

Xanthe Barker
020 8489 2957

16 December 2011

To: All Members of the Cabinet

Dear Member,

Cabinet - Tuesday, 20th December, 2011

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

7. FINANCIAL PLANNING 2012/13 – 2014/15 (PAGES 1 - 76)

(Report of the Director of Corporate Resources – To be introduced by the Cabinet Member for Finance and Carbon Reduction): To consider and agree the proposed budget package for 2012/13 and later years.

13. OPTIONS FOR THE FUTURE USE OF LARKSPUR CLOSE (PAGES 77 - 112)

(Report of the Director of Housing and Adult Services – To be introduced by the Cabinet Member for Housing): To consider options for the future use of Larkspur Close.

Yours sincerely

Xanthe Barker X2957
Principal Committee Coordinator

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Haringey Council

URGENT BUSINESS SHEET

Report Title: Financial Planning 2012-13 to 2014-15

Committee/Sub etc: Cabinet

Date: 20th December 2011

The report is late because the financial plan is based on a range of dependencies, the most significant being the local government provisional financial settlement which was due for release in early December but was delayed. The information in the settlement required full analysis before this report could be finalised.

Additionally, the Overview and Scrutiny Committee needed to ratify the budget scrutiny panel's recommendations to cabinet which required to be included within the Financial Planning report. The date of the O&S meeting was after the distribution date for this report.

The report is too urgent to await the next meeting because the medium term financial planning report is a most significant strategic planning document and requires members' attention as early as can be achieved to assist their decision making and planning processes. The report could not, therefore, wait until February – which is the next scheduled Cabinet meeting.

The Head of Local Democracy & Member Services concurs with the admission of this item.

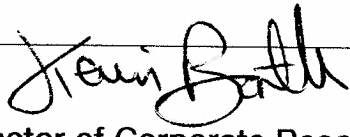
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Haringey Council

Report for:	Cabinet 20 th December 2011	Item number	To be added by the Committee Section
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Title:	Financial Planning 2012-13 to 2014-15
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Report authorised by :	 for Director of Corporate Resources
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Lead Officer:	Kevin Bartle – Assistant Director of Finance kevin.bartle@haringey.gov.uk Telephone 020 8489 5972
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Ward(s) affected: All	Report for Key/Non Key Decision: Key
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Haringey Council

1. Purpose of the report

- 1.1 To provide a Medium Term Financial Plan [MTFP] covering the next three years to March 2015, with a revised assessment of the General Fund, Dedicated Schools Grant [DSG], Housing Revenue Account [HRA] and the Capital Programme including:
- The financial resources available to the Council
 - The cost of providing existing services
 - The overall level of savings that have been and still need to be identified to give a balanced, sustainable budget over the medium term planning period.
- 1.2 To consider the Cabinet's proposed budget package for 2012-13 and later years.

2. Introduction by the Cabinet Member for Finance and Carbon Reduction – Councillor Joe Goldberg

- 2.1 Last year's spending review saw local government budgets hit harder than any other part of the public sector by the Coalition's austerity measures. In Haringey, the settlement has been particularly tough, and the effect of the Secretary of State's decision has been to reduce our 'spending power' some thirty times more than authorities such as Dorset.
- 2.2 The £84m we are now required to remove from our budgets over three years, equivalent to £3 in every £10 we spent in 2010, has led to the loss of a number of valued council services and some of these changes are undoubtedly having a significant impact on the lives of our residents. As a council, we have also had to lose many capable and skilled members of staff.
- 2.3 We have now identified proposals to find all but some £7m of the £84m needed by 2014.
- 2.4 As ever, we remain committed to protecting frontline services by taking a greater scale of cuts from back office functions such as IT, finance, communications and policy. However it would be wrong to pretend we can maintain the same breadth and depth of services on such reduced funding support, and where frontline services are being hit we want to be sure we are not hurting the most vulnerable and that there are viable alternatives for people in the community.
- 2.5 In setting the budget this year I am conscious of the challenges facing the borough. Tottenham is now the constituency with the highest unemployment in London and unemployment is also increasing to



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worrying levels across Hornsey and Wood Green. Inequality in the Borough is also increasing and we are seeing an increase in child poverty. Since May 2010, some 60 new benefit claims a day are being made in our customer service offices. We have a serious shortage of housing and there is a need to support the social and physical regeneration of many parts of the borough.

- 2.6 Last year I stated that I thought the Government was cutting the deficit too far, and too fast, not just because of the impact on local services, but for the impact I thought it would have on the national and local economy. I still remain concerned about this but I am absolutely determined to find solutions and resources to tackle these challenges despite our reduced resources.
- 2.7 We as a council do not have all the answers but we are blessed with great people who share our passion for taking Haringey forward, and our ambition for the Better Society.
- 2.8 We are engaging with residents and businesses in a consultation exercise designed to convey the scale of the challenges facing the Borough and its communities, and the Council's determination to create and exploit opportunities to create a better future for Haringey in the face of unprecedented financial austerity.

3. Recommendations

- 3.1 Cabinet is recommended:
- a) To note the recommendations of the Overview and Scrutiny Committee on the chosen three themes of the draft revenue proposals agreed at the Cabinet's meeting on 4th October 2011 [paragraphs 7.9 to 7.12 and Appendix 7];
 - b) To note the consultation responses received to date on the draft revenue proposals agreed at the Cabinet's meeting on 4th October 2011; [paragraphs 7.1 to 7.8 and Appendix 8];
 - c) To note the implications for the Council of the Provisional Local Government Finance Settlement 2012-13 [paragraphs 8.4 to 8.31 and Appendix 4];
 - d)
 - i. to agree the indicative level of the Dedicated Schools Grant (DSG) for 2012-13 [paragraph 12.3]
 - ii. to note an expected Pupil Premium allocation of £10.1m [paragraph 12.4]



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- iii. to agree the approach to universal grants and targeted grants set out in paragraph 12.5;
 - iv. to endorse the treatment of the one off allocation of £522k in 2012-13 [paragraph 12.7];
 - v. to note the intention of the Schools Forum to consult and to propose changes to the Formula following consultation [paragraph 12.8];
 - vi. to agree the funding of the items set out in paragraph 12.10 from the available headroom;
 - vii. to agree the approach to the use of headroom set out in paragraph 12.12
- e) To note the changes in the financial management of the HRA from 1st April 2012 [paragraphs 2.1 to 2.5 of Appendix 5];
- f) To note the background to the Stock Options Appraisal [paragraphs 3.1 to 3.7 of Appendix 5];
- g) To note the proposed housing rent increases set out in paragraphs 4.1 to 4.10 of Appendix 5 which are subject to consultation;
- h) To note the proposed tenants' service charges set out in paragraphs 5.1 to 5.3 of Appendix 5 which are subject to consultation;
- i) To agree the methodology to be used to separate the outstanding debt on 1st April 2012 between the HRA and the General Fund. [paragraphs 6.1 to 6.8 of Appendix 5];
- j) To approve the draft HRA Budget 2012-13 and MTFP 2012-15 for recommendation to the Council at its meeting in February 2012. [paragraphs 7.1 to 7.7, Appendix 5]
- k) To approve draft proposals to be recommended to the Council at its meeting in February 2012 for the Council's Capital Programme for the period 2012-15, [paragraph 14 and Appendix 6];
- l) To note that the Cabinet at its meeting in February will assess the need to make additional proposals for the MTFP 2012-15 to be recommended to the Council for approval in the light of circumstances at that time;



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- m) To approve draft proposals, to be recommended to the Council at its meeting in February 2012 for the Council's MTFP 2012-15 [appendices 1, 2 and 3];
- n) To note that savings still have to be identified to deliver a balanced budget in 2013-14.

4. Other options considered

- 4.1 The report proposes the Cabinet should consider draft proposals to deliver a balanced and sustainable MTFP 2012-15.
- 4.2 This is considered to be a prudent approach in the light of the experience of last year's process, together with the unprecedented scale of savings required as a consequence of the government's current public sector expenditure plans and the continuing increases in demand for the Council's services.

5. Background

- 5.1 The Council's integrated financial and business planning process is the key mechanism by which plans and strategies are reviewed to ensure financial resources are allocated effectively to underpin the delivery of the Council's priorities and performance standards.
- 5.2 This process culminates in the annual review and approval of the Council's Budget and three year MTFP, which reflect not only the Council's own priorities but also contributes to the wider Sustainable Community Strategy delivered in conjunction with the Haringey Strategic Partnership.
- 5.3 In February 2011 the Council approved its Budget 2011-12 and MTFP 2011-14. The current year's budget was balanced through the approval of an unprecedented savings programme totalling some £41m. However, the overall MTFP at that stage showed planned spending exceeding our anticipated resources by some £21m over the period 2012-14.
- 5.4 Since then Cabinet has undertaken an intensive exercise designed to reduce planned spending and to review all key assumptions underpinning our forecasts of spending and resources. Cabinet received reports at its meetings in July and October 2011 and made decisions to change a number of assumptions and to approve in principle a range of further reductions in planned spending.



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- 5.5 Table 1, below shows the changes in the overall shortfall from February 2011 through to the changes agreed by the Cabinet at its meetings in July and October 2011.

Table 1	2012-13	2013-14	TOTAL
	£m	£m	£m
1 MTFP shortfall at February 2011	-6.8	-14.5	-21.3
2 Re-programming of savings	-2.3	-1.3	-3.6
3 Revisions to assumptions	5.3	0.6	5.9
4 MTFP shortfall at July 2011	-3.8	-15.2	-19.0
5 Revisions to assumptions	-0.5	0.9	0.4
6 New savings proposals	5.4	6.7	12.1
MTFP surplus (+) / shortfall (-) at			
7 October 2011	1.1	-7.6	-6.5

- 5.6 The Overview and Scrutiny Committee has conducted its budget scrutiny through 'three themes' drawn from the Cabinet's draft proposals. Further detail is included at paragraphs 7.9 - 7.12.
- 5.7 The Overview and Scrutiny Committee's recommendations are included in Appendix 7.
- 5.8 The Chancellor of the Exchequer made his annual Autumn Statement on 29th November. A summary of key issues is set out at paragraphs 8.1 to 8.3.
- 5.9 The Secretary of State for Communities and Local Government announced the Provisional Local Government Finance settlement 2012-13 on 8th December 2011 and has invited responses by 16th January 2012. The Council will be submitting a response. Further detail is set out at paragraphs 8.4 to 8.32 and Appendix 4. The final settlement is expected later in January 2012.
- 5.10 At this stage the Cabinet's draft MTFP 2012-15 proposals are based on the provisional Local Government Finance Settlement. There is a possibility the Cabinet may need to revise its proposals in the light of the final settlement.

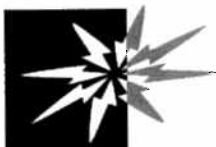


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- 5.11 This report proposes a draft budget package for the three year planning period to 2015 and is in nine sections:
- Strategic Approach (paragraph 6)
 - Consultation and Scrutiny (paragraph 7)
 - Financial Resources (paragraph 8)
 - Budget pressures (paragraph 9)
 - Budget and MTFP Revenue proposals (paragraph 10)
 - Risks and Opportunities (paragraph 11)
 - Dedicated Schools Grant [DSG] (paragraph 12)
 - Housing Revenue Account (paragraph 13)
 - Capital Programme (paragraph 14)
- 5.12 The detailed assumptions that support the proposed MTFP are set out below and in the appendices.

6 Strategic Approach

- 6.1 The government has established a programme of public spending reductions, set out in its Spending Review of 2010 which includes average funding reductions of 29% for local authorities over the four years 2011-15. In addition the government has embarked on a range of far-reaching changes across the public sector landscape, details of which have been reported to the Cabinet over the last 18 months.
- 6.2 For Haringey, the consequence of the Spending Review was the need to identify reductions in planned spending of some £84m by 2014. Savings totaling over £62m by 2014 were identified and approved in February 2011, £41m of which was included in the Council's revenue budget for 2011-12.
- 6.3 The identification of spending reductions has been informed by the clear vision for the kind of Borough the Council wants to create and also by seeking to ensure the Council's priorities are delivered and the aspirations of residents fulfilled as far as possible.
- 6.4 Since February the Cabinet has set in place an intensive programme to identify proposals to address the remaining anticipated funding shortfall of some £21m. Additional proposals were agreed in principle by the Cabinet in October 2011 for review by the Overview and Scrutiny Committee through consideration of the three themes and for external consultation.
- 6.5 These proposals, together with revisions to assumptions and some re-programming of savings agreed in July 2011 result in a potential



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budget surplus for 2012-13 of some £1m and a budget shortfall of £7.7m for 2013-14.

- 6.6 In noting these revenue financial forecasts at its meeting in October 2011, the Cabinet did not make any specific financial planning assumptions for 2014-15, in light of a lack of definitive information and uncertainties yet to be resolved by government. However the Cabinet expected financial austerity to continue to prevail in 2014-15.
- 6.7 The Cabinet agreed to consider further at this meeting the revenue budget proposals for 2012-13 and the MTFP 2012-15 informed by responses to the scrutiny review and external consultation.
- 6.8 This report and recommendations have also been informed by the latest information and planning assumptions in the light of government announcements since October (notably the Chancellor's Autumn Statement of 29th November and the Provisional Local Government Finance Settlement 2012-13 announced on 8th December) and changes in local circumstances.
- 6.9 This report also makes recommendations for the Council's Capital Programme 2012-15, including schemes to be funded within the Housing Revenue Account.

7 Consultation and Scrutiny

Consultation

- 7.1 The Council informed, consulted and engaged residents and businesses during November and December 2011, and the consultation will continue into January 2012.
- 7.2 The consultation was undertaken using both an online and paper questionnaire which included factual information about the council's budget and its services. In addition a number of public meetings were held, led by Councillor Goldberg, Cabinet Member for Finance and Carbon Reduction. A senior Finance Officer also attended each meeting and presented key financial detail to inform discussion and to support Councillor Goldberg in answering questions. Staff from the Communications team also attended to take notes.

Public Meetings

- 7.3 Seven meetings have been held to date; two more will follow in January 2012.



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- 7.4 119 questions were asked at the consultation meetings up to and including 5th December, which are being analysed and further detail will be reported to the Cabinet in February 2012.

Questionnaire responses

- 7.5 A summary of the key responses and comments is set out in Appendix 8.
- 7.6 The questionnaire sought to establish respondents' degree of support for an increase in the Council Tax in 2012-13. Of the total of 47 respondents to this question, 55% would not support an increase; 36% would support an increase in Council Tax in 2012-13. The remaining 9% neither support nor do not support an increase.

Next steps

- 7.7 The consultation feedback to date will be further analysed, together with the additional feedback expected over the remainder of the consultation period, which continues into January 2012.
- 7.8 The Cabinet will consider its response to the consultation feedback at its meeting on 7th February 2012, prior to determining its recommendations on the Budget 2012-13 and MTFP 2012-15 to the Council for its meeting on 20th February 2012.

Scrutiny

- 7.9 Following the Governance review a new Protocol for Budget Scrutiny has been implemented. As part of this protocol the responsibility of budget scrutiny was delegated to a Panel of five Members of the Committee, drawn from both parties and chaired by an Opposition Member.
- 7.10 The Panel chose three themes for Budget Scrutiny (CO2 reduction, Temporary Accommodation and Homelessness and Looked after Children and associated Legal costs).
- 7.11 The protocol requires that, once ratified by the Overview and Scrutiny Committee the Panel's recommendations will be reported to Cabinet who will then set out whether recommendations will be taken forward as per the protocol.



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7.12 The recommendations agreed by the Overview and Scrutiny Committee at its meeting on 12th December 2011 are set out in Appendix 7. The Cabinet will agree its responses to those recommendations at its meeting on 7th February 2012.

8 Financial Resources

The Autumn Statement

8.1 The Autumn Statement sets out actions the government will take to ensure it continues to meet its fiscal targets and protect the economy.

8.2 The Chancellor of the Exchequer made his annual Autumn Statement on 29th November. He noted the UK economy is recovering from the biggest financial crisis in generations, the government's plans to reduce the deficit set out in the June 2010 Budget, and the series of financial shocks since then which have significantly weakened the economic and fiscal outlook.

8.3 Key announcements affecting local government include:

- Spending savings will be used to fund a programme of investment in national infrastructure projects;
- Further spending reductions of 0.9% in both 2015-16 and 2016-17;
- An additional £600m to support local authorities with the greatest pressure on available school places – no details are yet available on how that funding will be allocated
- A public sector pay cap of an average of 1% for the two years from 2013-14; although local government pay is not directly affected by this the Chancellor indicated 'local government budgets will be adjusted accordingly'

The Local Government Provisional Finance Settlement 2012-13

8.4 The government's shorter term plans for local authority funding were set out in the Local Government Provisional Finance Settlement 2012-13, announced on 8th December 2011, which determines how much grant the government will give to each local authority in England in 2012-13. Details of the provisional settlement, which is now subject to a formal consultation period which ends on 16th January 2012, are summarised below.

8.5 The government has confirmed it is moving ahead with introducing arrangements for Council Tax referenda under powers set out in the Localism Act 2011. For authorities such as Haringey, the government



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is minded to propose the approval of the local electorate will be required before the council can increase its Council Tax for 2012-13 by more than 3.5%.

- 8.6 As noted by the Cabinet in February 2011, the Council now has five main streams of revenue financial resources:
- Formula Grant
 - Core Grants
 - Council Tax
 - One off use of Reserves
 - Fees and Charges

Formula Grant

- 8.7 The financial year 2012-13 is the second year of the four year period addressed by the Spending Review 2010 and also the second year of the two year Local Government Finance Settlement announced in December 2010. Accordingly this year's provisional Local Government Finance Settlement, as expected, largely confirmed the indicative funding for 2012-13 announced a year earlier.
- 8.8 The basic provisional Formula grant allocations are exactly the same as those announced in February 2011.
- 8.9 The government has introduced no changes to the complex 'four block' distribution methodology nor to the capping of grant losses through a 'Grant Floor' mechanism. As in 2011-12, the government has deployed the concept of councils' 'spending power' which is made up of Formula Grant and other government grants, NHS support for health and social care, and council tax receipts.
- 8.10 The key figures and comparisons with the assumptions that underpinned the MTFP 2011-14 as approved by Council in February 2011 are shown in Table 2 below, and further detail is set out in Appendix 4.



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Table 2	2012-13 £m	2013-14 £m
Council MTFP assumption – February 2011		
o Formula Grant	141.221	137.721
o Council Tax Freeze Grant re 2011-12	2.530	2.530
Total	143.751	140.251
Provisional settlement – December 2011	143.784	N/A
Change	+0.033	N/A

8.11 For 2012-13 the government has ‘rolled up’ Council Tax Freeze Grant into Formula Grant. The figures shown above are still provisional and may change in the Final Settlement in January 2012. Any significant change would be a risk to the proposals presented in this report. The increase of £33k shown above relates to the Council Tax Freeze Grant element. See also paragraph 8.21.

