritage Lottery Funding bid.			1,000	2,000	2,000	500	0	0	0	0	5,500	1,375	4,125	5,500
P4				Total Priority 4 - Growth and Employment		8,277	19,195	29,000	20,100	16,600	5,500	4,000	4,000	3,500	0	110,172	66,325	43,847	110,172
P5	1	Amber (Requires further Business Case development)	All	Housing New build Programme	Provision of new homes to address the shortage of affordable housing in the Borough and contribute to the creation of stronger mixed communities where people want to live. Planned spend delivers rolling 65 units p.a of social rented and low cost home ownership homes.	18,000	25,100	25,100	25,100	25,100	25,100	25,100	25,100	25,100	25,100	243,900	202,000	41,900	243,900
P5	2	Amber (Requires further Business Case development)	All	Extensions Programme	Extension and refurbishment of properties for use as Supported Living (SL) accommodation for vulnerable adults, enabling significant reductions in commissioning spend through improved Value for Money (VfM) care delivery.	1,535	1,935	1,535	1,935	1,535	1,000	1,000	1,000	1,000	1,000	13,475	13,475	0	13,475
P5	4	Amber (Requires further Business Case development)	All	Stock Investment	Maintenance of the Council's housing stock, based on the current stock condition survey and associated 30 year cost tables. The investment requirement is to the 'gold' standard, covering desirable/aspirational as well as essential works	76,826	68,775	72,706	70,761	78,453	37,388	33,384	33,484	59,031	52,472	583,279	583,279	0	583,279
P5	7	Amber (Requires further Business Case development)	All	Mobile Concierge Service	Deployment of a new concierge service with mobile closed circuit tv capability, initially for Love Lane estate but deployable elsewhere in future. This will address current problems on the estate with crime,anti social behaviour, drug dealing and prostitution, concentrated on the three tower blocks.	480	0	0	0	0	0	0	0	0	0	480	480	0	480
P5	10	Amber (Requires further Business Case development)	Tottenham Green Muswell Hill Fortis Green	Hostels project to provide new homes	Self-financing project to provide hostel accommodation to meet the needs of the Housing Demand Service, including conversion to enable sale and capital receipt: Bedford Road £500k Princes Avenue £500k Queens Avenue £700k Talbot Road £150k	1,200	650	0	0	0	0	0	0	0	0	1,850	1,850	0	1,850
P5	11	Amber (Requires further Business Case development)	Noel Park	Noel Park Self-funding improvement programme	A new project - not costed but high priority for the Council. Will be self-funding but likely to need set up and up-front capital costs.	6,000	2,500	2,500	0	0	0	0	0	0	0	11,000	5,000	6,000	11,000
P5				Total Priority 5 - Housing		104,041	98,960	101,841	97,796	105,088	63,488	59,484	59,584	85,131	78,572	853,984	806,084	47,900	853,984
PE		n/a	n/a	None	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PE				Total Priority Enabling		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total				Grand Totals		116,498	123,965	138,711	128,026	131,228	72,938	66,244	65,604	90,461	80,412	1,014,086	897,679	116,407	1,014,086

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Report for: Cabinet 14th June 2016

Item number: 11

Title: Seven Sisters Regeneration - Apex House (appropriation of land for planning purposes)

Report authorised by : Lyn Garner, Director for Regeneration Planning and Development

Lead Officer: Suzanne Johnson, Area Manager (Tottenham Green, Bruce Grove & Seven Sisters)

Ward(s) affected: Tottenham Green, Seven Sisters

**Report for Key/
Non Key Decision:** Key Decision

1. Describe the issue under consideration

- 1.1 On the 15th July 2014, Cabinet agreed to appropriate the land for the Apex House site, prior to disposal, for planning purposes pursuant to Section 122 of the Local Government Act 1972 and subject to the powers provided by Section 237 of the Town and Country Planning Act 1990 ("Section 237"). This was agreed in order to support the redevelopment & regeneration potential of the site, as part of the Tottenham Strategic Regeneration Framework, approved by Cabinet in March 2014.
- 1.2 Section 237 is a legal provision that has the effect of overriding and converting the rights of a property owner (including rights to light) to an entitlement to compensation only. This means that a property owner may not injunct a development scheme and prevent its implementation.
- 1.3 Section 237 has now been amended by the Housing and Planning Act 2016 , which received Royal Assent on the 12th May 2016. The new provision is contained in Section 203 of the Housing and Planning Act which will lead to the repeal of Section 237 and its replacement by Section 203. Section 203 is a similar provision making such powers to available to a wider number of public bodies.
- 1.4 This report seeks approval to reaffirm tthe Cabinet's original decision of 15 July 2014 to appropriate the land at Apex House site for planning purposes is intended to attract not only the application of Section 237, but also its replacement under Section 203 of the Housing and Planning Act 2016.

2. Cabinet Member Introduction

- 2.1 Seven Sisters forms a key part of the Tottenham Regeneration Programme. At the area's heart, the Apex House site, along with the Wards Corner site,

provides the opportunity for major new investment to improve the area and act as a catalyst for further transformational investment in surrounding sites.

- 2.2 This Report is presented solely to ensure that decisions previously taken by Cabinet are upheld in light of the Housing and Planning Bill becoming an Act of Parliament (law). Members are asked to support the recommendation in this Report to safeguard the progression of the Apex House redevelopment against any legal impediments that might be caused by the replacement of this clause with a similar provision.

3. Recommendations

- 3.1 It is recommended that Cabinet resolve to agree the following:-

- (i) That its resolution made at the 15th July 2014 Cabinet meeting (Seven Sisters Regeneration, Tottenham – Apex House & Wards Corner Report) to approve the appropriation of the Apex House site for planning purposes, pursuant to Section 122 Local Government Act 1972 and subject to the powers provided by Section 237 Town and Country Planning Act 1990, is intended to attract the application not only of Section 237, but also the replacement provisions contained in Section 203 of the Housing and Planning Act 2016.

4. Reasons for decision

- 4.1 The reason for the recommendation is that the Housing and Planning Bill has been progressing through Parliament and received Royal Assent on the 12th May 2016. The new Act contains Section 203 and will repeal Section 237.

- 4.2 The new section also applies “where—
- (a) there is planning consent for the building or maintenance work,
 - (b) the work is carried out on other qualifying land,
 - (c) the qualifying authority in relation to the land could acquire the land compulsorily for the purposes of the building or maintenance work, and
 - (d) the building or maintenance work is for purposes related to the purposes for which the land was vested in, or acquired or appropriated by, the qualifying authority in relation to the land” and therefore should capture appropriation of land that occurred prior to coming into force of the new Act.

