

FULL COUNCIL: 18 JULY 2016 RESPONSES TO WRITTEN QUESTIONS

Written Question 1 from Councillor Dave Beacham to the Cabinet Member for Housing, Regeneration and Planning

How many properties has Move 51 North let and how many are still to be let?

Move51 have two properties in management and are in the process of marketing an additional property. Move51's remit is being widened to offer incentivised Assured Shorthold Tenancies to private landlords, which is a cost effective alternative to most other Temporary Accommodation options available, and will help H4H continue to tackle homelessness in the borough.

Written Question 2 from Councillor Clive Carter to the Cabinet Member for Housing, Regeneration and Planning

How much has been spent on the setting-up and running of Move 51 North to date?

Total costs for Move51 to date are £406,618.

Written Question 3 from Councillor Gail Engert to the Cabinet Member for Housing, Regeneration and Planning

How much profit has Move 51 North made?

The financial forecast for Move51 showed that it was not expected to make a profit until it had been trading for a full three year period. It was set up fewer than 12 months ago and has not made any profit.

Written Question 4 from Councillor Martin Newton to the Deputy Leader, and Cabinet Member for Customer Services and Culture

The CCG has already prepared a feasibility study for the current Muswell Hill Library building to become a doctor's surgery, does the council have a copy and will you circulate it to Ward Councillors in Muswell Hill and Fortis Green wards?

The feasibility study is a Haringey CCG-commissioned report. We are happy to pass on the Councillor's request for a copy.

Written Question 5 from Councillor Liz Morris to the Cabinet Member for Corporate Resources

How much has the council and HfH spent on agency staff in the each of the last three financial years?

2013/14:

Council spend - £15,491,615

HfH spend - £3,275,194

2014/15:

Council spend - £19,144,373

HfH spend - £1,846,571

2015/16:

Council spend - £18,974,987

HfH spend - £1,699,240

Written Question 6 from Councillor Pippa Connor to the Cabinet Member for Corporate Resources

How much has the council and HfH spent on consultants in each of the last three financial years?

2013/14:

Council spend - £4,842,359

HfH spend - £500,551

2014/15:

Council spend - £5,224,343

HfH spend - £343,911

2015/16:

Council spend - £5,468,431

HfH spend - £384,269

The increase in interim staff costs over 2015/16 has been carefully planned and is due to the circumstances relating to the Housing Transformation Programme. The future housing delivery model has been adopted and is now in implementation place. This will reduce the costs of interims as posts are recruited to on a permanent basis where they are currently covered by agency/interim staff. Some support will remain in place until all restructures and improvements are in place. Interim and Consultant support in the organisation will remain in place where we need specialist skills that are not within the Council's workforce and probably not required to be so on a permanent basis. Appointments to these roles are approved by Director and Assistant Director who are responsible for delivery of outcomes.

Written Question 7 from Councillor Viv Ross to the Cabinet Member for Environment

How much has the council spent on repairs and groundwork to Finsbury Park following damage caused by large events in each of the last 3 financial years and how much of this money was reclaimed from event organisers?

The council charges each event organiser a grounds deposit prior to them entering the park. The amount of deposit depends on the size of the event. For major events in Finsbury Park the amount payable in advance increased from £10,000 to £15,000 in 2016. This increase was in response to the recommendations of Overview and Scrutiny review of Events in 2015. Although the event organiser pays this amount in advance this is not a cap on their liability for damaged caused in the park. Anything above this amount is invoiced to the event organiser. If there is no damage or damage is less than the grounds deposit then the balance is returned to the event organiser.

To establish liability for damage a pre event check is carried out with the organiser and a post event check is also carried out. Remedial works are either charged at cost or works are priced in accordance with an agreed schedule of rates. In the last three years the following sums have been charged to the event organisers in relation to damaged caused to Finsbury Park during the course of major events:

2013:

Stone Roses - £4,770

2014:

Arctic Monkeys - £5,870

Wireless - £10,529

2015:

Wireless - £14,626

Written Question 8 from Councillor Bob Hare to the Leader

Which covenants has the council/HfH, waived, suspended or modified in the last 5 years?

The Commercial Property Team hold no records of any covenants waived, suspended or modified in the last five years.

According to Home Sales records, officers have instructed the Council to issue deeds of variation six times in the past five years.

Written Question 9 from Councillor Sarah Elliott to the Leader

Which covenants has the council/HfH, provided an indemnity for in the last 5 years and how much was each indemnity for?

This question is very broad, as the council would provide indemnities, for example, on every single lease it takes. The indemnities in these cases would be given to the landlord and would be for any breaches of the covenants in the lease by the Council as a tenant. Examples of where the Council have taken leases include all of the Private Sector Leases, Block 2 Fountayne Business Centre, 451-453 High Road Tottenham.

Other types of indemnities are also given in works contracts (for example The Holcombe Road market) where this would cover any loss suffered by the property owners affected. In certain Sales and Purchase Contracts indemnities are provided guaranteeing the title and environmental state of the land sold. This kind of indemnity requires the Council to rectify any defects in title and pay for any loss suffered. There may also be indemnities in acquisition whereby the Council as a buyer would have to comply with certain covenants and indemnify the seller for any breaches.

There is no specific list of each indemnity but rather every single contract will need to be looked at to determine the type and level of indemnity provided by the Council.