8.12 Looking further ahead the government has consulted on wide ranging changes to the funding mechanisms for local government from 2013-14. The proposals would allow councils to retain growth or lose reductions in their business rates base subject to some limits and referenced to a baseline from April 2013 – thus providing, the government claims, an incentive for each council to grow its business tax base. This would end the current arrangements for national pooling and formula allocation of general [Formula] grant comprising Revenue Support Grant and Business Rates.

8.13 In its response the Council noted there are a number of key uncertainties and a lack of sufficiently robust data which result in us being unable to forecast accurately the implications for Haringey at this stage. This adds even more uncertainty into our financial plans. The Cabinet needs to be additionally prudent and be aware the Council may need to make greater cuts than currently assumed to its planned spending from 2013-14.

8.14 The proposals also seem to loosen the link between needs and resources. Haringey’s response therefore reserved the Council’s judgement on the government’s proposals until such time as the government provides detailed data and scenarios that illustrate the potential implications at individual council level of the range of options put forward for consultation. The response also suggested the government may wish to defer implementation to a date later than April 2013.



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8.15 The government has indicated it will be setting out its response to its consultation proposals shortly.

Core Grants

8.16 The provisional Grant Settlement also set out details of (most) of the following 'core' grants:

- Early Intervention Grant
- Public Health
- Learning Disabilities
- New Homes Bonus
- Council Tax Freeze Grant
- Housing Benefit and Council Tax Benefit Administration grant
- Dedicated Schools Grant [DSG] - see paragraph 12
- Preventing Homelessness
- NHS grant to support care and benefit health
- Rights to Free Travel
- Housing Growth
- Local Flood Grant

8.17 Further detail on some of these is set out below, and the latest confirmed or assumed figures for each of these is shown at Appendix 4.

8.18 Overall the latest announcements result in an increase in grant in 2012-13 of £1.170m compared to the assumptions made in the report to the Council in February 2011. Some key points are highlighted below.

8.19 There is a reduction of £244k in 2011-12 and a potential gain of £485k in 2012-13 in New Homes Bonus Grant compared with our previous MTFP assumptions. The projected figure has been included in the planning assumptions.

8.20 The government has confirmed Councils that freeze or reduce tax in 2012-13 will receive additional **one-off** funding equivalent to raising their 2011-12 Council Tax by 2.5%. This is in addition to the funding provided in the Spending Review for the four years 2011-15, in respect of the freezing of Council Tax in 2011-12.

8.21 The Cabinet will consider the implications of this for Haringey at its meeting in February 2012 and make recommendations to the Council.

8.22 Furthermore, as noted above at paragraph 8.5, the Localism Act 2011



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gives the public the right to veto excessive Council Tax rises from April 2012. Councils that set tax increases above a ceiling approved by Parliament each year would automatically trigger a referendum of all registered local electors in their area. For 2012-13 the ceiling for authorities such as Haringey is an increase of 3.5%.

Housing Benefit and Council Tax Benefit

- 8.23 As previously reported to Cabinet, the government is making changes to the welfare system. A key proposal is the abolition of the current Council Tax Benefit [CTB] scheme, to be replaced by a new scheme whereby each local authority would receive un-ring fenced special grant based on 2012-13 expenditure and a reduction of 10% in funding for those residents who are currently entitled to benefit.
- 8.24 The government is committed to protecting some groups, in particular low income pensioners. Based on Haringey's current CTB caseloads a 10% reduction in funding equates to some £4m of pressure on the revenue budget.
- 8.25 Under current arrangements, local authorities receive a specific grant to meet the cost of administering both Housing and Council Tax Benefit, which is based on caseloads. The Welfare Reform Bill proposes to centralise the administration and payment of the Housing Benefit scheme which will clearly impact on the level of administrative support available to local authorities to administer the proposed local CTB schemes.
- 8.26 The government has announced a reduction in 2012-13 of £176k to £3.347m and this loss has been factored into the financial plan.
- 8.27 Furthermore, if the proposed changes in Council Tax Benefit localisation and Housing Benefit take place from April 2013 local authorities will lose the element of current specific grant for Housing Benefit administration. It is not clear yet how the funding for administration of the proposed local schemes for Council Tax Benefit will work. The potential impacts of this from 2013-14 are currently unknown.

NHS grant to support care and benefit health

- 8.28 On 20th October 2010 the Chancellor announced the 2010 Spending Review. In recognition of the pressures on the social care system the government allocated an additional £2bn by 2014-15 to support the delivery of social care. That figure included up to £1bn by 2014-15 to be transferred by the NHS from the health capital budget to health



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revenue, to be spent on measures that support social care, which also benefit health.

- 8.29 The government expects local authorities and the NHS to work together to agree how this funding should be best used to support social care services.
- 8.30 In 2011-12, London Borough of Haringey expects to receive £2.970m from the NHS through the arrangement set out above. For 2012-13 the latest information indicates £2.830m. There is no information available for future years other than the national control totals show a rising trajectory to £1bn by 2014-15. The MTFP assumption for 2013-14 and 2014-15 is currently prudently set at £1.4m.
- 8.31 The Department of Health on 25th October 2011 confirmed the announcement of **provisional** 2012-13 allocations and stated that the allocations for 2013-14 and 2014-15 have not yet been announced. At this stage, therefore, it is not proposed to change the Council's current assumptions.

Council Tax

- 8.32 The Council will consider the Cabinet's MTFP and Budget recommendations at its meeting in February 2012, and will determine the level of Council Tax for the financial year 2012-13 at that meeting.

Reserves

- 8.33 The Cabinet will consider the need for and level of both specific and general financial reserves at its meeting on 7th February 2012.

Fees and Charges

- 8.34 A separate report will be considered by the Cabinet on 7th February 2012 setting out the outcomes of a review of, and making recommendations to increase fees and charges across all service areas for 2012-13.

9 Budget pressures

Inflation

- 9.1 As noted in the report to the Cabinet in October 2011, it is necessary to monitor the Council's planning assumptions regarding inflation.
- 9.2 As a result, it is now proposed to increase the inflation provision for



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energy costs by £1.3m for 2012-13 over the previous assumption, as a result of the latest actual and anticipated increases in energy prices.

Concessionary Fares

- 9.3 As noted in October, an increase in the costs of Concessionary Fares in 2012-13 has been anticipated. In the light of the latest information a further increase of £300k, increasing the additional provision to £800k, in the forecast would be prudent.

Adult Social Care and Housing directorate

- 9.4 There are a number of potential budget risks in 2012-13 relating to Care Purchasing and Continuing Health Care Transfers from Health. The scale and likelihood of these risks are such that it is expected any resultant costs can be managed within the directorate's cash limit in 2012-13 at this stage.
- 9.5 The Community Housing Service has successfully re-negotiated rental prices paid to temporary accommodation suppliers to enable them to deliver base budget savings in the sum of £400,000. The saving has, therefore, been built in to the MTFP.

Children and Young People directorate

- 9.6 Cabinet is aware of the pressures in the current year related to Looked after Children and the work that is in progress to develop strategies to reduce the consequential financial pressures from 2012-13.

Place and Sustainability directorate

- 9.7 There are a number of financial risks relating to income, regeneration and leisure which are expected to be manageable in 2012-13 at this stage.
- 9.8 These service issues will be further reviewed and any necessary recommendations arising will be brought to the Cabinet at its meeting on 7th February 2012.

Capital Financing

- 9.9 An initial assessment of capital financing requirements and the latest economic forecasts suggest a saving of circa £1.3m can be assumed at this stage for 2012-13, together with a minor additional cost in 2013-14 of £100k. Given the current economic volatility and uncertainty, the key assumptions underpinning this budget will be kept



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under close review and a revised assessment recommended to the Cabinet in February 2012.

- 9.10 It is anticipated that asset sales needed to address the Capital Programme may result in lost rental income. It is proposed that a provision of £100k is made to cover for this.

Localism Act 2011

- 9.11 There may be pressures arising from this Act.

- 9.12 The Act provides:

- New freedoms and flexibilities for local government
- New rights and powers for communities and individuals
- Reform to the planning system
- Reform to ensure decisions about housing are taken locally.

- 9.13 A number of these provisions may have financial implications for the Council – which are unquantifiable with any precision at this stage. Examples may include the ‘Community Right to challenge’ – voluntary and community groups have the right to express an interest in taking over the running of a local authority service. If the authority accepts the challenge it must run a procurement exercise to allow the challenging organisation to bid.

- 9.14 A further example may be the ‘Community Right to Bid (assets of community value)’. The Act requires authorities to maintain a list of assets of community value, as nominated by the community. When these assets come up for sale or change of ownership, the Act gives the community groups the time to develop a bid and raise the money to bid for the asset on the open market.

- 9.15 The requirement to hold a referendum if (proposed) Council Tax increases exceed a level set by the Secretary of State is noted at paragraph 8.23.

- 9.16 A full assessment of the financial implications of the implementation of the Act will be undertaken which may result in the need to incorporate additional budget provision in the financial plan.

Academies

- 9.17 The financial impacts on the council of schools becoming academies are the loss of funding from DSG and Formula Grant to pay for each Academy’s Local Authority Central Service Equivalent Grant



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[LACSEG]; and implications arising from residual surpluses / deficits of the new academies. The above is subject to the government's response to consultation. Formula Grant reductions [through a 'top slice – see paragraph 12.14, below] are the key implications for the General Fund as the other impacts are all chargeable to the DSG.

9.18 The Department for Education on 8th December 2011 published a new consultation on the calculation and recovery arrangement for the academies transfer in 2011-12 and 2012-13. The consultation closes on 12th January 2012. There may be budget pressures arising from this.

10 Budget and MTFP Revenue proposals – summary

10.1 The latest financial position is summarised in Table 3 below.

Table 3		2012-13	2013-14	TOTAL
		£m	£m	£m
Note	MTFP surplus (+) / shortfall (-)			
	Cabinet October 2011 (Table 1)	1.1	-7.6	-6.5
	<u>Revisions to spending assumptions</u>			
1	Inflation	-1.3		
2	Concessionary Fares	-0.3		
3	Housing	0.4		
4	Interest costs	1.3	-0.1	
5	Revenue implications of asset sales	-0.1		
6	Spending funded by additional grant	-1.1		
	Sub total	-1.1	-0.1	-1.2
	<u>Revisions to financing assumptions</u>			
7	CT & HB Grant	-0.2		
8	New Homes Bonus	0.5		
9	Other grant increases	0.8		
	Sub total	1.1	-	1.1
10	At December 2011	1.1	-7.7	-6.6

10.2 The Cabinet will agree its final recommendations on the MTFP 2012-15, Budget 2012-13 and Council Tax 2012-13 to the Council at its meeting on 7th February 2012.



Haringey Council

2014-15

- 10.3 There are many continuing uncertainties regarding the resource outlook for 2014-15, deriving from the government's intention regarding changes to the financing of local government, the implications of the implementation of welfare reform and the continuing economic stringency.
- 10.4 However, it is important the Cabinet and Council assess the potential scale of the financial challenges in 2014-15. The best assessment, based on government announcements and plans, suggests a potential budget shortfall of some £19m. This could, however vary either way as it is subject to many uncertainties.
- 10.5 The government is planning to reduce funding for local authorities by an average of 29% over the four years up to and including 2014-15. In addition the most recent statements have indicated that they expect resources allocated to local government to reduce to reflect assumptions about a pay cap. Overall it is expected financial austerity will continue as the government has announced in the budget statement an extra £2bn of public sector reductions, these are likely to have an impact on local government. It is necessary for the Council to plan for austerity.
- 10.6 The following are examples of material changes that could affect the Council's finances in 2014-15:
- Changes in core and specific grants
 - NHS funding
 - Use of 2011 Census data
 - The outcomes of the Local Government Resource Review, affecting Formula Grant and aspects of the government's welfare reforms
 - New Homes Bonus and other funding incentives provided by the government
 - Inflation and interest rate changes
- 10.7 Overall the position for 2014-15 is very uncertain and the current projections will be subject to further review. The opportunity will be taken to influence the government so that the maximum resources possible are available to the Borough, in order to minimise any potential budget gap.



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11 Risks and Opportunities

- 11.1 When setting the draft MTFP, Directors have provided their best estimates of service costs and income based on the information currently available. However there will always be factors outside of the Council's direct control that will vary the key planning assumptions that underpin these estimates.
- 11.2 There are a number of significant risks that could affect either the level of service demand (and therefore delivery costs), or its funding. In addition there are general economic factors, such as the level of inflation and interest rates that can impact on the net cost of services.
- 11.3 Similarly there are opportunities either to reduce costs or increase income which have not, as yet, been factored into the planning assumptions. The main risks and opportunities are summarised below.

Risks

- Reduction in service standards / performance
- Funding uncertainty
- Increased service demand
- Impact of Housing Benefit and other welfare changes
- Delay or non-delivery of savings proposals
- Inflation
- Shortfall in revenue due to the economic climate
- Further reductions in joint NHS funding
- Increase in bad debts.
- Academies

Opportunities

- New freedoms and flexibilities
- New income streams

12 Dedicated Schools Grant [DSG]

- 12.1 The Schools Forum met on 8th December 2011 to consider a paper on the Dedicated Schools Grant Budget Strategy for 2012-13. A number of recommendations were put to the Forum and their views have been set out below in respect of the key areas, to inform the Cabinet's consideration of these issues.
- 12.2 The schools financial settlement for 2012-13 will follow the same



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pattern as in 2011-12 (i.e. the spend plus methodology) with a single Guaranteed Unit of Funding multiplied by the number of pupils recorded in the various pupil censuses taken in January 2012.

- 12.3 The Guaranteed Unit of Funding (GUF) in 2011-12 was £6,306.81 and will continue at this level in 2012-13. This represents a standstill at cash levels although clearly the effect of inflation means that, for this element of the budget, schools will experience a real terms decrease in their funding in 2012-13. On the basis of the final 2011-12 pupil numbers and the GUF above the estimated DSG for 2012-13 will be set at £208.503m which the Cabinet is asked to **agree** as the indicative level of the Dedicated Schools Grant (DSG) for 2012-13.
- 12.4 In addition to this funding, schools will continue to receive the Pupil Premium which was introduced in 2011-12. It initially provided £430 per pupil eligible for Free School Meals (FSM) in the January census. During 2011-12 this was increased to £488 per pupil and, for 2012-13, is set to double. The government has also consulted on possible changes to the methodology for distributing the Pupil Premium; the outcome of which is awaited. However, for 2012-13 the Cabinet is asked to **note** an expected Pupil Premium allocation of £10.1m.
- 12.5 In 2011-12 there was a fundamental change to a large number of previous grant funded streams with most being incorporated within the DSG. In 2011-12 it was agreed that, for **universal grants**, a lump sum equivalent to the 2010-11 allocation of predecessor grants, reduced by 1.5% to reflect the negative Minimum Funding Guarantee (MFG) would be provided and for **targeted grants** the relevant sum would be added to headroom. It was further agreed that this approach be revisited in 2012-13 as part of an overall review of the Haringey Formula. However, given that the government has consulted on fundamental changes to school funding which are anticipated to be implemented for 2013-14 and which include the possibility of a national funding formula, the Cabinet is asked to **agree** the continuation of this approach in 2012-13 pending further clarification on the outcomes from the School Funding consultation. The Schools Forum was in agreement with this approach.
- 12.6 In 2011-12 uncertainty over the continuation of the Music Education Grant (MEG) led Members to agree to support the Music Service from headroom. Resources of £126.6k were provided in 2011-12 and the increased contribution for 2012-13 on a similar basis is £41.1k which the Forum supported on the understanding that the Head of the Music Service attend the next Forum meeting to explain what steps were being taken to ensure that all pupils from across the borough had equitable access to the service.



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- 12.7 A one-off allocation of £522k was made available to certain schools to take on the running of extended services on the understanding that future provision be self-sustaining. This sum is not required in 2012-13 and the Forum agreed to a proposal to add this to the available headroom. The Cabinet is asked to **endorse** this treatment.
- 12.8 The Forum was asked to express a view on a number of proposed formula changes and in particular indicate their agreement to consult on those changes with schools, and other relevant bodies, where appropriate. The School Forum has the power to agree changes to the Funding Formula and therefore the Cabinet is asked to **note** the intention of the Forum to consult and to propose changes to the Formula in the following areas:
- Protection for 'bulge' classes.
 - Changes to the methodology for recognising premises costs.
 - The introduction of a small secondary schools' factor.
- 12.9 In addition the Forum were advised of two further formula changes; the first consequent on changes to the government's formula for distributing the Pupil Premium which has obviated the need to continue with a local factor introduced last year for new schools. The Forum also agreed not to consult on a proposal to remove the paid meal subsidy on the basis that it provided a useful lever against schools failing to levy the recommended price for a school meal.
- 12.10 A number of pressures were highlighted to the Forum which it was agreed should be met from the available headroom following the final determination of pupil numbers and the DSG. The pressures identified were:
- The need for additional funding of SEN places within the individual Schools Budget (ISB) for the new Integrated Learning Campuses and Heartlands High School resource base as part of a continuing strategy to develop in-borough SEN provision as a means to reduce the use of more costly out-borough provision and improve value for money;
 - The need to provide for the costs of the Local Authority Central Services Equivalent Grant (LACSEG) following the conversion of schools to Academy status; and
 - The educational component of Looked After Children (LAC) external residential costs.



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- 12.11 The Cabinet is asked to **agree** to the funding of these items from available headroom.
- 12.12. Finally, the Forum were advised that the target of delegating 16% of resources via deprivation factors had now been achieved and therefore there was no need to create headroom through a general application of the Minimum Funding Guarantee (MFG). As a result they agreed to endorse an approach that did not require the reduction of formula factors by the MFG (-1.5%) unless there was insufficient headroom to meet all of the proposed calls on headroom. In the event that headroom is available after meeting all of the identified pressures the Forum agreed a proposal to distribute headroom via the Key Stage funding units including those for Early Years and place led settings. The Cabinet is asked to **agree** this approach to the use of headroom.

Academies

- 12.13 The DfE has also consulted on interim funding arrangements for Academies proposals for revising the arrangements for calculating the Local Authority Central Services Equivalent Grant (LACSEG) and the outcome of this is also outstanding.
- 12.14 Haringey now has two schools that have chosen to convert to Academy status. The financial implications for 2012-13 are that funding equivalent to the school budget shares will be recouped from the DSG plus Local Authority Central Spend Equivalent Grant (LACSEG) of approximately £0.53m. In addition the government 'top slices' the Council's Formula Grant allocation. As noted at paragraph 9.18, the DFE is consulting on the calculation and recovery arrangements for academies transfer in 2011-12 and 2012-13 but has also stated there will be no consequential changes to the 2011-12 settlement figures and no authority will be adversely affected in 2012-13 compared to their 2012-13 Settlement figures.
- 12.15 The amount of LACSEG identified above represents the formulaic calculated reduction in the cost of central services (as opposed to costs that can actually be saved). The speed at which Haringey can reduce relevant costs within the centrally retained DSB will depend on a number of issues including whether economies can be made from delivering services to fewer schools and the Authority's ability to continue to provide services to Academies under trading arrangements.