- 4.3 It is felt however that the Council should in any event resolve that its resolutions under Sections 122 of the Local Government Act 1972 to appropriate and to dispose under Section 233 of the Town and Country Planning Act 1990 are intended to attract the application not only of Section 237 but also its replacement under Section 203. Similar decisions have been made in other recent cases in Haringey, for example in the case of Tottenham Hotspurs Stadium redevelopment and Olympia Trading Estate.

5. Alternative options considered

- 5.1 The alternative option to consider would be not to resolve that the Cabinet’s original decision of the 15th July 2014 to appropriate the land for the Apex House site is intended to attract the application not only of Section 237, but also

the replacement provision under Section 203 of the Housing and Planning Act 2016 .

- 5.2 This could lead to uncertainty over the Council's intentions, given the changes to the legislation and it has been advised by legal counsel in other similar cases in Haringey to clarify the Council's position on the issue. There would be an increased risk of challenge through judicial review process if the recommended resolution is not made, on the basis that the Cabinet's intention on the 15th July 2014 was that only Section 237 should apply and this has now been repealed.

6. Background information

- 6.1 The Tottenham Strategic Regeneration Framework, approved by Cabinet in March 2014, confirms that Seven Sisters is a key part of the regeneration vision. Apex House (alongside Wards Corner) are key sites and their redevelopment will play a major part in transforming this important part of Tottenham with new homes, new retail space, new jobs and an improved public realm.
- 6.2 Cabinet on the 15th July 2014 agreed to appropriate the site, prior to disposal, for planning purposes pursuant to Section 122 of the Local Government Act 1972 and subject to the powers provided by Section 237 Town and Country Planning Act 1990. At the same Cabinet meeting a number of other key decisions were made in order secure the necessary investment in the Seven Sisters area to realise the regeneration potential, including to dispose of a long lease of the Council's Apex House site to Grainger Seven Sisters Ltd ("Grainger") (as the developer of the adjacent Wards Corner).
- 6.3 Since this Cabinet decision was made, the Council has entered into a conditional contract on the 20th November 2014 with Grainger for the disposal of Apex House site by way of a long leasehold interest.
- 6.4 Grainger have subsequently been granted planning permission on the 9th May 2016 for the redevelopment of the Apex House site (ref. HGY/2015/2915) which proposes a mixed-use building with 163 residential units (104 Private units and 59 Affordable units) and a flexible commercial space on the ground floor, with improvements to the public realm. This is subject to a six week period where a challenge can be made to the planning decision through a judicial review.

7. Contribution to strategic outcomes

- 7.1 The recommendation in this report is key to securing the redevelopment of the Apex House site and therefore contributing to the regeneration of Seven Sisters and Tottenham. This will help improve the economic, social and environmental well being of the area by delivering a number of the Council's priorities as set out in the Corporate Plan including Priority 4: Drive growth and employment from which everyone can benefit; and Priority 5: Create homes and communities where people choose to live and are able to thrive. The Apex House scheme will deliver a significant number of new homes, with 39% of these being affordable homes. It will also deliver new jobs through the new

commercial space proposed and will improve the public space around the development.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance and Procurement

- 8.1 There are no direct financial consequences for the Council from the appropriation for planning use which is the subject of this report. Any compensation which becomes payable as a result of the development will fall to be paid by the developer. The developer will in any case provide an indemnity to the Council for any residual liabilities in relation to their reliance on Section 237 of the Town and Country Planning Act 1990 or Section 203 of the Housing and Planning Act 2016. The appropriation is a necessary step in order for the agreed disposal of the site to proceed.
- 8.2 The Corporate Procurement Unit notes the recommendations in this report and that there is no input from procurement required.

Legal

- 8.3 The Apex House site is held for planning purposes following its appropriation on 15 July 2014. The Cabinet is asked to note that there will be a change of legislation involving Section 237 of the Town and Country Planning Act 1990. The Housing and Planning Act 2016 received Royal Assent on 12 May 2016. This Act will repeal section 237 and replace it with the provisions contained within Section 203. The new section also applies to land that was appropriated for planning purposes prior to the coming into force of the new Act. This states that “where:

- (a) there is planning consent for the building or maintenance work,
- (b) the work is carried out on other qualifying land,
- (c) the qualifying authority in relation to the land could acquire the land compulsorily for the purposes of the building or maintenance work, and
- (d) the building or maintenance work is for purposes related to the purposes for which the land was vested in, or acquired or appropriated by, the qualifying authority in relation to the land.”

This would in effect also apply to decisions made and agreements for sale entered into prior to the coming into force of the legislation. Notwithstanding this, it is felt that the Council should resolve that its resolutions under Section 122 of the Local Government Act 1972 and the proposed subsequent disposal of the Apex Housing site is intended to attract the application not only of Section 237 but also the replacement provisions contained within Section 203 of the Housing and Planning Act 2016.

- 8.4 The Council will (as it does under under section 237 (5) of the Town and Country Planning Act 1990) retain residual liability under Section 204 of the Housing and Planning Act 2016 for any compensation payable by the developer.

Equality

- 8.5 The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:
- Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
 - 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
- 8.6 This report is asking members, in light of the potential replacement of Section 237 powers in the Housing and Planning Act 2016, to reaffirm the Cabinet's resolution on the 15th July 2014 concerning the development of the Apex House site. At that time the Cabinet decided to appropriate the Apex House site for planning purposes and enter into a conditional contract to dispose of the long lease to a subsidiary owned by Grainger plc (developer of the adjacent Wards Corner site) subject to planning permission being granted.
- 8.7 As part of the planning application process for the Apex House site, Grainger were required to prepare and submit a full Equality Impact Assessment, as well as a Statement of Community Involvement of consultation activities with residents and local businesses. The Council's Planning Committee on the 9th May 2016 considered this equality impact assessment and statement of community involvement as part of their decision to approve the planning application for the Apex House site.
- 8.8 The equality impact assessment commits the developer to a range of actions concerning the Apex House site that should help improve outcomes for different groups of residents and business owners in the Tottenham and Seven Sisters area, including:
- the provision of new housing including at least 59 dwellings at affordable rent
 - directly generating 220 temporary construction jobs over 2 years, with Grainger entering a local labour agreement and links with the College of North East London to promote these opportunities among young people and residents in the borough
 - agreement that the current market stall holders located at Wards Corner will all be given the option to relocate in new commercial space made available on the Apex House site. Market stall holders should continue to be represented in ongoing discussions over the temporary and eventual site of the Seven Sisters market. This will benefit the traders who are predominantly from the Latin American and BME community.

- full disability access for the new Apex House site, including step free access, lifts and disability parking places
- improved public realm which is fully accessible and a development which is designed and managed to reduce crime, including CCTV provision.

