

Report for: Cabinet

Item number: 13

Title: Variations to the approved Housing Capital Programme

Report

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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