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13 Housing Revenue Account [HRA]

- 13.1 New arrangements for the management of the Council's housing functions start on 1st April 2012. The Cabinet therefore needs to take a number of consequential key decisions in respect of rent increases, service charges, the separating of outstanding debt between the General Fund and the HRA, and the overall financial planning assumptions for the HRA, on the basis of which an overall HRA Revenue Budget 2012-13, Capital Programme 2012-15 and MTFP 2012-15 is recommended.
- 13.2 These recommendations have been informed by the work to date on the Stock Options Appraisal project commissioned by the Cabinet in April 2011.
- 13.3 Details are set out in Appendix 5.

14 Capital Programme

- 14.1 The capital programme is considered below in three sections: internally funded schemes; externally funded schemes and the Housing programme.
- 14.2 Each section is summarised below and supported by detailed programmes in Appendix 6.
- 14.3 The spending on externally funded schemes are currently best estimates, as the funding is yet to be confirmed. These estimates are prudently based on previous years, taking into account the likely effect that public spending reductions will have on available capital. The programme will be updated for Cabinet approval following funding confirmations as announced by government departments and other public bodies throughout December and early January.

Internally funded schemes

- 14.4 The funding for internal schemes is predominantly from capital receipts which have been declining in the current economic climate. These schemes have also been rated against the Council's priorities.
- 14.5 The current summary position for the period 2012-13 to 2014-15 is shown in Table 4 below and in detail at Appendix 6a. The schemes which are not competing for general capital receipts are shown as "others" and include the Accommodation Strategy, self-funded from earmarked disposals, and Alexandra Park and Palace refurbishment



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and development programme, funded from the overall Alexandra Palace net revenue budget.

- 14.6 The recommended programme of £24.8m is set out in Table 4 below and discussed in more detail in the paragraphs which follow.

Internally funded schemes

Table 4		Proposed Budget 2012-13 £000	Indicative Budget 2013-14 £000	Indicative Budget 2014-15 £000	Total £000
Capital Receipts		7,416	6,900	7,875	22,191
Resources that follow projects		2,280	1,600	700	4,580
Revenue Resources		500			500
Total Resources	A	10,196	8,500	8,575	27,271
Recommended Programme					
Schemes competing for Receipts		6,950	8,550	4,678	20,178
Others		2,280	1,600	700	4,580
Recommended Programme	B	9,230	10,150	5,378	24,758
Difference (surplus)/ shortfall	B-A	(966)	1,650	(3,197)	(2,513)

- 14.7 There are a number of key assumptions which have been made in the preparation of the above programme;

- That there will not be any further call on internal resources as a result of cuts in externally funded parts of the programme, notably from government departments;
- That the capital receipts assumed over the period will be received for at least the estimated amounts and are not significantly delayed;
- That there will be no new borrowing;
- That match funding will be provided where anticipated; and,
- That the self funding of the HRA will enable a robust programme of housing works to be established without the need for further funding from future sales of non-Housing Assets.

- 14.8 There is still a high level of risk around capital receipts and the programme set out above requires £22m of receipts, none of which has yet been received.



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- 14.9 The Cabinet has already approved the working up of a development option in conjunction with the Mountview Academy of Theatre Arts for Hornsey Town Hall. As the precise nature of this proposal has not been finalised no bid has, at this stage, been included. It is anticipated that the overall project will be self financing and will be added to the final capital programme for approval.
- 14.10 The programme is rebased annually so 2013-14 and 2014-15 figures are indicative and the schemes for those years will be subject to prioritisation and Cabinet approval each year.

Externally funded schemes (Appendix 6b)

Table 5	Proposed Budget	Indicative Budget	Indicative Budget	Total
Draft Summary Capital External Funding Source – Estimated	2012-13	2013-14	2014-15	
	£000	£000	£000	£000
Capital Grants from Central Government	6,818	11,371	5,236	23,425
Grants & Contributions from Developers	0	1,090	0	1,090
Grants & Contributions from Non Departmental Public Bodies	3,120	461	160	3,741
Capital funding from GLA bodies	2,267	2,120	2,100	6,487
Financing from the General Revenue Fund	5,855	1,787	200	7,842
Supported Capital Expenditure	9,794	0	0	9,794
Total Estimated Funding	27,854	16,829	7,696	52,379

Excludes all schemes funded from the Housing Revenue Account

- 14.11 The funding above is currently estimated and includes financing supported by the government in two ways. Firstly by capital grants in respect of specific programmes for which the announcements are still awaited e.g. the Primary and pre-school programme; prudent assumptions have been made pending the announcements. Secondly, insofar as the estimates of these grants are insufficient it is proposed that general supported borrowing approvals, already in place, are utilised to make up the difference. Conversely if the announcements are better than estimated less of the borrowing approval will be used.
- 14.12 In 2012-13 the estimated capital grants include two specific funding streams in respect of Disabled Facilities and Community Capacity. The latter has been confirmed. The largest proportion however is in respect of schools.



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- 14.13 The Grants and Contributions from Non Departmental Public Bodies relates to Heritage Lottery Funding in respect of the Lordship Lane Recreation Ground.
- 14.14 The Grants from GLA bodies relates to funding from Transport for London (TfL) which have not been confirmed at the time of writing but are expected in December. The amounts above are based on the delivery plan submitted to TfL in December 2010.
- 14.15 Funding from the General Revenue Fund (GF) relates to the infrastructure and BSF programmes. The latter of these could be affected by the Education funding announcement.
- 14.16 Cabinet will be considering the proposal under another agenda item at this meeting to expend monies received under a S.106 agreement on schemes due to complete or be committed before 31st March 2012. If the proposal is agreed it will release £0.5m of revenue resources in 2012-13. This amount has already been assumed in Table 5 above.

HRA Capital Programme

Table 6	Proposed Budget	Indicative Budget	Indicative Budget	Total
Draft Summary Capital HRA Funding	2012-13	2013-14	2014-15	
	£000	£000	£000	£000
Decent Homes Grant	17,000	6,500	27,400	50,900
Internally Generated Funds	27,692	24,203	16,332	68,227
Total Estimated Funding	44,692	30,703	43,732	119,127

- 14.17 In recent years the Council's programme for maintaining its estate has depended mainly on subsidy determinations and supported borrowing. The capital programme for 2011-12 is £36.2m with £19m being spent on Decent Homes funded from supported borrowing and £13.6m being spent on a range of repairs and improvement works financed by HRA subsidy. In addition, provision is made in the revenue account for a cyclical and responsive repairs programme of approximately £20m.
- 14.18 In the short term, a further £50.9m of grants is expected to be received to support the Decent Homes programme.
- 14.19 From 1st April 2012 the Council will have a relatively small amount of borrowing capacity and by far the majority of capital spend will need to be met from its own income sources, primarily rents and capital receipts



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- 14.20 In order to ensure maximum flexibility for the Council in advance of completion of the Stock Options Appraisal it is proposed that the capital programme for 2012-13 relies solely on internally generated resources. It is not planned, therefore, to initially draw on the limited borrowing capacity nor on any capital receipts.
- 14.21 A proposed HRA Capital programme for 2012-13 totalling £44.7m is set out at paragraph 8 of Appendix 5 and Appendix 6c
- 14.22 Should any of the works cover leasehold properties the costs will be recoverable from the leaseholders and will not be a charge on the Council's resources.

15 Treasury Management Strategy

- 15.1 The Treasury Management Strategy for 2012-13 will be brought to a future meeting of the Cabinet and to the Council meeting in February 2012. It will set out the proposed strategy for the Council's borrowing, investment of cash balances and the associated monitoring arrangements.

16 Legal

- 16.1 The Budget and policy Framework procedure rules are set out in Part Four Section E of the Constitution and reflect both the statutory requirements on Local Authorities in relation to budgets and this Council's approach to setting budgets. It is for the Cabinet to approve the proposals and then submit to Full Council who set the budget.
- 16.2 Where relevant the Cabinet will need to ensure any necessary consultation is carried out and equality assessments completed and taken into account when making final decisions. The Council will also need to ensure that any proposals, if approved, do not result in a situation where the Council is unable to perform its statutory obligations.

17 Equalities

- 17.1 The Council must pay due regard to its public sector equality duties with regard to race, gender and disability and should also take into account the provisions of its equality scheme with regard to age, religion or belief and sexual orientation.
- 17.2 Prior to making any final decisions on any proposals that may be brought forward in the medium term financial planning process the



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Council will assess the impacts of those by conducting Equality Impact Assessments [EqIAs], starting with an initial screening which considers whether there is a need for a full assessment.

- 17.3 A key element of the Council's EqIA process is consultation and engagement with the public, service users, community groups, the voluntary sector and our partners. All final decisions on proposals that require an impact assessment must take into account the outcomes and recommendations of the EqIA

18 Consultation

- 18.1 Public engagement and consultation remains a key central government policy driver and is also a legislative requirement for a wide range of functions. Proportionate public engagement and consultation activity on the Council's medium term financial planning and budget setting processes is being undertaken as set out in paragraphs 7.1 to 7.8.

19 Appendices

1. Summary of the proposed MTFP to March 2014.
2. Summary of the proposed MTFP to March 2015.
3. Changes and Variations
4. The Provisional Local Government Finance Settlement 2012-13: Core Grants.
5. Housing Revenue Account [HRA].
6. Draft Capital Programme [including HRA] 2012-15.
7. The recommendations of the Overview and Scrutiny Committee.
8. Details of responses to consultation to date.

20 Local Access to Information Act

- 20.1 The following reports are relevant:

- Financial Planning 2012-13 to 2014-15: mid year budget update (Cabinet 4th October 2011)
- Financial Planning 2012-13 to 2014-15 (Cabinet 19th July 2011)
- Medium Term Financial Planning 2011-12 to 2013-14 (Council 24th February 2011)
- Medium Term Financial Planning 2011-12 to 2013-14 (Cabinet 8th February 2011)

SUMMARY OF THE MEDIUM TERM FINANCIAL PLAN TO MARCH 2014

APPENDIX 1

	2012-13 £m	2013-14 £m
Net Service cost	286,169	277,939
Changes and Variations (as at July 2011)	11,173	18,863
Prior year Agreed Growth	-203	-25
Prior year Agreed Savings	-283	0
Funding Requirement	(a) 296,856	296,777
Core/ Specific Grants	24,640	24,640
New Homes Bonus	1,685	1,685
Formula Grant	141,221	137,721
Council Tax	105,000	107,600
Dept. of Health Grant	2,830	1,400
Council Tax Freeze Grant	2,563	2,563
Total Projected Available Funding	(b) 277,939	275,609
Total	(b)-(a) -18,917	-21,168
Pre-agreed savings	-16,128	-5,183
Savings agreed in principle at October Cabinet	-5,374	-6,647
Re-programming of savings	2,300	1,300
Revisions to assumptions	-2,500	-2,000
Terms and Conditions revised assumption	2,500	
Reduction in pay provision	-2,500	
NLWA - re-phasing		-900
Concessionary Fares	800	
Inflation (energy costs)	1,300	
Housing	-400	
Interest Costs	-1,300	
Revenue implications of asset sales	100	
Additional Grants	1,170	
Savings to be identified	1,115	-7,738
Total	-18,917	-21,168

SUMMARY OF THE MEDIUM TERM FINANCIAL PLAN TO MARCH 2015

APPENDIX 2

	2012-13 £m	2013-14 £m	2014-15 £m
Net Service cost	286,169	277,939	275,609
Changes and Variations (as at July 2011)	11,173	18,863	13,450
Prior year Agreed Growth	-203	-25	
Prior year Agreed Savings	-283	0	
Funding Requirement	(a) 296,856	296,777	289,059
Core/ Specific Grants	24,640	24,640	24,640
New Homes Bonus	1,685	1,685	1,685
Formula Grant	141,221	137,721	127,148
Council Tax	105,000	107,600	110,300
Dept. of Health Grant	2,830	1,400	1,400
Council Tax Freeze Grant	2,563	2,563	2,563
Total Projected Available Funding	(b) 277,939	275,609	267,736
Total	(b)-(a) -18,917	-21,168	-21,323
Pre-agreed savings	-16,128	-5,183	
Savings agreed in principle at October Cabinet	-5,374	-6,647	-2,050
Re-programming of savings	2,300	1,300	
Revisions to assumptions	-2,500	-2,000	
Terms and Conditions revised assumption	2,500		
Reduction in pay provision	-2,500		
NLWA - re-phasing		-900	
Concessionary Fares	800		
Inflation (energy costs)	1,300		
Housing	-400		
Interest Costs	-1,300		
Revenue implications of asset sales	100		
Additional Grants	1,170		
Savings to be identified	1,115	-7,738	
Potential Gap			-19,273
Total	-18,917	-21,168	-21,323

Changes and Variations

Item	Potential / Known Budget Pressure	2012-13 over 2011-12 £'000	2013-14 over 2012-13 £'000	2014-15 over 2013-14 £'000
1	Inflation	3,770	5,500	8,000
2	NLWA - levy etc	2,100	1,400	250
3	Increase in cost of concessionary fares	1,300	500	500
4	Council Tax Benefit - subsidy 10% reduction	0	4,000	0
5	Risks to future government funding etc	2,500	2,600	2,700
6	Debt Financing Costs (net)	(3,063)	319	0
7	Service Growth (pre-agreed)	836	1,744	0
8	Potential future service pressures	0	0	2,000
	Changes and Variations Total	7,443	16,063	13,450

Appendix 4

Provisional Local Government Finance Settlement 2013-14
announced by the Secretary of State for Communities and Local
Government on 8th December 2011

Core Grants 2012-13

	February 2011 MTFP Assumption £000	Latest £000	Change £000
1 Early Intervention	15,988	16,444	+456
2 Learning Disability	3,552	3,642	+90
3 Council Tax Freeze	2,530	2,563	+33
4 HB & CT Admin	3,523	3,347	-176
5 Prevent H'lessness	925	925	0
6 NHS	2,830	2,830	0
7 Free Travel		24	+24
8 Housing Growth		51	+51
9 Flood Grant		207	+207
sub - total	29,348	30,033	+685
10 New Homes Bonus	1,200	1,685	+485
TOTAL	30,548	31,718	+1,170

Note

The NHS funding is technically part of the Department of Health funding and was not announced as part of the Local Government Finance Settlement. The figure shown above is our latest assumption.

HOUSING REVENUE ACCOUNT 2012-13 to 2014-15

1 Summary

- 1.1 This appendix sets out the new arrangements for the management of the Council's housing functions starting on 1 April 2012, and the recommendations on the consequential key decisions the Cabinet needs to take.
- 1.2 It also sets out the current position in respect of the Stock Options Appraisal project, and makes **recommendations** in respect of rent increases, service charges, the separating of outstanding debt, use of capital receipts and the overall financial planning assumptions for the HRA 2012-15.
- 1.3 Finally, a proposed HRA MTFP 2012-15 is recommended including both revenue spending and the Capital Programme.

2 Changes in the financial management of the Housing Revenue Account from April 2012

- 2.1 Under the provisions of the Localism Act 2011, on 1st April 2012 far-reaching changes to the management of council housing come into effect whereby the current Housing Revenue Account subsidy system will be abolished to be replaced by a system of self-financing.
- 2.2 Under the new system housing authorities will no longer receive HRA subsidy. From April 2012 they will be allowed to retain all their rental income and be responsible for deciding how to spend it to meet their local housing needs.
- 2.3 In return for the new "freedoms" councils will be allocated a share of the national housing debt. Most authorities will find that their level of debt will increase whilst a few, including Haringey, will have a portion of their debt repaid. The exact amounts of debt to be received or paid off will be finally determined at the end of January but the draft determination recently received suggests a figure of £232m.
- 2.4 Since 2009 PwC have been the Government's financial advisers on the self-financing reforms and they have identified a significant shift in responsibility and resources to local authorities. They summarise their

interpretation of the changes as follows:

HRA today

- It is self-contained, cannot go into deficit, with funding determined by central government;
- Annual subsidy determinations provide constraints on spending and borrowing;
- No need for active debt management strategy as government covers debt costs;
- Inflation and interest rate risks absorbed by government;
- Asset management strategy dependent on limited capital resources provided by central government;
- No real scope for strategic planning as reliant on annual government subsidy payments.

HRA in the future

- End of central government funding of housing investment – long term asset management risk is the sole responsibility of councils;
- Councils entirely responsible for their own debt management strategy including level, cost and profile of debt;
- Need for proactive debt management, particularly in the early years;
- Councils will need to develop a new strategic financial framework for the HRA;
- Significant potential investment capacity, but councils need to operate within centrally determined borrowing constraints.

2.5 For several years the Council has been aware of government plans to alter radically the system of financial management and since the publication by DCLG of “Implementing self-financing for council housing” on 1st February 2011 has been making preparations for implementation. The Cabinet is **recommended** note these changes.

3 Stock Options Appraisal

3.1 The Council and Homes for Haringey (HfH) have been preparing long term business plans, medium term financial plans and stock condition surveys for some considerable time. Nevertheless, it was felt that the proposed changes in funding arrangements justified the engagement of an external consultancy to assist in producing future investment options and assessing their implications.

3.2 Accordingly on 26th April 2011, in a report entitled “Capital Programme Priorities 2011-14” in paragraphs 9.4 to 9.7 the Cabinet were advised as follows:

- In order to inform the Council's decision making, a 30 year Business Plan needs to be produced, based on the HRA self financing model and taking into account the results of this year's stock condition surveys;
- A number of different scenarios need to be modelled in order that the Council can be properly appraised of the impact of some of the key assumptions, including:
 - Inflation and interest rates
 - Rent levels and associated policy
 - Void rates
 - Rent collection levels
 - Future management costs
 - The options for capital investment, particularly around the decent homes standard and what that actually means
 - The potential to access other external funding sources
 - The use of prudential borrowing.
- The 30 year Business Plan also needs to be modelled on different scenarios for different types of property, especially where it is already recognised that certain parts of the stock, such as the Noel Park Pods, are more costly to maintain and might require an alternative funding option;
- The re-modelling of the long term financial plan and the review of the funding options are inextricably linked. The commissioning process will reflect this.