9. Use of Appendices

Appendix 1 - Apex House site plan

10. Local Government (Access to Information) Act 1985

- a. Background documents: Seven Sisters Regeneration, Tottenham – Apex House & Wards Corner Cabinet Report, 15th July 2014 (weblink below)

<http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=6971&Ver=4>

**Appendix 1 -
Apex House Site Plan**



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Report for: Cabinet 14th June 2016

Item number: 12

Title: N17 Design Studio- Project update and revised Memorandum of Understanding

Report authorised by : Lyn Garner, Director of Regeneration, Planning and Development

Lead Officer: Suzanne Johnson, Area Regeneration Manager
(Tottenham Green, Bruce Grove & Seven Sisters)

Ward(s) affected: Bruce Grove

**Report for Key/
Non Key Decision:** Non Key Decision

1. Describe the issue under consideration

- 1.1 The N17 Design Studio pilot project was approved in a Cabinet report of 15th October 2013. The approved project included the acquisition of a 5 year lease of a vacant shop on Tottenham High Road (451-453 High Road), its refurbishment, and its occupation, for a 1 year pilot project, by John McAslan and Partners architects (JMP). JMP provided an associated education and community outreach programme which included apprenticeships, work experience, field trips and workshops with local schools, and use of the building for talks and events. The project parameters were included in a Memorandum of Understanding (MoU) between the Council, JMP and the College of North East London (CONEL) which was signed in October 2013 and established the 12 month pilot project and arrangements.
- 1.2 Although the project was approved in the 2013 Cabinet report and associated MoU, the 1 year pilot period did not begin until JMP took occupation of the building on 28 November 2014. Occupation was delayed due to issues securing the lease for the premises and the completion of the refurbishment works.
- 1.3 The N17 Design Studio 12 month pilot project ran from 28th November 2014 to 30th November 2015. Since the 30th November JMP have continued to operate from the building utilising it as a more traditional architecture office . A review of the 12 month pilot project has been undertaken to inform the future of the project and also to establish a new Memorandum of Understanding. This report sets out the future proposal for the N17 Design Studio project and the building in 2016.

2. Cabinet Member Introduction

2.1 The review of the N17 Design Studio project has demonstrated that the project has met all of its objectives, particularly in relation to engagement with local schools, work experience, skills development, and apprenticeships.

2.2 Based on the outcomes of the pilot I am pleased that the project is continuing in 2016 and that JMP will continue with the education and employment programme, while also financially committing to their Tottenham base.

3. Recommendations

3.1 It is recommended that Cabinet resolve to agree:-

- i) Following the pilot project review, the 2016 arrangements for the N17 Design Studio project as set out in this report and the revised Memorandum of Understanding (MoU).
- ii) To let the N17 Design Studio space to JMP at commercial rent, and to let out the remainder of the ground floor of the building, not let to JMP, as a commercial property, subject to the consent of the freeholder being secured.
- iii) That a decision will be made, and publicised, in November 2016 as to whether the project will continue from December 2016 onwards.

4. Reasons for decision

4.1 The project review recognises the successful elements of the pilot project as being; engagement with Tottenham schools by providing focused education workshops, field trips and interview skills and training, apprenticeships, work experience and the use of the studio as a host venue for community events and talks. It is proposed that these continue in the current year under a new MoU.

4.2 Given the expenditure so far, as set out in section 6.1.2, it is recommended that no additional funding be allocated to the Design Studio project other than already spent, and required in the future under Council's responsibility as lessee of the building. No further funding will be provided to JMP.

4.3 JMP lease approximately 60% of the total space available in the building from the Council. The rear ground floor is also suitable for occupation, albeit no refurbishment works have been carried out to this space. However it is considered it may be suitable for let and opportunities to maximise the value of the space should be explored. The upper floor is not suitable for occupation due to structural issues that would require further capital investment.

5. Alternative options considered

- 5.1 To stop the N17 Design Studio project altogether and to let the space out to another operator. This is not recommended as some of the positive elements of the pilot project identified in the review have scope to be continued and developed in 2016 to have a positive impact on the regeneration of Tottenham, particularly on providing education and training opportunities for young people. In addition JMP have now committed to paying full market value rent for the premises under current occupation, and to cover all of their costs. Therefore there is no further financial commitment required from the Council other than in its capacity as head leaseholder of the building.
- 5.2 To allocate additional funding into the N17 Design Studio project. This is not recommended due to the fact that the pilot project has already received Council funding.

6. Background information

- 6.1 The pilot project was governed by a Memorandum of Understanding (October 2013) which set out the responsibilities of the parties. The Memorandum of Understanding committed to a review of the pilot project before deciding formally on the next steps. The review was undertaken by the Corporate Policy team at the Council. A series of questions were produced related directly to the delivery of the four objectives set out in 6.1.1. Officers at the Council and JMP who had been involved in the project were asked for their views on the achievement of the objectives. The key findings of the review are set out below:

6.1.1 Pilot project review

The pilot project specified the following objectives:

1. Provide skills, training, work experience and employment opportunities to Tottenham residents.
2. Stimulate business growth in the area and attract new companies to invest through a demonstrable commitment from a high quality professional services (Architects) organisation choosing to locate in Tottenham.
3. Deliver outreach project activities to local schools and to students at CONEL utilising JMPs professional expertise and skill sets.
4. Provide a space to both showcase regeneration activity and projects happening in Tottenham and to provide community facing activities delivered by, and for, the local community.

The following measurable actions and deliverables were committed to by JMP and the pilot has been reviewed against these deliverables:

- Provide at least 12 half days of engagement and structured project activities with local primary and secondary schools and with CONEL (both structured via outreach work, talks, presentations and utilisation of the N17 Design Studio premises).

JMP worked extensively with Northumberland Park Community school and built up a good relationship with the pupils and teachers. They worked with two different Year 9 classes at Northumberland Park School and organised and hosted 4 field trips, 4 workshops and gave presentations at two school assemblies. JMP also provided two sessions of interview skills training with Woodside High and Northumberland Park School. All of the engagement with the school pupils was based around the themes of geography, design, architecture and regeneration, and jobs and careers.

- Provide structured work experience opportunities for students from local secondary schools or college students identified by the Council and CONEL (up to a maximum of 5) for a period of 5 days within both N17 Design Studios and JMP offices during the 12 month pilot.

JMP provided 1 weeks work experience for one student from St Thomas More School in Wood Green from 8-12th February 2015, and 1 weeks work experience for one student from Highgate Wood School in Hornsey from 29th February- 4th March 2016.

LBH also organised work experience at N17 Design Studio for construction students at CONEL over a two week period in early 2015 which JMP facilitated at the premises with a CONEL tutor.