3.3 On the basis of this advice Cabinet agreed:

“that a Borough-wide options appraisal should be carried out to inform Members' consideration of how best the Council might address the short term and long term investment needs of its housing stock;”

3.4 Qualified consultants were invited to put forward proposals to carry out a brief, the purpose of which was defined as follows:

- The purpose of the brief is to support the Council and HfH in a strategic review of the options for delivering the future housing needs of the borough. It is expected that the review will consider a wide range of options. A central part of the work will be to look at the options available for capitalising on opportunities from HRA reform, to meet the investment priorities of the borough;
- There are three stages of work required to ensure the Council and Homes for Haringey are prepared for HRA

reform, and in the best position to take advantage of the new arrangements. The work naturally splits into two skill areas with stage one focussed on asset management and stages two and three focussed on business planning.

3.5 The brief was divided into three stages:

1. Asset management – Understand the nature and investment needs of the council's housing
2. Business planning – Help develop and validate a 30 year HRA financial plan to form the basis of strategic financial planning;
3. Business planning – Examine the full range of delivery options open to the council

3.6 Proposals were received from four well qualified firms and after interview and detailed appraisal the brief was awarded to PwC who were felt to be particularly well qualified, not least because of their work in helping the government to develop its proposals.

3.7 The three stage report will be presented to the Cabinet in the first part of 2012 but the draft has been used to inform the proposed 2012-13 revenue and capital budgets and the 2012-15 MTFP. Cabinet is **recommended** to note the position.

4 Rent increases

4.1 Under the self-financing regime rents will remain as the overriding source of income for the HRA and Cabinet will continue to be required to make decisions annually on the level of increases. Cabinet's formal approval to a recommendation to the Council will be sought at the Cabinet's meeting on 7th February 2012.

4.2 For several years it has been the Council's policy, in accordance with subsidy determinations, to set rent increases leading towards convergence with rent levels of other social landlords at the specified time.

4.3 Rent increases in 2011-12 were the guideline increases included in the subsidy determination based on September 2010 RPI inflation and convergence by April 2016. This produced an average weekly actual rent of £87.49 compared with a target rent of £94.21. This represented an increase of 6.5% following increases of 1.3% and 6.1% in the previous two years.

4.4 Under self-financing there will no longer be an HRA subsidy determination but authorities will still be expected to follow convergence guidelines.

4.5 It is therefore **recommended** that Cabinet continues to follow their

established policy (subject to consultation) with target rent increases for 2012-13 reflecting the September 2011 RPI announcement (5.6%) and convergence in April 2016.

- 4.6 The average weekly dwelling rents with caps and limits applied according to the Government's restructuring policy will increase by £6.55 (7.5%) from £87.49 to £94.04. There will be differing increases across dwellings as set out below:

<u>Forecast weekly dwelling rents for 2012-13 with caps and limits applied</u>			
No of bedrooms	Minimum	Maximum	Average
	£	£	£
Bedsit	59.64	103.65	75.17
1	50.14	122.32	80.45
2	71.43	132.93	93.97
3	67.59	141.44	108.08
3+	78.93	165.90	125.69
All dwellings	50.14	165.90	94.04

<u>Percentage increase in weekly dwelling rents for 2012-13 with caps and limits applied</u>			
No of bedrooms	Minimum	Maximum	Average
	%	%	%
Bedsit	4.3	9.8	7.8
1	4.0	10.5	7.5
2	5.2	9.2	7.6
3	5.0	9.3	7.5
3+	5.5	8.9	7.4
All dwellings	4.0	10.5	7.5

<u>Range of changes</u>	
Amount	Number of properties
Less than £4.00	15
Between £4.00 and £5.00	1,025
Between £5.00 and £6.00	4,490
Between £6.00 and £7.00	4,775
Between £7.00 and £8.00	4,131
Between £8.00 and £11.00	1,684
Total	16,120

- 4.7 Should the Council not to implement the full increase the loss of rent would be £0.75m per 1% of reduced increase.
- 4.8 Over 70% of the Council's tenants have at least part of their rent paid by benefits.
- 4.9 In the past the loss of rent income from the application of caps and limits has been reflected in increased subsidy. This is not expected to continue and a total expected loss of £1.2m in 2012-13 has been included in the overall self-financing budget. Over the "convergence"

period this will reduce to zero.

- 4.10 For financial planning purposes only at this stage the Cabinet is **recommended** to note the inclusion of the proposed rent increases detailed in paragraph 4.6 above which are subject to consultation. The Cabinet will take its final decisions at its meeting on 7th February 2012.

5 Service charges

- 5.1 In addition to rents, tenants need to pay separate service charges for specific services that they receive. Charges are currently made for the following services.

- Concierge services
- Caretaking
- Grounds maintenance
- Street sweeping
- Light and power
- District heating
- Water

- 5.2 The Council's policy has been to set charges to match budgeted expenditure. Except in unusual circumstances it has not been the policy to compensate for under or over recovery in previous years.

- 5.3 Based on current policy the Cabinet is **recommended** to note the following changes to charges:

Option	Existing charge per week 2011-12 £	Increase %	Increase £	Proposed charge per week 2012-13 £
Concierge	15.23	-5.8	-0.89	14.34
Grounds maintenance	2.41	4.6	0.11	2.52
Caretaking	5.57	-2.0	-0.11	5.46
Street sweeping	2.98	6.4	0.19	3.17
Communal lighting	1.06	174.5	1.85	2.91
District heating	9.02	43.5	3.92	12.94
Integrated reception service			0.77	0.77
Estates road maintenance			0.46	0.46
Water	5.56	16.9	0.94	6.50

6 Separation of outstanding debt

6.1 In accordance with statute and nationally accepted practice the Council finances a high proportion of its capital expenditure from borrowing and maintains a single loans account. Traditionally there has been no requirement for maintaining a separate account for the HRA. However under the new arrangements there is likely to be pressure for and logic in separating the debt between the General Fund and the HRA. Notwithstanding such a split there is no doubt that all of the debt will remain that of the Council and its management will remain the responsibility of the Council's Chief Financial Officer.

6.2 As at the end of March 2012 the Council's outstanding loans portfolio is expected to be:

	£m
Public Works Loans Board (UK Treasury)	453
Commercial lenders	176
Internal sources	100
TOTAL	729

6.3 It is likely that approximately £507m will relate to HRA expenditure with the balance of £222m relating to General Fund purposes. Draft guidance suggests that the Government does not intend to be prescriptive as to whether the HRA debt and the General Fund debt should be separated but the guidance does show a bias in support of such a split. In addition, under the self-financing arrangements there are strong arguments of principle for separating the debt with the guidance advising that the overriding principles are:

- no detriment to the General Fund
- a solution that is broadly equitable between the HRA and General Fund.

6.4 As indicated in paragraph 2.3 above, on 28th March 2012 the government will be repaying a large proportion of the Council's PWLB debt. In the draft determination received on 21st November the government has indicated that this sum will be £232m leaving a total portfolio as follows:

	£m
Public Works Loans Board (UK Treasury)	221
Commercial lenders	176
Internal sources	100
TOTAL	497

6.5 Whilst the final determination will not be received until the end of January 2012 the Council needs to plan on the basis of the current draft.

6.6 Of the internal sources listed above approximately £8m relates to HRA balances and the remaining £92m to the General Fund [GF]. It is therefore recommended in principle that these sums be allocated directly to the two funds with the PWLB and commercial loans then split pro-rata to past expenditure creating a total split as follows:

	HRA £m	GF £m	TOTAL £m
Public works Loan Board (UK Treasury)	149	72	221
Commercial Lenders	118	58	176
Internal sources	8	92	100
TOTAL	275	222	497

6.7 For the HRA the average rate of interest on external borrowing for 2012-13 is estimated at 5.52%.

6.8 It is **recommended** that the above methodology be used to separate the outstanding debt on 1st April 2012 between the HRA and the General Fund.

7 Revenue Budget and MTFP 2012-15

7.1 The new self financing arrangements are predicated on the basis of a very straightforward structure for the Council's HRA as follows:

	£m
Rents and other income	(86.1)
Costs of management and maintenance	43.2
Interest charges	14.8
SURPLUS	(28.1)

7.2 Of the surplus, a specified amount (£19.4m) must be allocated for capital purposes whilst the remainder (£8.7m) can be used for further capital works or to augment the HRA balance.

7.3 Annex A sets out the HRA MTFP 2012-15 in terms of:

- Company Account
- Managed Account
- Retained Account

7.4 The Company Account – covers duties undertaken by Homes for Haringey funded by the Management Fee comprising mainly

housing management and repairs and maintenance.

- 7.5 The Managed Account – comprises Council budgets for which management is delegated to Homes for Haringey including rental income, HRA subsidy and service charges.
- 7.6 The Retained Account- comprises Council budgets for which management is retained by the Council including capital financing costs and services funded by Supporting People.
- 7.7 As part of the Council’s strategy to generate efficiency savings, Homes for Haringey have been asked to reduce the portions of their Company Budget within their full control, [that is excluding charges made by the Council], by 5% which equates to £1.9m. They have been asked to minimise the impact on “front line” services and are planning accordingly. Their budget will be finalized by their Board in January 2012 and confirmed in the overall HRA Budget to be considered by the Cabinet on 7th February 2012.
- 7.8 The net budget for the Managed Account which comprises most of the HRA income sources is estimated to realise increased net income of £6.6m arising largely from rent increases discussed above and additional service charges.
- 7.9 The Retained Account shows an expenditure reduction of £15.9m arising mainly from the reduction in the Management Fee payable to Homes for Haringey (-£1.2m) capital financing charges reflecting the self-financing arrangements (- £19.4m) and insurance charges (- £0.6m), partly offset by increased depreciation charges (£5.8m).
- 7.10 The impact of the move to self financing on the revenue budget is identified in the summary below of the most significant variances between the budget for 2011-12 (net surplus of £0.3m) and the proposed budget for 2012-13:

	£m
Increased rental income	5.2
Increased service charges	1.4
Reduction in Management Fee	1.2
Move to self-financing	(0.5)
Net other changes	1.1
Variance	8.4

- 7.11 The self-generated resources which will be available to the Council to fund capital expenditure in 2012-13 will be the in-year surplus of £8.7m as identified above and detailed in Annex A together with the sum of £19.3m provided within the budget specifically for capital expenditure purposes.

- 7.12 The draft budgets for 2013-14 and 2014-15 largely reflect forecast inflationary increases with rental income additionally including provision for the movement towards convergence on 1 April 2016. Because of the overriding significance of rents within the HRA the forecast net budget surpluses show estimated increases of 26.3% in 2013-14 and 21.8% in 2014-15.”
- 7.13 The Cabinet is **recommended** to approve the 2012-13 HRA Budget and MTFP 2012-15 summarised above and set out in detail at Annex A, for approval by the Council in February 2012.

8 Capital Programme

- 8.1 In recent years the Council’s programme for maintaining its estate has depended mainly on subsidy determinations and supported borrowing. The capital programme for 2011-12 is £36.2m with £19m being spent on Decent Homes funded from supported borrowing and £13.6m being spent on a range of repairs and improvement works financed by HRA subsidy. In addition, provision is made in the revenue account for a cyclical and responsive repairs programme of approximately £20m.
- 8.2 Whilst, in the short term, a further £50.9m of grants is expected to be received to support the Decent Homes programme, as discussed above, HRA subsidy will no longer exist and the format of the capital programme will need to take into account more complex factors.
- 8.3 Under self-financing the Council will have a relatively small amount of borrowing capacity and by far the majority of capital spend will need to be met from its own income sources, primarily rents and capital receipts.
- 8.4 In order to ensure maximum flexibility for the Council in advance of the completion of the Stock Options Appraisal it is proposed the capital programme for 2012-13 relies solely on internally generated resources. It is not planned therefore to draw on the limited borrowing capacity nor on any capital receipts
- 8.5 A proposed capital programme of £44.7m is set out at Appendix 6c. Proposed funding of that programme is set out below.

	2012-13 £m
Decent Homes Grant	17.0
Internally generated funds (paragraph 7.6)	27.7
TOTAL	44.7

- 8.6 Should any of the works cover leasehold properties the costs will be recoverable from the leaseholders and will not be a charge on the Council's resources.
- 8.7 The Cabinet is **recommended** to approve the Capital Programme summarised above and set out in detail at Appendix 6c for approval by the Council in February 2012.

ANNEX A REVENUE BUDGET

HRA Summary	2011/12		2012/13		2013/14		2014/15	
	Increase / (Decrease) £000s	Original Budget £000s	Increase / (Decrease) £000s	Draft Budget £000s	Increase / (Decrease) £000s	Draft Budget £000s	Increase / (Decrease) £000s	Draft Budget £000s
Company Income	-	(53,158)	1,175	(51,983)	(884)	(52,867)	(900)	(53,767)
Chief Executive	-	1,350	(72)	1,278	18	1,295	18	1,313
Housing Management	-	12,046	(423)	11,623	132	11,754	134	11,888
Business Improvement	-	93	(93)	0	-	0	-	0
Resources	-	2,395	(131)	2,264	30	2,294	30	2,324
Property Services	-	29,744	(1,308)	28,436	538	28,974	548	29,522
Corporate	-	7,529	854	8,382	168	8,550	171	8,721
Total Company Accounts	-	0	0	0	0	0	0	0
Rental Income	-	(72,518)	(5,229)	(77,747)	(3,474)	(81,222)	(3,548)	(84,770)
Non Dwelling Rents	-	(2,443)	74	(2,369)	(47)	(2,416)	(48)	(2,465)
HRA Subsidy	-	(14,094)	14,094	0	0	0	0	0
Leasehold Service Charge Income	-	(5,171)	(158)	(5,329)	(113)	(5,442)	(115)	(5,557)
Tenant Service Charge Income	-	(8,618)	(1,498)	(10,116)	(202)	(10,319)	(206)	(10,525)
Miscellaneous Income	-	(5,321)	(657)	(5,978)	(120)	(6,098)	(122)	(6,220)
Housing Management Costs	-	7,439	658	8,097	162	8,259	165	8,424
Repairs & Maintenance	-	71	50	121	2	124	3	126
Bad Debt Provision	-	650	63	713	50	763	0	763
Service Charge Costs	-	6,520	104	6,623	95	6,718	97	6,815
Total Managed Accounts	-	(93,486)	7,501	(85,985)	(3,647)	(89,632)	(3,775)	(93,407)
Temporary Accommodation Income	0	(3,540)	(56)	(3,597)	(116)	(3,713)	(116)	(3,829)
Housing Management Direct Costs	-	1,709	(226)	1,483	59	1,542	60	1,602
Supported Housing Costs	-	2,844	(196)	2,648	11	2,659	11	2,670
Repairs & Maintenance	-	328	(10)	319	7	325	7	332
Capital Financing Charges	-	47,800	(13,624)	34,176	500	34,676	500	35,176
Other Property Costs	-	2,014	(606)	1,408	19	1,427	24	1,451
Bad Debt Provisions	-	61	1	62	1	63	1	65
ALMO Management Fee	-	41,979	(1,206)	40,773	875	41,648	889	42,537
Total Retained Accounts	-	93,195	(15,922)	77,272	1,355	78,628	1,375	80,002
TOTAL HOUSING REVENUE ACCOUNT	-	(291)	(8,421)	(8,713)	(2,292)	(11,004)	(2,400)	(13,405)

ANNEX B: 2012-13 Capital Programme Commentary

1. Mechanical and Electrical – £1.25m

- 1.1 Approximately half of the budget will be spent on the re-wiring of landlord's electrical supply to blocks and the other half on planned maintenance and repairs to existing door entry systems.

2. Asbestos Removal – £0.100m

- 2.1. This budget funds the testing, removal and management of asbestos containing materials (ACMs) identified during responsive repair works. This work is essential to enable responsive repairs work to be completed safely and ensure that ACMs are safely managed in homes and communal areas. Sometimes the work is carried out by sealing or encasing the asbestos, rather than removing it.

3. Boiler Replacements and Major Repairs – £3.500m

- 3.1 This budget funds the replacement of boilers, together with major repairs such as the replacement of heat exchangers, on a reactive basis.
- 3.2 Although a boiler has an expected life of 15 years, many boilers are considerably older than this and should be replaced. Modern energy efficient boilers that Homes for Haringey is now installing have a life expectancy of only 12 years.
- 3.3 The proposed budget is broadly consistent with advice received from Homes for Haringey that an annual budget of £4m be provided to support a planned approach to boiler replacement.

4. Lift Renewal – £2.181m

- 4.1 This budget funds the replacement of lifts that have reached the end of their useful life. Lifts have an expected life of between 15 and 20 years, and lift replacement programmes require long lead-in periods because of the specialist nature of the work and the bespoke requirements of each lift.
- 4.2 There are 142 lifts in the Council's housing stock. Currently approximately 60 lifts are identified for renewal. Each of these lifts is more than 20 years old, and several are significantly older.
- 4.3 In recent years the lift replacement programme has not been keeping pace with obsolescence causing considerable inconvenience to residents. The regular lift servicing programme has identified the need to replace more lifts in future years to ensure continued service for residents. The increase in budget from the £1.4m allocated in 2012-13 will help reduce the backlog.
- 4.4 An enhanced replacement programme will also have a positive impact on the pricing of the lift maintenance contract that is about to be re-procured.

5. Structural Works – £0.600m

5.1 This budget funds essential structural works including, for example, underpinning, concrete repairs and brickwork repairs.

6. Capitalised Repairs – £4.563m

6.1 This budget funds capital works (such as kitchen renewal, bathroom renewal and the installation of new central heating systems) that are carried out, as part of the responsive repairs programme, to renew items that are beyond economic repair. Repairs to void properties account for a significant amount of expenditure within this budget.

7. Extensive Void Works – £1.350m

7.1 This budget funds the repair and improvement of void properties that require major works before they can be re-let.

7.2 The proposed budget has increased from £0.600m in 2012-13 partly to deal with the impact of the reduction in the Decent Homes programme and the need to focus on the external fabric and services. As a result kitchen and bathroom replacements in void properties, which would previously have been part of the Decent Homes programme, must now be funded separately.

8. Major Voids and Accommodation Improvements - £0.500m

8.1 This budget will facilitate one off capital schemes to refurbish large voids for other uses. The programme includes upgrading the facilities at Homes for Haringey's Lordship Lane Repairs Depot by demolishing redundant pre-fabricated buildings, extending the stores facility, upgrading the joinery mill and glazing facility and providing additional parking. Lane.

9. Decent Homes - £26.500m

9.1 On 4 October 2011 Cabinet agreed a detailed programme utilising the Decent Homes grant of £17m and to the delivery of that programme through a mini-tender process.

9.2 It is proposed that an additional £9.5m is allocated for 2012/13, enabling the external fabric work to benefit an estimated additional 750 to 900 homes, making them warm, safe and dry. The current Decent Homes work profile is focused on the external fabric, but also includes boiler renewal and rewiring. This element of M&E work will supplement the specific allocations for the M&E budgets to more closely mirror the investment requirements identified in the Stock Options projections.

9.3 The specific blocks to benefit from the enhancement to the programme will be agreed once the size of the allocation has been confirmed. First call would be given to the "Reserve Schemes" for the 2012-13 programme that were agreed by Cabinet in October 2011. The investment will be targeted to avoid potential conflict with potential options arising from the Stock Options Appraisal.

10. Aids & Adaptations – £1.200m

10.1 This demand-led budget funds the adaptation of council homes and the provision of disabled facilities for council tenants and members of their household.

11. Adaptation and Refurbishment of Six Bedroom House - £0.090m

11.1 This will enable the creation of a supported living scheme with on site carer for five adults with learning difficulties who are currently living in residential care.

12. Environmental Improvements - £0.250m

12.1 This project involves upgrading lighting, entry control and communal water facilities and refurbishing external surfaces.

13. Adaptation of Office Accommodation - £0.150m

13.1 This allows the improvement of facilities for customer contact at Gloucester Road and Commerce Road.

14. Conversions and Extensions - £0.550m

14.1 To reduce overcrowding in council housing it is proposed to convert seven disused commercial units into family homes and extending five family homes to create extra bedrooms.

15. Energy Efficiency Scheme - £0.100m

15.1 This project allows for the installation of low cost but high impact measures, including loft/cavity wall installation and central heating controls, and provides for start up / matched funding to attract additional investment from other funders.

16. Supported Living Scheme - £0.150m

16.1 This will enable 3-5 family homes to be adapted to create supported living schemes for people who are currently living in residential care.

17. Supported Living Scheme - £0.150m

- 17.1 This will enable 3-5 family homes to be converted to create suitable short-term accommodation for young care leavers who will be provided with the help and support they need to develop their life skills and prepare for independent living as part of a planned move into social rented housing.

Draft Haringey Council Capital Programme 2012/13 to 2014/15

Draft Capital Programme 2012/13 to 2014/15		Total Planned Expenditure Budget			Total Funding Source	
Name of Capital Scheme	Proposed Original Budget 2012/13 £'000	Indicative Original Budget 2013/14 £'000	Indicative Original Budget 2014/15 £'000	Total (3 years)		Financing From General Fund Revenue Account £'000
				Use Of Capital Receipts £'000	Total £'000	
Parking Plan Parking plan allocations in previous years have been used to fund design and implementation work on CPZs thus generating increased income in some cases and to ensure signs and lines are compliant which protects existing income levels.	150	0	0	150	0	150
Total Place and Sustainability	4,650	5,550	3,178	13,378	0	13,378

Draft Haringey Council Capital Programme 2012/13 to 2014/15

Name of Capital Scheme	Total Planned Expenditure Budget			Total Funding Source (3 years)		Financing From General Fund Revenue Account Total £'000
	Proposed Original Budget 2012/13 £'000	Indicative Original Budget 2013/14 £'000	Indicative Original Budget 2014/15 £'000	Use Of Capital Receipts £'000	Total £'000	
Other Schemes						
Accommodation Strategy Previously agreed package to support the Accommodation Strategy funded from ring-fenced capital receipts from Tottenham Town Hall and Station Road, Wood Green	1,430	750	450	2,630	0	2,630
Alexandra Park & Palace Regeneration and Development Programme Estimated programme development costs to support a comprehensive regeneration of the whole site during the period 2012-2017 to deliver the stated vision for the Park and Palace and create a viable operating model in the long term.	850	850	250	1,950	0	1,950
Other Schemes						
Total Capital Programme - Internal Funding	2,280	1,600	700	4,580	1,950	4,580
	9,230	10,150	5,378	22,808	1,950	24,758

Draft Haringey Council Capital Programme 2012/13 to 2014/15

Name of Capital Scheme	Total Planned Expenditure Budget		Total Funding Source (3 years)					Total £'000		
	Proposed Original Budget 2012/13 £'000	Indicative Original Budget 2013/14 £'000	Indicative Original Budget 2014/15 £'000	Capital Grants From Central Government Departments (inc SCE(C) £'000	Grants & Contribution From Private Developers & Leaseholders £'000	Grants & Contribution From Non-Departmental Public Bodies £'000	Capital Funding From GLA Bodies £'000		Financing From General Fund Revenue Account £'000	SCE (R) Single Capital Pot £'000
Place and Sustainability										
Lordship Lane Recreation Ground	3,120	461	160	0	3,741	0	0	0	0	3,741
Til*	2,267	2,120	2,100	0	6,487	0	6,487	0	0	6,487
Total Place and Sustainability	5,387	2,581	2,260	0	10,228	0	6,487	0	0	10,228
Adults and Housing										
Major Adaptations in Non Council Owned Properties*	836	836	836	2,508	2,508	0	0	0	0	2,508
Community Capacity Grant Schemes	576	0	0	576	576	0	0	0	0	576
Total Adults and Housing	1,412	836	836	3,084	3,084	0	0	0	0	3,084
Corporate Resources										
IT Infrastructure Renewal Programme *										
Desktop and Laptop	1,200	1,200	0	0	2,400	0	0	2,400	0	2,400
Infrastructure Renewals	1,345	387	0	0	1,732	0	0	1,732	0	1,732
Total Corporate Resources	2,545	1,587	0	0	4,132	0	0	4,132	0	4,132
Children & Young People Service										
BSF Programme*										
Heartlands High School	840	0	0	0	840	0	0	840	0	840
Woodside High	300	0	0	0	300	0	0	300	0	300
ICT MSP Contract	1,330	560	0	560	1,890	0	0	1,330	0	1,890
BSF Other - Total	640	0	0	640	640	0	0	640	0	640
(A) Sub-total BSF Programme	3,110	560	0	560	3,670	0	0	3,110	0	3,670
Primary and Pre-School Programme*										
Broadwater Farm ILC	3,154	1,254	0	1,254	4,408	0	0	0	0	4,408
Rhodes Avenue Expansion to 3 FE	2,670	787	0	787	3,457	0	0	0	2,670	3,457
Mulberry modernisation	726	164	0	890	890	0	0	0	0	890
Alexandra - Primary Expansion	490	790	280	1,560	1,560	0	0	0	0	1,560
Belmont - Primary Expansion	670	1,090	380	2,140	2,140	1,090	0	0	0	2,140
Lancasterian - Primary Expansion	780	1,260	440	2,480	2,480	0	0	0	0	2,480
Welbourne - Primary Expansion	1,240	2,020	700	3,960	3,960	0	0	0	1,150	3,960
Primary Pupil Place expansion fund	500	0	0	500	500	0	0	0	500	500
Ferry Lane MUGA	70	0	0	70	70	0	0	0	70	70
Alternative Provision	0	1,000	0	1,000	1,000	0	0	0	0	1,000
Programme Delivery Costs	800	700	600	2,100	2,100	0	0	0	0	2,100
Programme Contingency	1,500	0	0	1,500	1,500	0	0	0	0	1,500
(B) Sub-total Primary and Pre-School Programme	12,600	9,065	2,400	14,681	24,065	1,090	0	0	8,294	24,065
Planned Asset Improvement*										
Planned and reactive condition works	1,000	1,000	1,000	3,000	3,000	0	0	0	1,000	3,000
School Kitchen enhancements	200	200	200	600	600	0	0	0	0	600

Draft Haringey Council Capital Programme 2012/13 to 2014/15

Draft Capital Programme 2012/13 to 2014/15	Total Planned Expenditure Budget		Total Funding Source (3 years)						Financing From General Fund Revenue Account £'000	SCE (R) Single Capital Pot £'000	Total £'000
	Proposed Original Budget 2012/13 £'000	Indicative Original Budget 2013/14 £'000	Indicative Original Budget 2014/15 £'000	Capital Grants From Central Government Departments (inc SCE(C) £'000	Grants & Contribution From Private Developers & Leaseholders £'000	Grants & Contribution From Non-Departmental Public Bodies £'000	Capital Funding From GLA Bodies £'000				
Name of Capital Scheme											
Electrical Infrastructure upgrades	500	0	0	0	0	0	0	0	0	500	500
Lifecycle works (Secondary Schools)	200	200	200	0	0	0	0	0	0	600	600
Carer Home adaptations	100	0	0	100	0	0	0	0	0	100	100
Total Capital Programme - Internal Funding	2,000	1,400	1,400	2,700	0	0	0	0	0	600	4,800
Devolved Schools Capital*											
Devolved Capital	800	800	800	2,400	0	0	0	0	0	0	2,400
(D) Sub-total Planned Devolved Schools Capital	800	800	800	2,400	0	0	0	0	0	0	2,400
Total Excluding BSF (B+C+D)	15,400	11,265	4,600	19,781	1,090	0	0	0	600	9,794	31,265
Total Children & Young People	18,510	11,825	4,600	20,341	1,090	0	0	3,710	7,842	9,794	34,935
Total Capital Programme - External Funding	27,854	16,829	7,696	23,425	1,090	3,741	6,487	7,842	9,794	52,379	

*estimated figures to be reviewed when resource position confirmed and programme revised.

Draft Haringey Council Capital Programme 2012/13 to 2014/15

Draft Capital Programme 2012/13 to 2014/15		Total Planned Expenditure Budget		Total Funding Source	
				(3 years)	
Name of Capital Scheme	Proposed Original Budget 2012/13 £'000	Indicative Original Budget 2013/14 £'000	Indicative Original Budget 2014/15 £'000	Financing From HRA £'000	Total £'000
Housing Services (Housing Revenue Account (HRA))*					
Programmed Works					
Mechanical and Electrical	1,250	1,250	1,250	3,750	3,750
Asbestos Removal	100	100	100	300	300
Boiler Replacements and Major Repairs	3,500	3,500	3,500	10,500	10,500
Lift Renewal	2,181	2,181	2,181	6,543	6,543
Structural Works	600	600	600	1,800	1,800
Capitalised Repairs	4,563	4,000	3,750	12,313	12,313
Extensive Void Works	1,350	1,650	1,821	4,821	4,821
Major Voids and Accommodation Improvements	500	0	0	500	500
Decent Homes	26,500	14,451	27,480	68,431	68,431
Aids and Adaptations	1,200	1,200	1,200	3,600	3,600
Professional Fees	1,508	1,671	1,750	4,929	4,929
Sub-total	43,252	30,603	43,632	117,487	117,487
Projects					
Adaptation and Refurbishment of Six Bedroom House	90	0	0	90	90
Environmental Improvements	250	0	0	250	250
Adaptation of Office Accommodation	150	0	0	150	150
Conversions and Extensions - disused commercial units	550	0	0	550	550
Energy Efficiency Programme	100	100	100	300	300
Supported Living Scheme	150	0	0	150	150
Supported Living Scheme	150	0	0	150	150
Sub Total	1,440	100	100	1,640	1,640
Total Housing Services (Housing Revenue Account)	44,692	30,703	43,732	119,127	119,127

Recommendations of the Overview and Scrutiny Committee

RESOLVED that the following recommendations be presented to the Cabinet on 20th December in response to the draft medium term financial planning 2012-13.

CO2

	Recommendations
1.	<p>Whilst the overall objective of carbon reduction is one of the most important for the future of the borough, the annual carbon report could be improved by being better structured. Future reports and, when developed, the borough-wide strategy could particularly benefit from;</p> <ul style="list-style-type: none"> • Greater clarity and detail on how objectives will be reached; and • The use of accessible language to make them easier to promote to the local community and beyond.
2.	<p>The calculation of expended and saved carbon is an issue and the Panel felt that some of the claims made are hard to justify: they could either be over or under estimates. The Panel is of the view that more could be done to accurately measure CO2 burdens and the impact of savings on energy bills, such as cost benefit analysis.</p>
3.	<p>The Sustainable Investment Fund (SIF) has been very successful and consideration should be given to expanding the fund to accelerate and increase the number of projects in the Council and to ensure that as much of the fund as possible is in circulation (recycled) at any time.</p>
4.	<p>The biggest single area of council activity that generates CO2 is education. The Panel is disappointed that, despite significant investment, comparatively small CO2 savings and cumulative cost avoidance has been recorded so far. The schools SIF programme should be reviewed and, if significant improvements are proven to be feasible, consideration given to additional investment from central Council reserves. It was also of great concern that there was little understanding of the significant differences in CO2 savings made by mainstream SIF and Schools SIF.</p>
5.	<p>The Panel notes the core-funded salaries of £125k of the ERT Carbon Management and Sustainability Team as well as the grants received set out in Table 2 of Appendix 2 of the submitted report. The Panel requests that, in the interests of transparency, greater clarity be provided on where the grant money is being spent, particularly on "feasibility and business planning".</p>
6.	<p>The Panel notes the examples of future funding opportunities including</p>

	schemes involving European funding. They are of the view that there is limited evidence in the report that these are being maximised and seek reassurance that bids have and will be made.
7.	The Panel felt that more information could have been included within the report on the Green Deal. It notes that the government consultation on the draft Green Deal proposals is expected to be released within the next few weeks and that the Carbon Commission will help develop the Council's approach. It requests that the Council, in its response to the consultation, emphasises that opportunities and loans offered by the Green Deal should benefit the "fuel poor". Furthermore, it requests assurances that, when implemented, the scheme will be fully advertised by the Council and that all residents, particularly the fuel poor, will be encouraged and enabled to take advantage.
8.	The panel was a little disappointed with the slow progress of the 40/20 Club, acknowledging the significant role that large and small businesses and community groups could play in achieving Borough wide CO2 reduction targets. Greater efforts could be made to tap into local resources as part of the development of the 40/20 Club as well as the promotion of cross borough working.
9.	The Panel requests that they be supplied with details of the potential impact on CO2 emissions of council housing stock resulting from changes to Decent Homes funding as part of government spending reductions. It recommends that the Chair write to the Minister of State for Energy and Climate Change expressing concern at: <ul style="list-style-type: none"> a) The loss of Decent Homes funding and requesting that the government consider appropriate action to ameliorate the effects on the fuel poor; and b) The reduction in the FIT tariff proposed by the government and that this constitutes part of the Council's response to the ongoing consultation on the issue.
10.	That consideration be given to accelerating progress with the expansion in the number of car clubs.
11.	That, in respect of LIP schemes, action on improving traffic flows be prioritised to relieve congestion.

Temporary Accommodation and Homelessness

	Recommendations
1.	That the service carefully considers whether further investment in the assessment process would lead to a faster identification of those not ultimately deemed to be eligible for Temporary Accommodation and therefore save money. The Panel recommends that a business case be produced to consider this and that the DCLG target of 33 days be set as a target to assess eligibility. Performance against this target should be reported to both Cabinet and Scrutiny.
2.	That a strategy and action plan be written with an outcome of reducing the time spent in TA by 15% per annum.
3.	The number of people who are in Housing Association accommodation as temporary accommodation be explored with a view to encouraging Housing Associations to change the tenancies on these properties to secure tenancies.
4.	The panel acknowledges the issues suffered by Haringey due to neighbouring boroughs not complying with the Pan London agreement. Therefore the panel recommends that this is taken up at the highest level to ensure that other authorities stick to this agreement and that the Leader and the Lead Member for Housing write to their counterparts urging observance of the agreement.
5.	That there should be a further consideration of the option to build new council stock or purpose-built temporary accommodation to help reduce the number of people in temporary accommodation and save revenue costs in the longer term.
6.	That capital receipts realised on the sale of Council housing properties should be ring-fenced and used to increase the stock of council housing in the borough.
7.	That options be explored to attempt to bring in more investors for example partnerships with institutional investors. That a feasibility report be produced to explore this.
8.	That there should be an increased effort to confirm the eligibility of people already in Council housing. That the Council investigates the possibility of data sharing across departments to assist in this.
9.	That there be a more determined effort to address the issue of under-occupancy in order to free up larger homes for families in need of this accommodation, particularly where there may be older people no longer able to manage larger properties.

10.	Whilst the panel recognises that there is no longer a national target for reducing the number of people in temporary accommodation the panel recommends that there be a local target of a 5% reduction for each year over the next three years.
11.	That the Council puts increased emphasis on bringing voids back into use and sets a Local Target to be met to allow these properties to be brought back into use as quickly as possible. Any failure to meet this target during 2012-2013 should be the subject of a report to Scrutiny for the first meeting of the 2013 municipal year so that the Committee can decide on what further action to recommend.
12.	That the good service currently provided by the Housing Benefit service to private landlords who provide Assured Short hold Tenancies to homeless households be maintained to discourage landlords from letting their properties through other organisations.