- Provide structured work placement opportunities for a period of no more than 6 months for 2 local young people for at least 25 hours per week.

In total 5 young people successfully completed apprenticeships with JMP during the pilot period. Of the 5 apprentices 2 of these were Haringey residents but the rest were from other parts of London due to the difficulties in securing suitable candidates for the roles. Three of the apprentices attended CONEL to complete their training, the other two candidates attended Westminster Kingsway College and Bromley College. The apprentices gained qualifications in the following (all combined with work experience at JMP): Level 3 Diploma in Creative and Digital Media, Level 3 Diploma in Business Administration, Level 2 in Business Administration and Level 3 diploma in IT User Skills. Of the 5 apprentices the apprentice, who is a Tottenham resident, has been given a permanent position at JMP in Marketing, one has secured employment in an Islington architecture practice, two are now employed by a multinational business consultancies and one has moved on to another apprenticeship programme

- Ensure that the N17 Design Studio is available for use by LBH and other community stakeholders for activities such as exhibitions, launches, consultations, outreach activities and meetings on at least 12 occasions within the 12 month period.

12 different community events were held at N17 over the 12 month pilot period hosted either by JMP or the Council. JMP ran events which focused on Tottenham Heritage and Conservation (talk given by Paddy Pugh, JMP Director), N17 aims (talk given by Aidan Potter, JMP Director), Build a pavilion workshop on 18th October 2015 with local children (aged from 8-14 years) , 2 x apprentice talks (led

by the N17 apprentices) 2 x events as part of the London Festival of Architecture, an exhibition of the work produced by Northumberland Park Community School, and an Open House London studio open day event. A joint studio open day was also organised and hosted by both JMP and the Council in January 2015. The space was also used by the Tottenham Regeneration for a talk by You & Me Architects on the Tottenham Shopfront Improvement Programme in January 2015.

- Provide space for permanent information or a display about regeneration projects in Tottenham.

The Tottenham regeneration model was displayed in the studio during the pilot as well as information and literature relating to the regeneration programme and projects.

The overall findings of the reviews are as follows:

- Objectives 1, 3 and 4 as set out in 6.1.1 have been met.
- Objective 2 is more difficult to assess quantitatively due to lack of relevant data. A suitable measure to assess performance against Objective 2 is to review the High Street vacancy rate in Bruce Grove town centre both before and after the opening of the studio. Data is available from Summer 2013 which gives a vacancy rate of 9% in Bruce Grove Town Centre but no recent data is available for comparison. The vacancy rate data will be re-surveyed and updated in summer 2016; this will be a consideration when deciding on the continuation of the project in November 2016.
- Objective 2 can also be linked to the wider objective of improving the quality of place and the physical environment of the High Road as set out in the Tottenham Strategic Regeneration Framework. The project has resulted in the occupation and physical improvement of a prominent corner shopfront unit on the High Road in Bruce Grove which had previously been vacant since the former occupier had gone into liquidation. The shopfront is also in the designated boundary of the Tottenham Green Conservation Area; the new shopfront has improved the appearance of this unit and made a more positive contribution to the Conservation Area than the previous shopfront.
- The apprenticeship programme worked well. JMP met their target of two local people and overall the programme resulted in the completion of five high quality apprenticeships with an international business, permanent job and further career progression opportunities for the candidates who participated.
- It was difficult to appoint suitable apprentice candidates from the local area, (both Tottenham and Haringey), and as a result JMP appointed candidates from other parts of London (as well as one Tottenham and one Haringey apprentice which met their output of two local apprentices).
- More school students could have been given the opportunity to undertake work experience with JMP and those who did participate would have ideally been from Tottenham schools.
- The talks and events held at N17 Design Studio were generally well attended (particularly the shopfront improvement talk and the joint LBH/JMP open day). For

those which were less well attended sufficient lead in times and resources are required in order to promote these events and ensure good attendance from the community.

- The engagement work with local schools was successful and worked well however could have benefitted from engaging with a wider range of schools in Tottenham as the focus was largely on Northumberland Park Community School.

6.1.2 Financial arrangements

6.1.2.1 The October 2013 Cabinet report proposed a budget for the project and set out the de minimus State Aid requirements. Below is an update on the funding provided to the N17 Design Studio project which is measured under State Aid rules. An off-set against State Aid has been applied to the funding provided in relation to the outputs received from JMP. This is in accordance with the advice provided by the external legal advisors on the 2013 Cabinet report (paragraph 5.23 of the October 2013 Cabinet report).

Item	2013/14	2014/15	2015/16	2016/17 (up to 1 st December 2016)	Total Project
Refurbishment of Premises	£2,213	£123,746	£0	£0	£125,959
Project Management Fees	£0	£9465	£0	£0	£9465
Rent	£0	£0	£8874	£14,000 (JMP payment figure provided in column below)	£22,874
Business Rates	£0	£3480	£6957	£6959 (JMP payment figure provided in column below)	£17,396
Utilities	£0	£960	£4963.91	£0 (JMP to cover all of utility costs)	£5923.91
Work Placements (Apprenticeships)	£0	£14,417	£0	£0	£14,417
Project Expenses	£10,000	£0	£0	£0	£10,000
Offset contribution- apprenticeships, schools engagement, work experience, event space*	£0	-£9200	-£9200	-£17,000	-£35,400
JMP payment: Rent, business rates and running costs (12 months from 1 st December 2015- 1 st December 2016)	£0	£0	£7973.63	£13,626.37	-£21,600
Total	£12,213	£142,868	£3621.28	-£9667.37	£149,034.91

6.1.2.2 * The offset contribution figures used relates to the values referred to in paragraph 5.23 of the October 2013 Cabinet report. For 2014/15 and 2015/16 a total offset figure of £12,400 has been used and split across the two years due to the fact that the pilot project ran from November 2014 to November 2015. The £12,400 figure comprises of; £3600 schools engagement and project activities, £4000 work experience, £4800 office and exhibition space and £6000 for Council staff touchdown space. For the financial year of 2016/17 £17,000 has been used as the offset figure

which is comprised of; £7000 for one apprenticeship placement, £1200 school engagement, £4800 office and exhibition space, and £4000 for work experience opportunities. No touchdown space figure has been included in 2016 as the studio will not be available for this use during this calendar year.

6.12.3 Following the completion of the pilot project on 30th November 2015, for one calendar year (1 December 2015 until 30 November 2016) JMP will pay market rent for their space in the building and cover all of the related running costs including business rates, bills and utilities. The figures have been included in the years 2015/16 and 2016/17.

6.1.24 The Council lease on the building runs until July 2019. Other spend on the building has been incurred in the Council's capacity as head leaseholder, not directly related to the N17 Design Studio project. This expenditure includes buildings insurance, IT equipment which is owned by, and is the property of, the Council, fire safety equipment, security alarm system, and legal costs associated with the 5 year lease.