Looked after Children and Associated Legal Costs

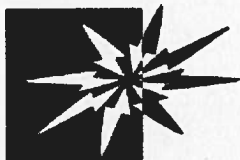
	Recommendations
1.	<p>The Panel welcomes the creation of the Transformation Board and acknowledges the good work described in order to stabilise the service. However the Panel feels that it would have been beneficial to set this Board up 18 months earlier.</p> <ol style="list-style-type: none"> 1. The Panel welcomes the work strands identified in the scrutiny report which are set out in detail in the Strategic Improvement Plan (SIP) and are being progressed through the Transformation Board. The Panel asks that it be given the opportunity to scrutinise the SIP in full before its agreement by the Cabinet. 2. The Panel feels that particular emphasis should be placed on 'challenging the length of time some children are looked after and moving children to permanent solutions more quickly'; this should be achieved through a sharper focus on exit plans. 3. The Panel notes that part of the role of the Transformation Board is to monitor the continued overspend within CYPS, and we consider that even if all the major strands of the Board's work are delivered any substantial departmental overspend in the current financial year and/or 2012-13 will be reported back to the Overview and Scrutiny Committee for the consideration of further recommendations.
2.	<p>The Panel recognises the importance of prevention and early intervention services and recommends that any additional investment in Children's Services should be targeted in this area. In particular investment should be prioritised for pre-school and infant age children.</p>
3.	<p>The Panel feels that the absence of a Universal Health Visitor Service is unacceptable and welcomes the work being done with Health Colleagues to put one in place.</p> <p>The Panel recommends that arrangements for the re-provision of a Universal Health Visitor Service be put in place as soon as possible.</p>
4.	<p>The Panel recommends that the review of in-house residential care provision for looked after children be accelerated and that there be clear evidence of outcomes for children and value for money considerations being included as part of any change proposals.</p>
5.	<p>The Panel feels that in order to make best use of resources there needs to be more flexibility in the Legal Aid funding regime including consideration of Legal Aid funding being provided at an earlier stage to support alternatives such as legal negotiations and save court time. The Panel therefore recommends that the Lead Member for CYP write to the Ministry of Justice.</p>
6.	<p>The Panel feels that considerable savings and a better service for clients could be achieved by the use of electronic means to transfer legal case</p>

	work documents. The Panel therefore recommends that officers collaborate with neighboring local authorities to raise this issue with out local courts to identify a local solution.
7.	The Panel welcomes the discussions taking place by the North London Strategic Alliance around the creation of an arm's-length service to undertake assessments in advance of court hearings. The Panel supports and encourages the setting up of such an rganization and would recommend that the work is undertaken in close conjunction with the Barnet Bench to identify the court needs at an early stage.
8.	The Panel welcomes the work programme being undertaken by the North London Strategic Alliance around, bench-marking and supports and encourage this work as it represents an opportunity to learn best practice by member councils.
9.	The Panel expressed its concern over the relatively poor performance against comparator authorities in respect of numbers of adoptive placements. Where adoption is the most appropriate and best outcome for a looked after child the panel recommends that processes be put in place to speed up this outcome; this will include improving the efficiency of processes for identifying and evaluating the suitability of prospective adopters in addition to improving the time-frame for placing suitable LAC in adoptive placements.
10.	The Panel expressed concern over the lack of a clear strategy for increasing the number of Foster carers in the borough, and that a new strategy should be delivered expeditiously: <ul style="list-style-type: none"> a) The Panel recommends that a new strategy to recruit foster carers should be developed with much better targeting of different demographic groups. b) The strategy should be clear about how an increased use of in-house provision will be met by a corresponding reduction in other, more expensive, external provisions as this was not borne out by the performance data submitted. c) The Panel recommends that a target should be set for increasing the number of available in-house foster families for our looked after children and young people by 15% in each of the next three years.
11.	The Panel wishes to express its concern that proposed changes to the Housing Benefit regime could act as a disincentive to foster carers. The Panel recommends that a concession be provided so that spare rooms held by foster carers pending placement of a Looked after Children should be discounted from Housing Benefit calculations on 'spare capacity' and would ask that a robust response be made to relevant consultations on this aspect.
12.	The Panel encourages the service to consider reviewing the approach for families with complex care needs based on the 'Hackney model' of there being a single team working with a family right through the care plan. It recommends that, following such a review and evaluation, a pilot scheme be undertaken for families with multiple difficulties or complex

	<p>needs unless compelling evidence is found to discount such an approach. Based on evidence of a stabilised workforce the Panel now believes that conditions are right to pilot such an approach in order to provide continuity of care.</p>
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Initial analysis of comments received to date during consultation on the draft Budget proposals

- 1 A number of comments were made over the full range of the Council's priorities.
- 2 The questionnaire sought views on how, in addition to the actions it is already taking, the Council could be more efficient. A number of ideas and suggestions were made across a number of themes – such as reviewing assets, enforcing penalties and improving the customer service culture.
- 3 The questionnaire sought views on how, in addition to the actions it is already taking, the council could save money. Consultees made a number of suggestions, including increasing charges and more effective lobbying of government.
- 4 Views were sought on what the money saved should be used on. The majority of respondents on this point suggested greater investment in children and young people's services; the second most popular area was adults' services.
- 5 Ideas for raising income levels included raising charges and using assets more effectively were provided.
- 6 All comments are currently being analysed and that analysis, including further comments expected during the remainder of the consultation period, will be made available prior to the Cabinet's meeting in February 2012.



Haringey Council

URGENT BUSINESS SHEET

Report Title: Options for the future use of Larkspur Close

Committee/Sub etc: Cabinet

Date: 20 December 2011

The report is late because Larkspur Close was the subject of a Leader's Conference on 8 December 2011 when Officers were asked to provide additional information about the refurbishment costs and the various options.

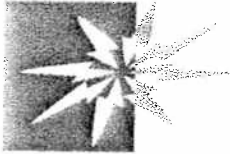
The report is too urgent to await the next meeting because the residents of Larkspur Close have requested that the Council makes a decision as soon as possible on the future of their homes. If this matter is deferred until the next Cabinet meeting, this will prolong residents' anxiety and delay formal consultation with the tenants and, perhaps, result in vacant homes being let to older people whose support needs are much higher than can be met in a Community Good Neighbour Scheme.

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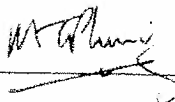
15/12/2011

The Head of Local Democracy & Member Services concurs with the admission of this item.

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Haringey Council

Report for:	Cabinet on 20 December 2011	Item number	
Title:	Options for the future use of Larkspur Close		
Report authorised by:	Mun Thong Phung Director of Adult and Housing Services		
	Signed: 	Date: 15.12.11	
Lead Officer:	Phil Harris, Deputy Director Community Housing Services Tel: 0208 489 4338 E-mail: phil.harris@haringey.gov.uk		
Ward(s) affected: White Hart Lane	Report for: Key Decision		

1. Describe the issue under consideration

- 1.1 In November 2009, the Cabinet considered a plan to address the specific needs of four sheltered housing schemes (Campbell Court, Protheroe House, Stokley Court and Larkspur Close), increasing the provision of Extra Care housing and enabling the Council's supported housing to be brought up to the Decent Homes standard.
- 1.2 During that meeting and subsequent meetings, the Cabinet decided that Campbell Court should be retained as a sheltered housing scheme, Stokley Court should be re-designated a Community Good Neighbour Scheme and that, subject to consultation and the redevelopment of the site being financially viable, Protheroe House should be closed and redeveloped as an Extra Care scheme.
- 1.3 A decision on the future of Larkspur Close was deferred pending the outcome of further work, including the production of the Older People's Housing Strategy.
- 1.4 This report considers the options for the future use of Larkspur Close.

- 2.2 We must ensure that all of the Council's sheltered housing is fit for purpose, is brought up to Decent Homes and modern standards, and plays its full part in meeting the current and future needs of older people.
- 2.3 The Supported Housing Review has given the Council the opportunity to look in detail at four schemes that were identified as not meeting today's modern standards for sheltered housing. Along with Haringey's multi agency Older People's Housing Strategy, this review has helped us make informed decisions about how best to improve the living conditions of older people in the borough.
- 2.4 I am delighted that improvement works to 26 of the Council's 28 sheltered housing schemes have been completed by Homes for Haringey and that all of these sheltered housing schemes now meet the Decent Homes standard.
- 2.5 We need homes that are accessible, appropriate and meet not only modern standards but also older people's changing expectations and requirements.
- 2.6 All of the research points to an over-supply of conventional sheltered housing in Haringey. Pressure on the Council's budget for housing and housing related support, together with the difficulties that the Council continues to experience in letting homes in some of its least popular schemes, adds urgency to the need to rationalise the sheltered housing stock and align it with Haringey multi agency Older People's Housing Strategy.
- 2.7 We understand the concerns of the tenants. However, the Council is required to make best use of its housing stock and, in re-designating Larkspur Close as a Community Good Neighbour Scheme, it will have addressed the Audit Commission's concerns about the standard of some of Haringey's sheltered housing and the over provision of this type of housing in the borough.

Cabinet Member for Health and Adult Services

- 2.8 The Council is committed to ensuring that all older people are able to live independently, for as long as possible, in appropriate, decent housing.
- 2.9 Haringey's Older People's Housing Strategy sets out the strategic context for future service provision and for promoting independence and safety in the home, improving the quality of the homes in which older people are living and assisting the integration of housing and social care.
- 2.10 I welcome the proposal to re-designate Larkspur Close as a Community Good Neighbour Scheme as the scheme does not meet modern space standards and cannot be adapted to meet the needs of wheelchair users.
- 2.11 It is, of course, essential that any changes to the Council's supported housing stock are handled sensitively and are well managed, and that all of the tenants affected by such changes are properly consulted and supported. To ensure that this happens, I will continue to meet regularly with the Cabinet Member for Housing and Senior Managers in the Adult and Housing Services Directorate.

3. Recommendations

3.1 It is recommended that Cabinet:

- (a) Notes that, although the sheltered housing scheme in Larkspur Close compares very poorly with modern standards of housing for older people and cannot be brought up to an appropriate standard, there is a strong community spirit at Larkspur Close and it is valued by its residents;
- (b) Notes the high level of investment that will be required in Larkspur Close if it is retained as a sheltered housing scheme or re-designated as a Community Good Neighbour Scheme;
- (c) Notes the interest that Hornsey Housing Trust has expressed in acquiring Larkspur Close, continuing to operate it as a sheltered housing scheme, and investing in the improvements required to bring the homes up to the Decent Homes standard;
- (d) Notes the outcome of the Equalities Impact Assessment that has been carried out to assess the impact of re-designating Larkspur Close as a Community Good Neighbour Scheme and moving some of the residents to alternative sheltered housing schemes;
- (e) Agrees that the merits and viability of Hornsey Housing Trust's proposal should be evaluated by Officers and that, if the Director of Adult & Housing Services (in consultation with the Cabinet Member for Housing) is satisfied that it is in the Council's interests to dispose of Larkspur Close in this way, expressions of interest are sought from registered providers that wish to acquire Larkspur Close and continue to operate it as a sheltered housing scheme;
- (f) Agrees that, subject to formal consultation with the tenants of Larkspur Close on the future of their homes (and there being no registered provider that is able to put forward a viable and acceptable proposal for continuing to operate Larkspur Close as a sheltered housing scheme), Larkspur Close will be re-designated as a Community Good Neighbour Scheme;
- (g) Agrees that, with immediate effect and until further notice, properties that become vacant at Larkspur Close will be re-let only to those applicants on the Supported Housing Register who have been assessed as requiring accommodation in a Community Good Neighbour Scheme; and
- (h) Agrees that, on completion of the formal consultation with tenants and the assessment of proposals from Hornsey Housing Trust and/or other registered providers, Cabinet will receive a further report and confirm the date on which Larkspur Close will be either re-designated as a Community Good Neighbour Scheme or transferred to a registered provider that is able to continue operating it as sheltered housing; and
- (i) Agrees that, until a decision is made on its future ownership, Larkspur Close should be excluded from the Decent Homes programme.

Reasons for recommendations

- 3.2 Officers and Members have met with the tenants of Larkspur Close and their representatives on a number of occasions during the past couple of years. From those discussions, it is clear that there is a good community spirit at Larkspur Close and the tenants do not wish to leave their homes.
- 3.3 During the consultation on the Older People's Housing Strategy, older people and other stakeholders called for minimum standards for sheltered housing that will ensure that such housing is accessible and appropriate. This is one of the priorities in the new Strategy. Larkspur Close does not meet these standards.
- 3.4 Although the amount of investment needed to bring Larkspur Close up to the Decent Homes standard is substantial – and a decision will need to be made on the future of the communal facilities because they will no longer be provided or maintained as part of a Community Good Neighbour Scheme – there are six times as many applicants on the Supported Housing Register seeking accommodation in a Community Good Neighbour Scheme than there were vacancies in 2010/11.
- 3.5 By re-designating Larkspur Close as a Community Good Neighbour Scheme, the Council will be supporting the objectives of Haringey's Older People's Housing Strategy, reducing the pressure on the Decent Homes budget, minimising the impact on most of the residents of Larkspur Close, addressing the over-provision of sheltered housing, and meeting some of the unmet demand for Community Good Neighbour Schemes. It will also mean that Larkspur Close can be included in Haringey's Decent Homes programme.
- 3.6 Hornsey Housing Trust has written to the Council to say that, subject to valuation, it would be interested in taking on Larkspur Close "as sheltered housing at social rents, allowing [the Council's] tenants to remain in situ".
- 3.7 Although there is no guarantee that Hornsey Housing Trust will make a formal offer to the Council for the site, it is important to the residents of Larkspur Close that the Council and Hornsey Housing Trust explore this option.
- 3.8 Any disposal would be subject to the approval of the Secretary of State and dependent upon the support of the existing tenants of Larkspur Close. It would also have to comply with the Council's policies, Standing Orders and financial regulations and would be dependent on the Council being satisfied that this offers a better option than re-designating it as a Community Good Neighbour Scheme.

4. Other options considered

- 4.1 In the course of the review, consideration has been given to the full range of options available to the Council in relation to Larkspur Close, including:
 - (a) Retaining Larkspur Close as a sheltered housing scheme and bringing it up to the Decent Homes standard;
 - (b) Transferring Larkspur Close to a registered provider with a view to it continuing as a sheltered housing scheme and being brought up to the Decent Homes standard;
 - (c) Demolishing Larkspur Close and redeveloping it as sheltered housing;

- (d) Demolishing Larkspur Close and redeveloping it as an extra care supported housing scheme;
- (e) Demolishing Larkspur Close and redeveloping it as general needs housing or a supported living scheme;
- (f) Selling Larkspur Close and generating a capital receipt.

4.2 When considering other options, the Council must decide what to do with Larkspur Close, what to put in its place and how this can be achieved. It must also consider the current and future needs of older people, the impact on the residents of Larkspur Close, how it fits with the overall strategic direction for meeting the needs of an ageing population, and the impact on revenue and capital budgets.

Retaining Larkspur Close as a sheltered housing scheme

- 4.3 It is clear from the wide ranging consultation on the Older People's Housing Strategy that organisations and older people feel very strongly that all specialist housing schemes should have minimum space standards and be fit for purpose.
- 4.4 Given the very high level of investment needed in Larkspur Close during the next 5 years (including the replacement of the heating system and a level of expenditure on Decent Homes that is 3 times higher than the average unit cost for sheltered housing) – and the fact that Larkspur Close is incapable of meeting minimum space standards – it is clear that retaining it as a sheltered housing scheme would not meet the Council's strategic objectives with regard to older people.
- 4.5 In view of the poor space standards at Larkspur Close and the over-provision of rented sheltered housing in Haringey, it is also very likely that the bungalows will become increasingly difficult to let in the future. This will have an adverse effect on voids and the medium and long term viability of the scheme.
- 4.6 For these reasons, it is recommended that the Council does not retain Larkspur Close as a sheltered housing scheme.

Transferring Larkspur Close to a registered provider

- 4.7 Although the Council could seek to transfer the ownership / management of Larkspur Close to a registered provider on terms that ensure that it continues as a sheltered housing scheme, informal discussions with two registered providers suggested it was most unlikely that a registered provider would be willing and able to take on Larkspur Close and operate it as a sheltered housing scheme.
- 4.8 It was assumed that most registered providers would be put off by the fact that Larkspur Close cannot be brought up to an appropriate standard and the construction and configuration of the buildings make it impossible to achieve satisfactory outcomes by internal re-modelling. They would also be worried that Larkspur Close would become a 'low demand' sheltered housing scheme at a time when there is already over-provision of rented sheltered housing in the borough.
- 4.9 Despite these concerns, Hornsey Housing Trust has stated that, subject to valuation, it would be interested in taking on Larkspur Close "as sheltered housing at social rents, allowing [the Council's] tenants to remain in situ".

- 4.10 Any disposal would, of course, be subject to the approval of the Secretary of State and dependent upon the support of the existing tenants of Larkspur Close. It would also be dependent on the Council being satisfied that this option is in the best interests of the Council and the borough.

Demolishing Larkspur Close and redeveloping it as sheltered housing

- 4.11 Although the demolition of Larkspur Close and the construction of a new sheltered housing scheme in its place would ensure that the homes are fit for purpose and meet modern space standards, the number of new homes built would be far fewer than the 37 homes that are there at the moment.
- 4.12 A significant amount of capital investment will be required to enable the new sheltered housing scheme to be developed. Given the over-provision of sheltered housing in Haringey, this level of investment could not be justified from the Council's limited capital resources – or even the transfer of the site, at nil cost, to a registered provider – to replace the sheltered housing at Larkspur Close.

Demolishing Larkspur Close and redeveloping it as extra care supported housing

- 4.13 The demolition of Larkspur Close and provision of a new extra care supported housing scheme in its place would be consistent with the Council's objective of increasing the provision of extra care housing in the east of the borough.
- 4.14 Unfortunately, however, the Larkspur Close site is not big enough to accommodate an extra care scheme of 45 homes (the minimum required to make such a scheme viable), so this is not a feasible option.

Demolishing Larkspur Close and redeveloping it as general needs housing or a supported living scheme

- 4.15 If it is decided that Larkspur Close should not be retained as a sheltered housing scheme, re-designated as a Community Good Neighbour Scheme or redeveloped as sheltered housing or extra care supported housing, the site could be redeveloped as general needs housing or a supported living scheme.
- 4.16 There are a number of constraints affecting the development potential of the site. It is relatively small and linear in nature and is bounded on three sides by existing development. Access is comparatively tight for a modern development.
- 4.17 In accordance with current Planning Policy, any development must be a minimum of 25 metres from existing development while the dwellings would need to be of single storey construction, with the potential for a dormer in the roof space, in order to overcome any overlooking issues. Maximum density of the site is between 6 and 15 dwellings depending on unit size and car parking provision.
- 4.18 The Council has commissioned a development appraisal of the site. Initial findings show the site is prone to periodic flooding caused by rainfall. To mitigate against the effects of flooding, any new development would need to be raised by 200/300mm which will have significant cost implications and affect scheme viability. This has the potential to limit development options and, given the size and nature of the site, preclude a high density scheme.
- 4.19 Three potential options have been identified for the site:
- (1) A supported living for adults with autism

- (2) A supported living scheme for adults with dementia
 - (3) A small mixed tenure general needs scheme
- 4.20 All three options represent viable development potential to provide good quality housing. Options 1 and 2 will maintain the site as a form of supported accommodation; Option 3 will provide mixed tenure accommodation
- 4.21 Density and property type is limited by site constraints and planning policy, and all options would require further market testing to establish their relative merits.
- 4.22 The provision of housing for adults with autism or dementia has been identified as a priority by Adult and Housing Services, due to the growing need in the borough and the Council's reliance on high cost private sector provision.

Sell Larkspur Close and generate a capital receipt

- 4.23 If it is decided that Larkspur Close should not continue as a supported housing scheme and a way cannot be found to redevelop the site as specialist or general needs housing, the site will need to be sold to generate a capital receipt that can be used to fund part of the Council's future capital investment programme.

5. Background information

Review of supported housing

- 5.1 In April 2005, the Council commissioned Ridgeway Associates to carry out a borough-wide analysis of supported housing that included an assessment of Haringey's current and future needs and potential future delivery options. This analysis was informed by a stock condition survey, carried out by Savills.
- 5.2 After considering the Ridgeway & Savills reports, Officers concluded that 25 of the Council's 29 sheltered housing schemes should be included in Haringey's Decent Homes Programme and that the other 4 schemes (Campbell Court, Larkspur Close, Protheroe House and Stokley Court) should be the subject of an options appraisal.
- 5.3 Campbell Court, Larkspur Close, Protheroe House and Stokley Court were chosen because they are unsuitable for supported housing, do not have modern facilities or need a lot of investment to bring them up to the Decent Homes standard.
- 5.4 To inform its decision on the future of the 4 schemes, the Council asked the Housing Quality Network (HQN) – an independent consultancy – to carry out a detailed assessment of the different options for each scheme. The inclusion of each scheme in the Decent Homes Programme would be dependent on the outcome of the review.