6.1.3 Revised Memorandum of Understanding

The full version of the revised Memorandum of Understanding is provided at Appendix 1. A summary of the undertaking for the calendar year, 1st December 2015- 1st December 2016, is set out below:

- JMP will operate and run the N17 Design Studio on a commercial model, as an architect's office, with the open door policy removed. The studio will be open during normal office hours.
- Market rent will be paid by JMP to the Council for the premises and JMP will cover the related business rates and running costs.
- JMP will work with two-three different Tottenham secondary schools and Tottenham further/higher education providers to provide 6 work experience placements in 2016 for 1 week at a time.
- JMP will provide a summer internship in 2016 for a Tottenham (or Haringey) resident and architecture student (or studying a related discipline). A stipend will be provided by JMP to the successful candidate.
- JMP will provide 1 apprenticeship opportunity to a Tottenham resident (or Haringey resident if no Tottenham candidate can be found) for a 12-18 month period at National Minimum Wage. This timeframe will result in the apprenticeship position running for longer than the new MoU but this is considered to be positive.
- JMP will provide job application, CV writing and interview skills training to two classes of Year 10 pupils at two Tottenham Secondary Schools (to constitute 2 full days, or 4 half days of engagement, in total).
- JMP will organise, promote and host 6 community events at N17 Design Studio in 2016.
- LBH will organise, promote and host 6 community events at N17 Design Studio in 2016.

- JMP will support LBH to actively promote career opportunities relating to architecture and design and different career pathways into architecture to Haringey residents.
- LBH will utilise the N17 Design Studio as a venue to provide information to the community and other stakeholders on the regeneration activities and projects underway in Tottenham, at times agreed in advance with JMP.
- The building has a current temporary change of use planning consent (HGY/2014/2505) from A1(retail) to B1 (office) use which expires on the 3rd November 2016. If required LBH will be responsible for securing a new Change of Use planning consent for the building.

7. Contribution to strategic outcomes

As well as its contribution to achieving the objectives of Tottenham Strategic Regeneration Framework (2014), the project also contributes to achieving the following objectives in the Haringey Corporate Plan (2015-2018):

- All young people will have access to excellent employment or higher education opportunities
We will deliver growth, by creating an environment that supports investment and growth in business and jobs.
- We will take advantage of growth, by ensuring that residents have the training, skills and support necessary to find and keep good quality employment
- We will focus growth by prioritising new homes and jobs in Wood Green and particularly in Tottenham, where need and opportunity are greatest, and by bringing some of the borough's key community assets into more active use.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance and Procurement

The total cost of the N17 Design Studio pilot project has been contained with the funding of £181,548 for the pilot project as agreed by Cabinet in October 2013. Additional spend on the building has been contained within the wider Tottenham Regeneration programme budget which was approved by Cabinet in 11th February 2014.

Any additional funding specific to the N17 Design Studio project would need to be agreed by Cabinet and would need to be reviewed to ensure it is consistent with State Aid regulations.

Legal

This report sets out the arrangements for the N17 Design Studio project and the Council's relationship with JMP to 1 December 2016. The Council will be entering into a new Memorandum of Understanding with JMP and CONEL and will be extending JMP sub lease of part of the building known as 451 – 453 High Road up to 30th November 2016.

Members should note that the upper floor of the building will remain empty due to the reason set out in this report.

The Council has the authority to enter into these arrangements under section 1 of the Localism Act 2011 (general power of competence) and as there is no financial obligations to pay JMP for any services based on the arrangements in the Memorandum of Understanding and the Heads of Terms this does not raise any procurement issues.

Equality

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

- a) tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- b) advance equality of opportunity between people who share those protected characteristics and people who do not;
- c) foster good relations between people who share those characteristics and people who do not

The review into the N17 Design Studio pilot found broadly positive impacts particularly for young people living in the local area. The school outreach programme is aimed at widening young people's horizons into the regeneration work underway in Tottenham and insight into architectural design as a profession as well as practical CV, job application and interview training sessions. The work experience and apprenticeship programmes for young people have been successful, providing opportunities into entering the world of work for participants. Community events hosted at the studio have also been well attended by local residents.

The proposed new Memorandum of Understanding in this report supports the continuation of these activities. As part of our understanding with JMP, we would expect them to ensure that the activities run from the studio and in the community are non-discriminatory and inclusive of all groups of people, no

matter their sex, ethnicity, religion, sexual orientation, disability or any other protected characteristic.

9. Use of Appendices

- Background document- Cabinet Report 15th October 2013
- Background document- Memorandum of Understanding, October 2013
- Appendix 1: Revised Memorandum of Understanding

10. Local Government (Access to Information) Act 1985

Not applicable

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Appendix 1

N17 Design Studio: Revised Memorandum of Understanding

1. Background

1.1 N17 Design Studio is collaboration between Haringey Council and John McAslan Partners (JMP) The Council took a 5 year lease of a vacant shop unit on Tottenham High Road and sub-let it to JMP for a 1 year pilot project. A Memorandum of Understanding (MoU) set out the terms of the collaboration and pilot project. The terms have been updated in this document to reflect the new arrangements from December 2015 to December 2016. This MoU expires on 1st December 2016.

2. N17 Design Studio project objectives:

- Provide skills, training, work experience and employment opportunities to Tottenham residents, with a specific focus on young people;
- Deliver outreach, educational and training activities to local schools, and to students at CONEL, using JMPs expertise and skill set;
- To use the N17 Design Studio as a venue for a series of community events/ talks focusing on; employment, skills and training, the Tottenham Regeneration Programme, and Architecture and Design.

3. N17 Design Studio project outputs

3.1 Skills, work experience, employment & training:

- JMP will work with two-three different Tottenham secondary schools and Tottenham further/higher education providers to provide 6 work experience placements in 2016 for 1 week at a time.
- JMP will provide a summer internship in 2016 for a Tottenham (or Haringey) resident and architecture student (or studying a related discipline). A stipend will be provided by JMP to the successful candidate.
- JMP will provide 1 apprenticeship opportunity to a Tottenham resident (or Haringey resident if no Tottenham candidate can be found) for a 12-18 month period. at National Minimum Wage. This timeframe will result in the apprenticeship position running for longer than the new MoU but this is considered to be positive.
- JMP will provide job application, CV writing and interview skills training to two classes of Year 10 pupils at two Tottenham Secondary Schools (to constitute 2 full days, or 4 half days of engagement, in total)

3.1 Community events and talks

N17 Design Studio is an excellent venue for the Tottenham Regeneration team and JMP to use as a venue for community engagement and to provide information to the public. For 2016 the following will be required:

- JMP to organise, promote and host 6 public events and talks at the studio in 2016.
- LBH to organise, promote and host 6 public events and talks at the studio in 2016.

The N17 Design Studio will no longer have an open door policy as it will be operating as commercial premises, paying market rent. JMP will operate and run the N17 Design Studio as an architect's office, with the open door policy removed. The studio will be open during normal office hours.

4 Change of use planning application

The temporary change of use for the building expires on 3rd November 2016 (ref. HGY/2014/2505). If required a new Change of Use Planning Application will be prepared and submitted by LBH (Tottenham Regeneration Team) prior to the expiration of the temporary Change of Use.

Report for: Cabinet

Item number: 13

Title: Variations to the approved Housing Capital Programme

Report

authorised by : Lyn Garner, Director of Regeneration, Planning and Development

Lead Officer: David Sherrington, Director of Asset Management and Deputy Director of Property, david.sherrington@homesforharingey.org
020 8489 4487

Ward(s) affected: Tottenham Hale

Report for Key/

Non Key Decision: Key Decision

1. Describe the issue under consideration

This report seeks approval to vary the approved capital programme priorities as set out in the July 2015 Housing Investment Cabinet report.

2. Cabinet Member Introduction

Improving the quality of council owned homes and estates is a key priority for the council and I am pleased to see proposals being brought forward for Tamar Way following our consultation with residents.

3. Recommendations

3.1 That homes on Tamar Way (80 homes in the Tottenham Hale ward) are included in the Housing Capital Programme and improvements undertaken in-line with the approved Haringey Standard. Works are in addition to the priorities previously agreed through the July 2015 Housing Investment Cabinet report. Works will be undertaken using existing framework arrangements for consultancy services (CRCS) and contractors (Major Works framework) which have previously been approved by Cabinet.

3.2 That approval of the detailed scheme budget, following survey work, is delegated to the Director of Planning, Regeneration and Development in consultation with the Lead Members for Regeneration and Housing and Resources and Culture.

4. Reasons for decision

4.1 Tamar Way was previously excluded from the Housing Capital Programme through the 2013 Estate Renewal Strategy to allow for further considerations around possible re-development and investment. These considerations have now been concluded, and it is recommended to include homes in the mainstream investment programme.

4.2 On the basis that the homes were excluded from investment by Cabinet in 2013, a decision is required to allow for investment to go ahead.

5. Alternative options considered

- 5.1 Do nothing – this option was discounted on the basis that stock condition information indicates that investment is required. The required investment is comparable with unit costs for other homes across the borough who have received investment under the Decent Homes Programme.
- 5.2 Redevelopment – this option was discounted on the basis that there are greater priorities for the Council elsewhere in the borough. Feedback from residents indicated that a significant number felt strongly that Decent Homes investment was necessary and important.

6. Background information

6.1 Through the Decent Homes programme the Council improves Council housing across the borough in line with the approved Haringey Standard. Since the start of the programme in 2008, over £240m has been invested and the vast majority of Council owned homes have received improvements. The programme is now fully funded by the Council through the HRA.

6.2 In 2013, the final two years of the Decent Homes Programme was approved. Following this, the Council, through the 2013 Estate Renewal Strategy, postponed Decent Homes investment on some sites, pending further consideration around future options. Tamar Way was one site named within the 2013 Estate Renewal Strategy for further consideration, both to test redevelopment opportunities, to understand residents priorities in more detail, and to assess the investment required.

6.3 In July 2015, additional priorities for the Housing Capital Programme were approved, building on those already set out in 2013. Tamar Way was not included on the basis that the considerations outlined in 6.2 had not been concluded for that site.

6.3 Specifically to Tamar Way, the Council has, since 2013, consulted with residents about the future of the homes and priorities. This feedback indicated that:

- A significant number (66%) felt that Decent Homes investment was important
- Energy efficiency was a high priority (79%)
- The estate environment is in need of improvement and creates dissatisfaction for residents

Residents received feedback on the consultation in 2015.

6.4 Alongside the resident consultation, Homes for Haringey have assessed the capital investment required on the estate and have identified that it requires approximately £1.272m to bring the homes up to the 'Haringey Standard'. and the unit cost is comparable with unit costs for this type of work elsewhere in the borough. Improvements would include renewal of windows, heating systems, bathrooms and kitchens (subject to survey).

- 6.5 In addition, the Council has reviewed its estate renewal priorities from those initially outlined in the 2013 strategy. A number of sites have been identified for detailed capacity studies although owing to resident feedback, initial internal development appraisals and investment need, Tamar Way has not been taken forward.
- 6.7 On this basis, officers concluded that Tamar Way should be included back into the mainstream capital programme.
- 6.8 A new long term programme of works to succeed the existing Decent Homes programme is currently being developed and will be in place for 2017/18 onward. Details of this programme are currently being finalised and will follow the publication of the Council's new Housing Strategy.

7. Contribution to strategic outcomes

To create homes and communities where people choose to live and are able to thrive.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Procurement

The Construction Procurement Group (CPG) have no reason to object to the recommendation that homes on Tamar Way (80 homes in the Tottenham Hale ward) are included in the Housing Capital Programme and improvements undertaken in-line with the approved Haringey Standard. Works are in addition to the priorities previously agreed through the July 2015 Housing Investment Cabinet report. Works will be undertaken using existing framework arrangements for consultancy services (CRCS) and contractors (Major Works framework) which have previously been approved by Cabinet.

Finance

This report seeks to include the the homes on Tamar way within the Housing Capital Programme in 2016/17 and 2017/18. This follows the initial removal of the project to assess the alternative options available for the homes. If approved this project will be a commitment against the capital programme for these years and will be contained within the cash totals available. A budget of £25,819,000 was agreed by Cabinet in February 2016 for the Decent Homes successor programme, where spend falls into 2017/18 it will need to be contained within the budget for that year which will be agreed as part of the Capital Strategy process during 2016-17.

At this stage detailed survey work and costings are not yet available but it is estimated that the project will cost around £1.272m.

Legal

The Assistant Director of Corporate Governance has been consulted in the preparation of this report, and comments as follows.

The report raises a number of issues which will need specific legal advice and guidance as they are being implemented. There are a number of risks highlighted in this report which will need to be properly managed in order to reduce any potential liability to the Council.

Where the intention is to recover the costs of any works by means of service charges, leaseholders will have to be consulted under s20 of the Landlord and Tenant Act 1985.

Procurement to carry out the Decent Homes works will need to comply with applicable law and the Council's Contracts Procedure Rules. The anticipated costs of the works suggests that the Public Contracts Regulations (requiring a European tender exercise) will not be engaged but this should be confirmed by a written pre-tender estimate before procurement begins.