Larkspur Close

- 5.5 Larkspur Close (see **Appendix A**) is a sheltered housing scheme that was built in the 1970s and comprises 37 bungalows occupied by 40 residents.
- 5.6 The shape of the site is distinctive with a narrow entry to the site, opening out slightly and then narrowing again. It is bounded on one side by the Lesser Moselle Brook and on the other sides by the rear boundaries of neighbouring residential properties.

- 5.7 The majority of dwellings comprise a continuous terrace of single storey units along the northern boundary. These are all oriented with a narrow elevation facing Larkspur Close. The remaining units are along the southern boundary, backing onto the Lesser Moselle Brook and oriented with the longer elevation facing Larkspur Close.
- 5.8 Access to Larkspur Close is gained from Jellicoe Road through an area surfaced for car parking and a grassed area. The communal facilities are located at the entrance to the site at its narrowest point.
- 5.9 The communal facilities are limited but well used, comprising a lounge area, a very small kitchen, a laundry and the scheme manager's office. This is located at the rear of the building with no direct line of sight to the entrance to the building or, indeed, the entrance to the site. The communal facilities can only be accessed by tenants walking through the scheme in the open air.

The homes at Larkspur Close

- 5.10 Although it is clear that Larkspur Close is valued by its residents and that there is a strong community spirit, it compares very poorly with modern standards of housing for older people.
- 5.11 All of the homes at Larkspur Close are very small: no more than 3m wide and only about 11m deep. At just 33-35m² in size, the bungalows at Larkspur Close are substantially smaller than the 50-55m² that the Homes & Communities Agency would now expect, as a minimum floor area, for a one bedroom home in sheltered housing or other schemes intended for older people to occupy long-term.
- 5.12 The size and layout mean that the homes at Larkspur Close are not suitable for wheelchair users. An Occupational Therapist has confirmed (see **Appendix B**) that Larkspur Close is not suitable (and cannot be specially adapted) to meet the needs of a self propelling wheelchair user or frail / elderly people.
- 5.13 The Occupational Therapist has confirmed that, as all but one of the 37 bungalows have just one bedroom, Larkspur Close is not suitable for a live-in carer. It is also clear, from the report, that the bedrooms and bathrooms are not adequate to accommodate any additional equipment (such as a mobile hoist) that may be required by elderly or disabled residents, and that the bungalows' limited scope for adaptation will not meet the requirements of supported housing.
- 5.14 The fabric and construction methods (including the use of plywood internal partitions) at Larkspur Close are poor, and reflect the prefabrication and alternative construction systems being developed at the time of the scheme's construction in the 1970s.
- 5.15 The nature of their construction makes the homes at Larkspur Close prone to rapid deterioration if there is any ingress of water, and the resulting problems are difficult and expensive to remedy. The buildings have flat roofs throughout and these are also subject to periodic failure and involve high maintenance costs.
- 5.16 Due to the nature of their construction, the homes are thermally inefficient and expensive to heat. This is compounded by the existence of a "district heating" system serving the homes which gives individual households only limited control over the level of their heating. It is understood that the jointing of pipework for heating that runs under floors has failed in a number of the units.
- 5.17 Homes for Haringey has confirmed that, if the properties at Larkspur Close are retained, the existing communal heating system will either need to be renewed or

replaced with individual heating systems. If it is to be replaced with individual heating systems, there will need to be enough space within the bungalows to hang the boiler the route of the flue. Furthermore, as the bungalows are all electric, a gas supply would need to be run to each property and the existing communal heating system decommissioned. The estimated cost of either option is £250,000.

- 5.18 Natural light is provided by a window at the front of the property and a space about half-way down each property which is only a metre or so square; although it may be regarded as a "light sink", it is too small to serve any other practical purpose. The properties present as dark, and ventilation is likely to be a problem for residents.
- 5.19 Following the Cabinet meeting in November 2009, an outline feasibility study and draft business plan was produced for Larkspur Close, in October 2010, by an independent specialist, Contact Consulting.
- 5.20 Contact Consulting concluded that Larkspur's built form is not fit for purpose and that, due to the limitations of the initial design, the nature of the construction methods used and the general dilapidation of the structures and systems, Larkspur Close cannot be brought up to an appropriate standard.
- 5.21 It has also concluded that the construction and configuration of the buildings make it impossible to achieve satisfactory outcomes by internal re-modelling. Substantial investment would not address the fundamental nature of the problems on this site.

Supported housing for older people

- 5.22 The model that we now recognise as conventional sheltered housing began to emerge shortly after the Second World War. Growth during the 1950s was relatively slow. Most of the accommodation, in the form of flats and self-contained bungalows, was developed by local authorities.
- 5.23 Government guidance on sheltered accommodation set the tone for the next thirty years. It suggested a model of housing that combines self-contained accommodation with communal facilities, and supported a particular model of community care which ensured that people move along a continuum of built provision as their need for care increases: moving from general needs housing to sheltered housing, on to residential care when care needs become more pronounced and, for some, on to nursing care, whether in a nursing home or in a long-stay hospital setting.
- 5.24 These sheltered housing schemes included communal facilities, warden accommodation and office, an alarm system, a guest room, laundry facilities and a common room. However, this model of people moving when their needs increase is now being superseded by a more holistic approach that is designed to provide people with the support they require to continue living in their own homes for as long as possible with care and support being delivered to them.
- 5.25 It is for this reason that the size, construction and configuration of the bungalows at Larkspur Close – which severely limit the scope for re-modelling – are such important considerations, given the substantial amount of investment that is required to bring Larkspur Close up to the Decent Homes standard.

Supply of supported housing in Haringey

- 5.26 The Council owns 1,478 units of supported housing.

- 5.27 Two thirds of these homes are provided in the Council's 28 sheltered housing schemes. The other four hundred homes are provided in 27 Community Good Neighbour Schemes, situated on general needs estates. Most of the social rented housing for older people is located in the east of the borough.
- 5.28 In addition to the Council's 28 sheltered housing schemes and 27 community good neighbour schemes, housing associations own more than twenty sheltered housing schemes in Haringey, providing supported housing for more than 700 older people.
- 5.29 In 2005, Haringey's Supporting People Strategy highlighted the fact that Haringey has a higher-than-average supply of supported housing for older people (and a lower-than-average population aged 65+) than the average for London and England. Although housing for older people is defined as being 65 years plus, most local authorities will consider people aged 50+ if they have a support need.
- 5.30 The following table shows the number of units of supported housing (per 1000 people aged 65+) in Haringey, London and England. For outside of Haringey it is not possible to break the figures down into just sheltered housing as the definition includes extra care housing and schemes similar to Good Neighbour Schemes. It can be assumed, however, that most of these homes will be sheltered.

	Units per 1000 people aged 65+
Haringey	107
London (average)	51
England (average)	68

- 5.31 Compared with other local boroughs in London, it is clear that Haringey (which has 107 units of sheltered housing per 1000 people aged 65+) has substantial over-provision of sheltered housing for older people:

	Number of units	Units per 1000 people aged 65+
Hackney	1731	80
Westminster	2069	64
Tower Hamlets	1032	55
Waltham Forest	1298	46
Barnet	1638	37
Redbridge	1362	34
Enfield	1350	29

- 5.32 At present, there are only 381 applicants on Haringey's Supported Housing Register and, of these, 209 (55%) are seeking sheltered housing. A quarter of the applicants seeking sheltered housing are awaiting a review to confirm that they are still interested in sheltered housing.
- 5.33 During 2010/11, a total of 203 units of supported housing (council and housing association homes) became available for letting to older people in Haringey. Of these, 28 (14%) were in Community Good Neighbour Schemes and 175 (86%) were in rented sheltered housing schemes.

- 5.34 As half of the applicants on the Supported Housing Register are seeking accommodation in a Community Good Neighbour Scheme but only one seventh of the vacancies that occur in supported housing are in Good Neighbour Schemes, consideration could be given to the merits and feasibility of re-designating some of the Council's sheltered housing to Community Good Neighbour Schemes.
- 5.35 Haringey's previous housing allocations policies resulted in some older people moving into sheltered housing when they could have successfully remained in their own homes with appropriate support. The shortage of accommodation in Community Good Neighbour Schemes also encouraged applicants to consider sheltered housing as a housing option when they had either no support needs or only minimal support needs. For many it was a way of avoiding a long wait for general needs housing.
- 5.36 Applicants for supported housing are now assessed by Supported Housing Assessment Officers whose responsibility it is to assess the housing and support needs of each applicant, together with their level of priority in accordance with the Supported Housing element of the Housing Allocations Policy 2011.
- 5.37 Although it is often assumed that a large proportion of older under-occupiers living in social rented family housing will 'downsize' to sheltered housing, this is certainly not the case. In 2010/11, for example, only 16 of the 78 under-occupiers who moved into a smaller home moved into sheltered housing.
- 5.38 The 2001 Census recorded an increase in older people who are owner occupiers. For Haringey, it showed that, although 58% of people aged over 50 in Haringey were owner-occupiers, there were large variations in the percentage of owner-occupiers in each ward: 73% in Muswell Hill; 78% in Alexandra; 38% in White Hart Lane; 40% in Northumberland Park.
- 5.39 According to the 2001 Census, the proportion of Haringey's population aged 55-64, 65-74, 75-84 and over 85 (broken down by tenure) was as set out below:

	Aged 55-64	Aged 65-74	Aged 75-84	Aged 85 and over
Owned	61.26%	57.8%	51.9%	41.35%
Rented from Council	19.39%	23.11%	26.40%	27.81%
Other social rented	8.33%	9.19%	8.28%	14.0%
Private rented or living rent free	11.02%	9.9%	13.42%	16.83%

- 5.40 It is anticipated that the 2011 Census will show a further increase in the number of older people owning their own homes in Haringey. As we already know (from what people have told us during the development of the Older People's Housing Strategy) many owner-occupiers do not want to move from homes that they own into rented sheltered housing, we are expecting the demand for rented sheltered housing to reduce even further over the coming years.
- 5.41 In contrast to the over-provision of sheltered housing, Haringey has significant under-provision of extra care supported housing. Although 40 units of extra care housing opened in Hornsey this year – and another 40 units are due to open in the west of the borough in 2012/13 – the 45 units planned for Protheroe House are the only other ones in the pipeline.

Future investment needs of Larkspur Close

- 5.42 Drawing on the results of the Savills stock condition survey and updating the data and life cycles to more accurately reflect the scheme's current and future investment needs, Homes for Haringey has calculated the indicative maintenance costs for Larkspur Close.
- 5.43 As the survey was originally carried out in 2005 and no major capital works have taken place at Larkspur Close since then, all replacement years in the original survey have been updated as appropriate. This means, for example, that an element requiring replacement in Year 10 at the time of the survey is now shown as requiring replacement in Year 4.
- 5.44 The table below shows the cost of the major works needed over the next 30 years if Larkspur Close is retained as a sheltered housing scheme and it is brought up to the Decent Homes standard and maintained at that standard.

Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26-30	TOTAL COST
£1,478,600	£128,500	£161,700	£58,400	£434,000	£128,500	£2,139,700

- 5.45 Homes for Haringey has confirmed that the major costs incurred in Years 1-5 include communal repairs, such as:
- Environmental and security improvements
 - Upgrade of communal areas
 - Upgrade of mechanical and electrical supplies (fire alarms and warden call systems)
- 5.46 However, Homes for Haringey has confirmed that, if Larkspur Close is re-designated as a Community Good Neighbour Scheme, the cost of a basic package of work (that is required during Years 1-5 and will bring the 37 homes up to the Decent Homes standard) will be approximately £900,000: an average of £24,300.

- 5.47 These works will comprise the following:

Roof renewal	£177,000
Windows and external repairs	£213,816
Insulation	£ 7,400
Kitchens	£ 95,372
Bathrooms	£ 75,250
Rewire	£ 84,730
Central heating	£250,000
TOTAL:	£903,568

- 5.48 The above figure excludes professional fees (normally 5%) and does not allow for contingencies. However, based on the results of a recent procurement exercise, it is hoped that the contract price will be less than this figure.
- 5.49 As explained in Paragraph 5.17, the cost of a new communal heating system (or of installing individual heating systems in the bungalows) is estimated to be in the region of £250,000. A detailed feasibility is required for this element of the work to assess

the practicality of renewing the existing communal heating systems compared to the installation of new, individual systems. The latter option would require the installation of new gas mains and the decommissioning of the existing system, which accounts for the higher than average estimate of costs.

5.50 At present, there is no budgetary provision within the Decent Homes Programme for the refurbishment of Larkspur Close. Funding for the refurbishment of Larkspur Close will need to be considered in the context of the overall investment needs of the Council's housing stock, a reduced Decent Homes programme and the new freedoms and flexibilities that are offered by the HRA self financing regime.

5.51 A stock options appraisal is currently being carried out to determine the long term investment needs of the Council's housing stock and the resources available to meet those needs over the next 30 years. This will take into account the fact that the Government has reduced Haringey's Decent Homes funding allocation by around 30%, extended the programme by two years and provided only "indicative" allocations for 2013-14 and 2014-15.

5.52 A more precise estimate of the refurbishment costs of Larkspur Close, together with the proposed funding arrangements for those works, will be included in the next Cabinet report. By then, all 37 homes will have been surveyed, the formal consultation with the residents of Larkspur Close will have been carried out and the Council will have concluded its discussions with Hornsey Housing Trust.

Provision of alternative accommodation

5.53 If it is decided that Larkspur Close should be re-designated as a Community Good Neighbour Scheme, the Council will stop re-letting any properties as sheltered housing and will offer them, instead, to applicants on the Supported housing Register who have been assessed as requiring accommodation in a Community Good Neighbour Scheme. It will also prioritise the rehousing of any existing tenants who are assessed as requiring sheltered housing.

5.54 Tenants will be provided with a comprehensive, tailored package of advice, practical help, financial assistance and emotional support – together with a wide range of housing options – to enable them to make an informed decision about their future housing and achieve a successful move into settled accommodation.

5.55 If any of the tenants of Larkspur Close want to be rehoused in the same sheltered housing scheme or area, this will be facilitated where possible.

5.56 All of the tenants of Larkspur Close already have an individual support plan. The Scheme Managers are very familiar with the tenants' circumstances, including their strengths and abilities, and who has family and who does not.

5.57 When suitable accommodation has been identified, these support plans will be reviewed, in consultation with the tenant. Key tasks will be identified and allocated to ensure that it is clear who will be responsible for such tasks as packing, notification of change of address, and arranging for any services (such as home care) to be provided in the person's new home from the day of their move.

5.58 Where practical assistance is needed – with packing, for example – staff will be deployed to meet this need. The protocol for transfer of residents from residential care homes will be adapted for this purpose to ensure that:

- Tenants and their families are fully involved in planning the move
- The transfer process will be at the pace needed by the tenant
- Where possible, items of furniture and personal possessions will be moved in advance, so that the tenant will not be moving into an empty space filled with boxes
- The support service will ensure there is sufficient food, milk etc in the new home so they can have an evening meal and breakfast the following day (as a minimum)
- Where the tenant has specific needs (they wish to continue to attend church, for example), this will be planned for in advance and details of bus routes/volunteer services etc obtained.

- 5.59 There will be a planned transition process that will ensure, for example, that the tenant's care plan, risk assessments and a pen-portrait are handed over to the new Scheme Manager (who will also receive a verbal briefing) in advance of the move. , (as well as a verbal briefing for the new scheme manager), is given to the new service in advance so the transition is seamless.
- 5.60 The scheme manager will keep in touch with the tenant for a week or two after they have moved in order to ensure that they have settled in and that any problems they are having are resolved to their satisfaction.

Consultation

- 5.61 The tenants of Larkspur Close, together with their families and carers, have been briefed and consulted through a series of meetings.
- 5.62 From the outset, they have made it clear that they do not want Larkspur Close to close. They value the benefits of the close knit community, are proactive in supporting activities and, despite the limited space for cultivation, have produced beautiful and impressive floral displays.
- 5.63 The views of the White Hart Lane Ward Councillors have been sought throughout the consultation process. They have made it clear that, like the tenants, they do not want Larkspur Close to close.
- 5.64 During the wide ranging consultation on the Older People's Housing Strategy, organisations and older people were adamant that all specialist housing schemes should have minimum space standards and be fit for purpose.

6. Comments of the Chief Financial Officer and Financial Implications

- 6.1 The Cabinet is asked to agree to the evaluation of Hornsey Housing Trust's proposal by Officers. This should include a full appraisal of the financial implications of such a disposal.
- 6.2 The permission of the Secretary of State must be obtained before any disposal of HRA housing property.
- 6.3 If Larkspur Close is retained and redesignated as a Community Good Neighbour Scheme the costs of the capital works required will need to be included in the development of the capital programme for 2013-14 and beyond. At present, no

capital budget has been earmarked for works at Larkspur Close and the site has been explicitly excluded from the Decent Homes Programme.

- 6.4 It should be noted by Members that, although it has been possible to set a balanced Housing capital programme in 2012-13, only indicative budgets have been set for subsequent years and modelling suggests that there will be severe financial pressures in the medium term. For this reason it is important that any capital spending in the Housing portfolio is clearly linked to meeting the identified housing needs.

7. Head of Legal Services and Legal Implications

- 7.1 The Council has a responsibility to make arrangements to provide residential accommodations for persons aged 18 or over who because of age, illness, disability and any other circumstances are in need of care and attention which is not otherwise available. The sheltered housing scheme is part of that responsibility.
- 7.2 In making such arrangements the Council must have regard to the welfare of all persons for whom accommodation is provided and in particular to the need for providing accommodation of different descriptions suited to the different needs of the people to whom it has the responsibility. In order to fulfil its responsibility the welfare of those people at present in occupation in of premises situated at Larkspur Close must be addressed.
- 7.3 Larkspur Close is held by the Council for housing purposes. Any disposal would require the consent of the Secretary of State. A disposal with the tenants in situ is a stock transfer and the procedure for stock transfer would have to be followed including obtaining the consent of the tenants. Further legal comments will be made in the further Cabinet Report dealing with the preferred option for Larkspur Close.
- 7.4 If Larkspur Close is re-designated as a Community Good Neighbour Scheme, suitable alternative accommodation must be provided for those whose support needs cannot be met in such a scheme. These residents may need to move to alternative sheltered housing or extra care supported housing.

8. Equalities and Community Cohesion Comments

- 8.1 An Equalities Impact Assessment (see **Appendix C**) has been carried out and agreed. The outcome of this assessment is that there are robust and appropriate mitigating actions in place to offset the implications of re-designating Larkspur Close as a Community Good Neighbour Scheme.

9. Head of Procurement Comments

- 9.1 The purchase or disposal of property / land falls outside of Procurement Regulations.
- 9.2 If however, the preferred option is to either refurbish the existing property or redevelop the site as a Council retained asset, then Central Procurement would expect to be involved in commissioning the necessary works in compliance with the Council's Standing Orders and Public Contract Regulations 2006.