Awards of contracts which are above £500,000 in value are key decisions and must therefore be approved by Cabinet. Contracts of a lesser value may be awarded by a director under delegated powers.

Equality

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

-Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;

-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.

Residents of Tamar Way have been consulted through a variety of resident engagement mechanisms regarding the future of homes and their priorities. The majority of residents were supportive of further Decent Homes investment and highlighted the importance of improvements to the estate environment. The proposal to include these homes within the Housing Capital Programme should result in improvements to the quality of residents homes and will therefore bring a positive benefit for residents.

The current Asset Management Strategy 2007-2017 covers all investment in the Council's housing stock, including the previous Decent Homes. In drawing up the strategy, an Equalities Impact Assessment was undertaken. The findings were incorporated into Homes for Haringey's planning processes for delivering Decent Homes and are now part of the Decent Homes successor programme's work. This includes ensuring that all residents receive the same standard of work and consideration of specific language and other needs are identified and addressed when drawing up programmes of work.

9. Use of Appendices

N/A

10. Local Government (Access to Information) Act 1985

None

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MINUTES OF THE MEETING OF THE CABINET MEMBER SIGNING HELD ON Friday, 6th May, 2016, 12:00

PRESENT:

Councillor Stuart McNamara (Chair)

Also in attendance:

Councillor Gail Engert

Councillor Martin Newton

1. FILMING AT MEETINGS

Councillor McNamara referred those present to agenda Item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.

2. URGENT BUSINESS

None.

3. SUSTAINABLE TRANSPORT WORKS PLAN 2016/17

The Cabinet Member considered a report that sought approval for the Sustainable Transport Works Plan for 2016/17, which set out the Council's approach to managing highways infrastructure and delivering Corporate Plan priorities and programmes. It was noted that there may be changes to the funding available arising from Transport for London decisions and the Council's forthcoming Capital Strategy.

No declarations of interest were declared, and there were no conflicts of interest declared by any Cabinet Members consulted.

Invited by the Cabinet Member to ask questions, Councillors Engert and Newton made the following requests:

1. That local ward councillors be advised by the Head of Traffic Management of significant or substantial objections or concerns raised in response to statutory consultation on schemes, in addition to the Cabinet Member;
2. That the report reflect the importance of clearing gullies to prevent flooding;
3. That charging points for electric vehicles constructed under the Plan should be sufficiently robust;
4. That the issue of air quality be reflected as a priority in the Plan; and
5. That the resurfacing of the carriageway of Fortis Green Road not be limited to the section in the Fortis Green Ward.

Councillor McNamara accepted the requests made, undertook to ensure all councillors were informed of how schemes were prioritised, and asked that

Councillors Engert and Newton engage with officers for operational responses to the specific matters raised.

The Council has a statutory obligation to maintain the public highway network. This year's work plan had been determined through objective highway condition surveys, visual highways inspections, feedback from consultation with Ward Councillors and key stakeholders.

The programme also includes transport schemes previously agreed by Cabinet (September 2013) and funded as part of the borough's 3 year Local Implementation Delivery Plan (2014-17) together with the annual funding submission to Transport for London.

Based on the reasons given in the report, the Cabinet Member:

RESOLVED

1. That the Sustainable Works Plan for 2016/17 be approved;
2. That the Head of Traffic Management be authorised to consider any objections and representations to statutory consultation on schemes and report back to the Cabinet Member and local ward councillor if there are significant or substantial objections or concerns raised; and
3. That decisions relating to detailed scheme design be delegated to the Head of Traffic Management.

4. NEW ITEMS OF URGENT BUSINESS

None.

CHAIR: Councillor Stuart McNamara

Signed by Chair

Date

MINUTES OF THE MEETING OF THE LEADER SIGNING HELD ON Friday, 20th May, 2016, 14:30

PRESENT:

Councillor: Claire Kober, Leader of the Council

5. FILMING AT MEETINGS

The Leader referred those present to agenda item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.

6. URGENT BUSINESS

None.

7. STATUTORY HOMELESSNESS DECISIONS

The Leader considered a report which sought approval to retrospectively and prospectively authorise an extension to the arrangements to contract out Homelessness and Allocations decisions to HfH until the new Management Agreement comes into effect, as agreed at Cabinet on 15th March 2016. The report also sought approval for a further extension to the Council's contract with Housing Reviews Limited which contracts out conduct of reviews of homelessness and allocations decisions, until 31st October 2016.

RESOLVED

I). To authorise retrospectively and prospectively the continued contracting out of the permitted Part VI and VII functions of the Housing Act 1996, to HfH on the terms of the old management agreement as varied by the Deed of Variation of 24 September 2014 notwithstanding expiry of that agreement from 1 April 2016 until the new agreement comes into effect or for a period of 10 years, whichever comes first, subject to the Council's right to determine the contracting out of those functions at any time.

II). To authorise contracting out of the permitted Part VI and VII functions on the terms of the new agreement for a period until 31 March 2026 subject to the Council's right to determine the contracting out of those functions at any time.

III). To authorise amendment of Schedule 1 of the 2016 Management Agreement, to clarify the scope of the Part VI and VII functions delegated to HfH.

IV). To authorise the extension of the contract with HRL until 31st October 2016.

V). To note that the Council's tenancy management functions continue to be contracted out to HfH on the terms of the old management agreement until replaced by the new management agreement.

Reasons for decision

The Council has responsibilities under parts VI and VII of the Act that it can only delegate to third parties under the terms of the Local Authorities (Contracting Out of Allocation of Housing and Homelessness Functions) Order 1996. The existing authorisations to contract out these responsibilities, to HfH and HRL expired on 31st March 2016, with the expiry of the 2014 deed of variation to the 2011 Management Agreement and on 30 April 2016 with expiry of the contract to HRL, respectively. The Council has a statutory duty to carry out these functions or to contract them out to a third party.

Alternative options considered

Not to authorise the extension of the contracting out arrangements would mean that Homelessness and Allocations decisions made by HfH would be open to legal challenge. The alternative to this is that the Council would take these decisions in-house until the new Management Agreement comes into effect. Council staff with expertise and experience in this area were however transferred to HfH on 1st May 2016 and are now permanent employees of HfH.

If, in addition, the Housing Reviews contract is not extended, neither HfH, nor HRL will be authorised to carry out these reviews and any reviews made by those parties will be open to legal challenge.

8. NEW ITEMS OF URGENT BUSINESS

N/A

CHAIR:

Signed by Chair

Date

Report for: Cabinet 14 June 2016

Item number: 15

Title: Delegated Decisions and Significant Actions

Report authorised by : Nick Walkley, Chief Executive
Bernie Ryan AD Corporate Governance

Lead Officer: Ayshe Simsek

Ward(s) affected: Non applicable

**Report for Key/
Non Key Decision: 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 page <http://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 Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

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.

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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(Deputy Chief Executive – Public Health Team)

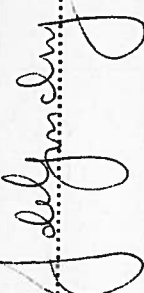
Significant decisions - Delegated Action - For Reporting to Cabinet on 14th of June 2016

◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	2/6/2016	Broadreach contract for the provision of inpatient detoxification	The Director of Public Health agreed to extend the contract to Broadreach for the provision of inpatient detoxification Start date: 17 th October 2016 End Date: 16 th October 2017. The maximum value of the contract will be under £209k

Delegated Action

Type	Number
The Director of Public Health agreed to waive the requirement to obtain quotations as allowed under CSO 10.01.1(b), in accordance with waiver requirements noted under CSO 10.01.2(d), to award the contract to Standing Together Against Domestic Violence for period of 12 months commencing from 1st June 2016 to 31st May 2017 at the maximum value of £8,000 – signed 16 May 2016	1
The Director of Public Health has agreed to extend the contract to The Doctor's Laboratory to provide Chlamydia/Gonorrhoea testing kits, pathology and results notification for Chlamydia and Gonorrhoea screening as allowed under Contract Standing Orders 10.2.1 (c) which provides a single extension by up to 12 months of the contract not provided for within the original contract award decision. The total cost of the contract including the proposed extension of £50,000 would be £100,000 – signed 24 May 2016	2
The Director of Public Health has approved the extension of the existing contract to let Central and North West London NHS Foundation trust (CNWL) provide the supply of condoms and related supplies, for a period of 12 months as allowed under Contract Standing Orders 10.2.1(c).1.2 The contract extension shall commence on 8 th October 2016 to 7 th October 2017 and the cost of the service for the duration of extension period will be capped at £50,000 – signed 24 May 2016	3

Director's Signature  Date 2 / 06 / 2016

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DIRECTORATE OF REGENERATION, PLANNING AND DEVELOPMENT

Significant decisions - Delegated Action 2016/2017 – May 2016

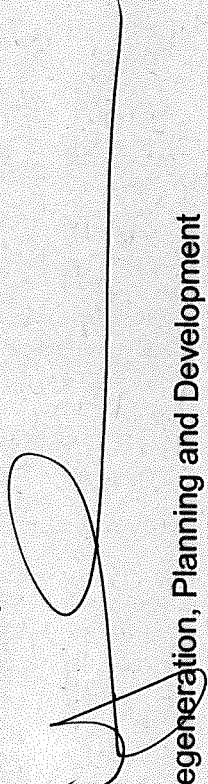
◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1. ◆	19.05.16	Delegated Authority Report – Indemnity Agreement to cover planning for the Monument Way site, Tottenham Hale.	To enter into an Indemnity Agreement to cover planning for the Monument way site, Tottenham Hale for a maximum sum of up to £500,000
2. ◆	23.05.16	The acquisition of properties under the Council's Right to Buy acquisition programme.	Purchase the property known as 34 Helston Court N15 5HF for a sum of £291,000 for housing purposes as part of the Council's Right to Buy acquisition programme.

Delegated Action

Type	Project	Value
Request for a contract award in accordance with CSO 8.06	Provision of strategic advice and advocacy to progress Tottenham and borough-wide regeneration Lyn Garner 09.05.16	£24,000
Approve waiver request of CSO 6.03	Appointment of Mr Greg Clark (the Business of Cities Ltd) as chairman of the London Stansted Cambridge Consortium Lyn Garner 23.05.16	£25,000
HRW Procurement Process – Approval of procurement documentation Lyn Garner 31.05.16		

Submission authorised by:



Lyn Garner
Director of Regeneration, Planning and Development

Date: 02.06.2016

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DIRECTORATE OF REGENERATION, PLANNING AND DEVELOPMENT

Significant decisions - Delegated Action 2016/2017 – April 2016

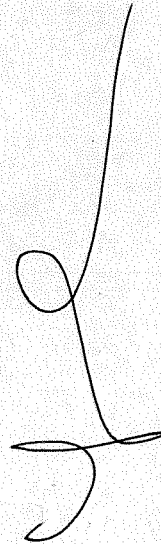
◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1. ◆	11.04.16	To help drive the regeneration of Tottenham Hale, a number of strategic site acquisitions have been identified and others may follow. The report seeks the authorisation to spend from the acquisition funds to cover costs connected with taking forward the acquisition of two key sites at Tottenham Hale.	To allow a spend from the acquisition funds for sums up to £500,000 in compensation and transaction costs related to the purchase for the BP Petrol Station site and the 4 Ashley Road site.

Delegated Action

Type	Project	Value
Delegated decision – to approve the implementation of CSO 10.02.1d	Variation of contract between GVA Grimley Ltd and the Council dated 1 st July 2015, to allow for additional project management and support up to the end of the procurement process. Lyn Garner 18.04.16	£6,500 per quarter

Submission authorised by:



Lyn Garner
Director of Regeneration, Planning and Development

Date: 9 MAY 2016

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Commissioning

Significant decisions - Delegated Action - For Reporting to Cabinet on 14th of June 2016

◆ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	26/05/2016	Service Level Agreement with Alexandra Park & Palace Charitable Trust (APPCT)	An agreement between Haringey Archive & Museums Service and APPCT to agree public access to collections held in archives at Bruce Castle Museum. Allowing APPCT full access to the collections and rights and use of digital surrogates created through the digitisation of the collection.
2.	01/05/2016	FuturGov contract Extension	A contract extension with FuturGov to undertake the co-design process for further development of day opportunities for older people and people with learning disabilities for a period of 3 weeks at a cost of £9,400.
3.	01/05/2016	Award of contract for the Handy Person Service	Award a new contract to Homes for Haringey for the provision of Handy Person Service (following the liquidation of Haringey Age UK) for a period of 11 months from 1 st May 2016 to 31 st March 2017 at a total cost of £63,500, of which £38,000 will be funded by the CCG.
4.	23/05/2016	Award of contract to Create London	That a contract with Create London be agreed for the period from 1 st February 2016 – 31 st January 2017 to deliver an arts and culture programme. The total cost of the contract including the proposed extension is £25,000.
5.	03/05/2016	Award of contract for the Stroke Club Service	To agree the award of an 11 month contract from 01 May 2016 to 31 March 2017 to the successful tenderer: Stroke Association, for £44,062 for the Stroke Club Service.

Delegated Action

Type	Number

SLT Officer/Assistant Director Signature

Charlotte Parnery

Date: 03/06/2016

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