10. Policy Implications

- 10.1 The Supported Housing Review supports the Council's objective of becoming "a Council we are all proud of – delivering high quality, cost effective services".
- 10.2 As well as contributing to the implementation of our Housing Strategy 2009-2019, this Review supports the delivery of the following corporate priorities:
- Homes and neighbourhoods fit for the future
 - Spending wisely and investing in the future
- 10.3 Haringey's Older People's Housing Strategy 2011-21 (approved by the Cabinet in March 2011) includes, as a priority, the development of "a range of housing options that enable people to live independently for as long as possible".

11. Use of Appendices

Appendix A – Map / photographs of Larkspur Close

Appendix B – Occupational Therapist's Report on Larkspur Close

Appendix C – Equalities Impact Assessment

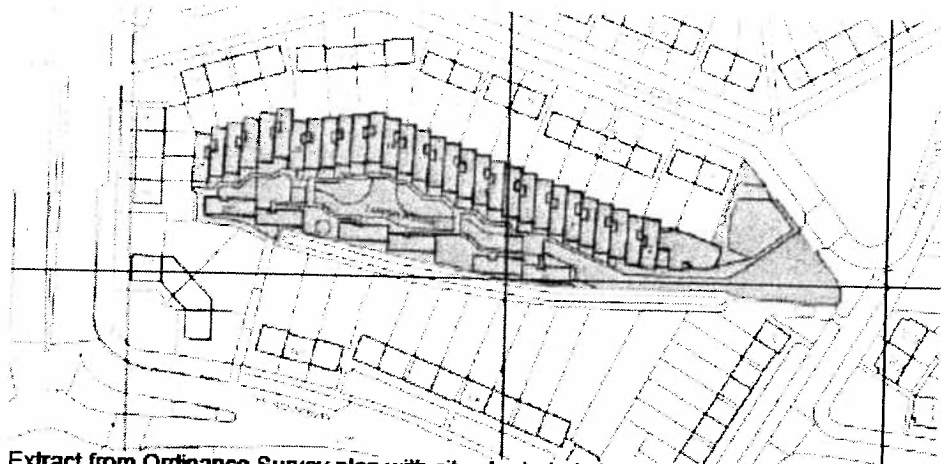
12. Local Government (Access to Information) Act 1985

- 12.1 The background papers relating to the subject of this report are:
- 'Ridgeway Associates Report 2005
 - Haringey's Housing Strategy 2009-2019
 - Housing Quality Network Report 2009
 - Haringey Older Persons Housing Strategy 2011-2021
 - Contact Consulting - Outline feasibility study and draft business plan for the future of Larkspur Close Sheltered Housing scheme.

Appendix A



Existing sheltered housing units



Extract from Ordnance Survey plan with site shaded pink (1:1250 - 100 metre grid shown)



Aerial view of Larkspur Close

Appendix B Occupational Therapist's Report

Larkspur Close has 36 one bedroom bungalows with 2 styles of layout. This OT report is completed with a self propelling wheelchair user in mind. These recommendations would also meet the needs of frail/elderly client group.

The properties are not suitable for a living in carer as there is only one bedroom in each flat.

Both layouts were viewed.

FLAT 4:- layout A

Front access:

There is a ramped access to the front door.

The front door is 850mm wide and not directly opposite the porch door.

Porch is 1400mm x 900mm in area.

The Porch door is 850mm but at an angle to the front door. There are difficulties negotiating through these doors in a wheelchair.

Outcome:

Although the doorway could be widened at an approx cost of £1,500 it cannot be fully adapted to provide access for wheelchair users.

Living room/Lounge:

The lounge is 6500mm long x 3900mm wide. The space gives enough circulation space for a wheelchair.

Kitchen:

Kitchen area is only 600mm x 3050mm and is contained within the living room.

It is too small for wheelchair use.

Outcome:

To achieve adequate wheelchair turning space the area would have to be converted to an open plan format. This would require a change in the layout to provide a useable kitchen which will include height adjustable units, sink and work surfaces.

Creating the open plan feature by removing the wall between the kitchen and the lounge will incur additional costs. Consideration should be given as to whether an open plan layout will have an impact on the health and safety of the resident and meet the requirements of supported housing.

The approx costs of the works would be £7,000

Doorway/Corridor:

There is 800mm wide door off the lounge leading to bathing facilities/bedroom. Clear opening widths of 850mm is required to provide adequate access with a wheelchair

The corridor is 900mm wide narrowing to 800mm at the bathroom and bedroom doors making it impossible for a wheelchair use.

Outcome:

Wheelchair users will be unable to access the bedroom and bathroom as the doorways cannot be altered.

Bathing facilities:

The bathing facilities are off the corridor. The bathroom has already been converted into a wet room (level showering facilities) with a toilet and a wash hand basin. The wet room is 2880mm x 1500mm in size and is just adequate for a wheelchair user with enough turning space.

Access is through a sliding door with a clear opening width of 850mm. Sliding doors pose difficulties for users with limited strength in upper limbs and are not recommended as a suitable solution.

Outcome:

Access into the wet room cannot be adapted as there is insufficient space for a door to be re hung to open into the corridor or re hung to open into the wet room as this would reduce the turning space hindering access for a wheelchair.

Bedroom:

The bedroom is 3550mm x 2300mm with a walk in cupboard which is the only storage space available.

The door is 800mm wide and cannot be widened. Clear opening widths of 850mm is required to provide adequate access with a wheelchair

This room is not adequate in size for a double bed and could not accommodate any additional equipment such as a mobile hoist which could be a need for elderly/disabled residents.

Reference: Appendix A

FLAT 36: Layout B

This flat is of similar size to flat 4 but of a different layout.

Front access:

There is a ramped access to the front door.

The front door is 850mm which is suitable for a wheelchair

There is a central hallway space. This space is 2500mm x 1700mm. All rooms are accessible from this central space.

Living room/Lounge:

The lounge is 6500mm long x 3000mm wide. There is enough circulation space for a wheelchair

There is a kitchen off the lounge with a half height wall

Kitchen:

Kitchen is only 600mm x 3000mm.

It is too small for wheelchair use.

Outcome:

To achieve adequate wheelchair turning space the area would have to be converted to an open plan format. This would require a change in the layout to provide a useable kitchen and would include height adjustable units, sink and work surfaces in the kitchen.

Creating the open plan feature by removing the wall between the kitchen and the lounge will incur additionally costs. Consideration should be given as to whether an open plan layout will have an impact on the health and safety of the resident and meet the requirements of supported housing.

The approx costs of the works are £7,000

Combined bathroom/toilet:

The current combined bathroom/toilet is 2100mm x 1500mm with a hinged door. There is a bath, toilet and a wash hand basin in situ. Currently there is insufficient wheelchair turning space.

Outcome:

This room could be adapted into a wet room with a hinged door with a clear opening space of 850mm which would open outwards into the front hallway. The approx costs of a wet room is £7,200

Bedroom:

The bedroom is 3100mm x 2300mm with a walk in cupboard which is the only storage space available.

The door is 800mm wide and cannot be widened. Clear opening widths of 850mm is required to provide adequate access with a wheelchair

This room is not adequate in size for a double bed and could not accommodate any additional equipment such as a mobile hoist which could be a need for elderly/disabled residents.

Reference: Appendix B

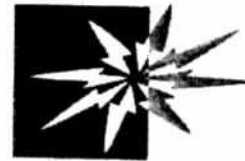
Summary:

It is the opinion that home environments should have the potential to adapt to the ever changing needs of the resident. The flats at Larkspur Close have limited adaptation possibilities and as such can not be fully adapted and are therefore not suitable for wheelchair use.

Appendix C

HARINGEY COUNCIL

EQUALITY IMPACT ASSESSMENT FORM



Haringey Council

Service: Community Housing Services

Directorate: Adult and Housing Services

Title of Proposal: Supported Housing Review: to re-designate Larkspur Close a Community Good Neighbour Scheme from sheltered housing

Lead Officer (author of the proposal): Phil Harris

Names of other Officers involved: Rosie Green, Nick Powell, Len Weir, Rachel Hawley

Step 1 - Identify the aims of the policy, service or function

State what effects the proposal is intended to achieve and who will benefit from it.

- In 2009, the Council carried out a review of its supported housing, with the assistance of the Housing Quality Network (HQN), with a view to ensuring the provision of well managed, high quality, sustainable homes for older people in Haringey.
- The review concluded that, for a number of the Council's existing sheltered schemes, there are difficulties in letting properties and doubts about the long term need and demand for this type of housing. At the same time, there were concerns about the high cost of bringing the properties up to the decent homes standard and it was identified that there was a need to explore new models for providing care and support, including extra care housing.

In November 2009, Cabinet considered a plan for addressing the specific needs of four sheltered housing schemes (Protheroe House, Larkspur Close, Stokley Court, and Campbell Court) increasing the provision of Extra Care Supported Housing and enabling all of the Council's supported housing to be brought up to the decent homes standard.

At its meeting on 17 November 2009, Cabinet decided that Campbell Court should be retained as a sheltered housing scheme and included in the decent homes programme. It deferred a decision on the future of Larkspur Close and Stokley Court pending the outcome of further work, including the production of Haringey's Older People's Housing Strategy. Cabinet later agreed to close Protheroe House and redevelop as extra care housing.

The Older People's Housing Strategy is now completed and agreed by Cabinet on 22nd March 2011. The key actions from the strategy include:

- Agree a minimum property specification for existing sheltered housing stock to ensure compliance with the decent homes standard
- Making best use of supported housing stock for older people

- Ensure the priorities from the Older People's Housing Strategy inform the outcomes of the Supported Housing Review

Work continues on the implementation of the action plan. As a result Cabinet agreed at its meeting on 26th April 2011 that Stokley Court will be re-designated as a Community Good Neighbour Scheme. It is now proposed that Larkspur Close too is re-designated from a sheltered housing to a Community Good Neighbour scheme. This option, instead of closing the scheme, will allow tenants who wish to remain and have the appropriate support needs for this type of housing to continue to live at Larkspur Close.

This EqIA considers the implications for Larkspur Close in re-designating the scheme from sheltered housing to a Community Good Neighbour scheme. (A Community Good Neighbour Scheme is one where there is no dedicated Manager, but where a Community Scheme Officer will make regular visits, keep an eye on tenants' well-being and offer advice with day-to day problems. Each flat will continue to have an alarm system and emergency help is available around the clock, just as in sheltered housing. The eligibility criteria for this type of scheme is for older people who have low support needs, typically considerably lower than for sheltered housing schemes).

Community Good Neighbour schemes do not have communal facilities so it is expected that the communal block at Larkspur will close. Rents are likely to be reduced as a result and Homes for Haringey will calculate and implement these.

The support service for sheltered housing is carrying vacancies so it is expected that the current scheme Manager will be redeployed into another role.

Larkspur Close

Larkspur Close is a low rise development of 37 1 bed units previously 'in-filled' in the 1970s of unusual design and layout. The shape of the development is long and thin and constrained by existing housing on one side and a brook on the other.

We would consider the scheme today to be poorly laid out. It suffers from difficult design (for example flat roofs) and although space of the site is used effectively, the shape of the scheme causes issues around access. The bungalows are small and the design would not be considered suitable for today's standards for people with mobility issues. The layout of the scheme means that security is an issue as each front door is hidden by another bungalow and in the communal area the managers office is at the back of the building, thus he/she is unable to see into the Close.

Consultation

We have consulted widely with tenants, their families and carers as well as with Ward Members, Cabinet Member for Housing, Homes for Haringey and Adult Services. We acknowledge and understand that tenants do not want to move but the Council is faced with a difficult decision to ensure that homes for vulnerable older people are suitable, offer quality and appropriate standards. Tenants understandably are keen to remain in their own homes. Thus re-designating this scheme will allow the majority to do so.

Step 2 - Consideration of available data, research and information.

You should gather all relevant quantitative and qualitative data that will help you assess whether at presently, there are differential outcomes for the different equalities target groups – diverse ethnic groups, women, men, older people, young people, disabled people, gay men, lesbians and transgender people and faith groups. Identify where there are gaps in data and say how you plug these gaps.

In order to establish whether a group is experiencing disproportionate effects, you should relate the data for each group to its population size. The 2001 Haringey Census data has an equalities profile of the borough and will help you to make comparisons against population sizes.

http://harinet.haringey.gov.uk/index/news_and_events/fact_file/statistics/census_statistics.htm

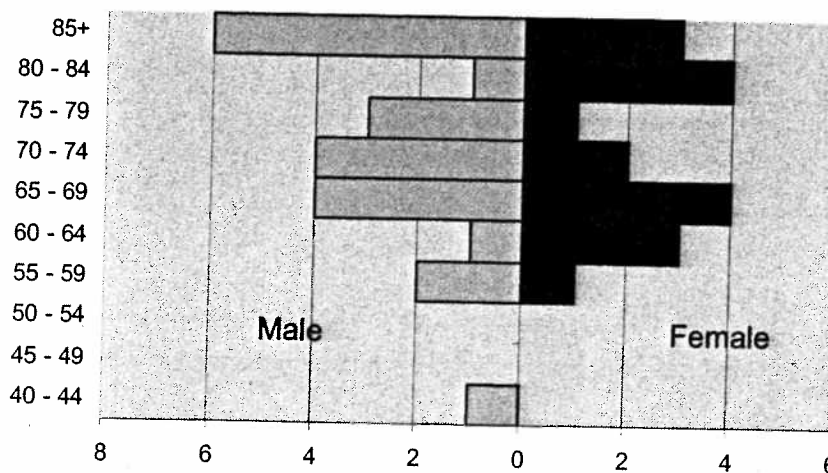
2 a) Using data from equalities monitoring, recent surveys, research, consultation etc. are there group(s) in the community who:

- *are significantly under/over represented in the use of the service, when compared to their population size?*
- *have raised concerns about access to services or quality of services?*
- *appear to be receiving differential outcomes in comparison to other groups?*

We have collated data about the current tenants at Larkspur Close

There are 40 tenants in total living in 37 unit

Age Profile



Age profile and disability

Age	No. of tenants	Male	Female	Disability
40 - 44	1	1		1
45 - 49				
50 - 54	0			
55 - 59	3	2	1	1
60 - 64	4	1	3	2
65 - 69	8	4	4	2
70 - 74	6	4	2	3
75 - 79	4	3	1	1
80 - 84	5	1	4	3
85+	9	6	3	5
TOTAL	40	22	18	18

Ethnicity

Ethnicity of tenants in Larkspur Close and White Hart Lane Ward

		Larkspur Close No.	Larkspur Close %	White Hart Lane Ward %
WHITE				
	British	23	57.5	41
	Irish	1	2.5	4
	Greek Cypriot	1	2.5	
	Greek	1	2.5	
	Turkish Cypriot			
	Turkish	1	2.5	
	Other White	2	5	14.6 (this inc Greek etc)
MIXED				
	White & Black African			
ASIAN OR ASIAN BRITISH				
	Indian			
	Other Asian			
BLACK OR BLACK BRITISH				
	African	1	2.5	12
	Caribbean	7	17.5	12
CHINESE				
	Any Other			
TOTAL		37	92.5	

We do not know the ethnicity of 3 tenants

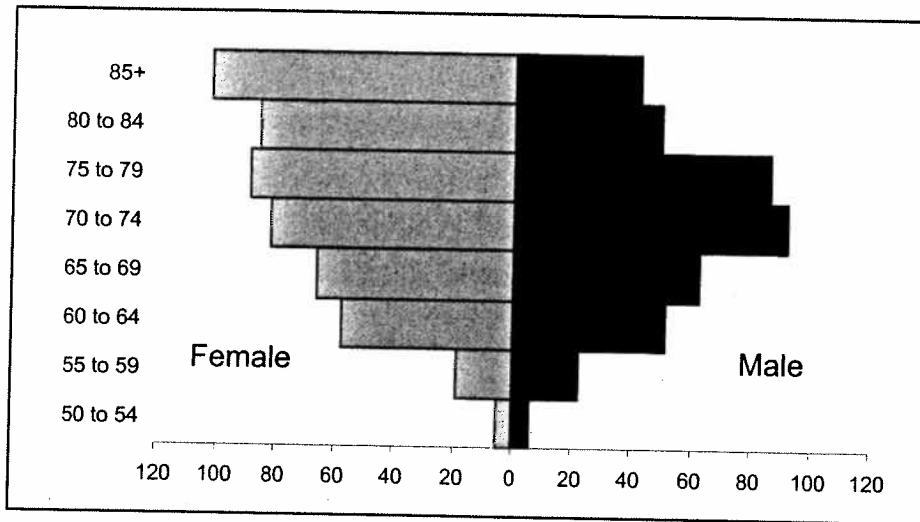
Sexual Orientation

Heterosexual	38
Not disclosed	2

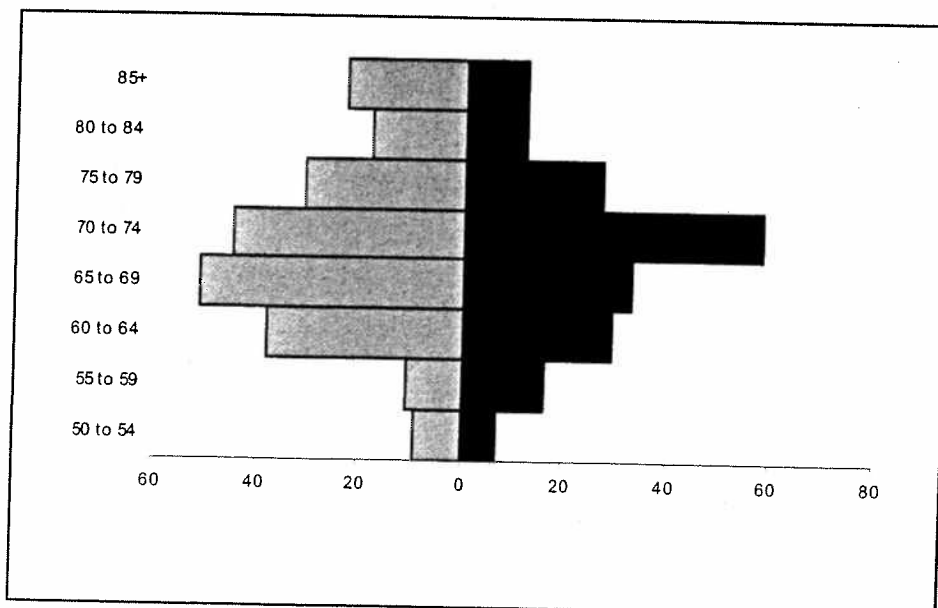
Faith

We do not have data on faith

Age and gender profile of Haringey Council sheltered housing tenants across all schemes



Age and gender profile of Haringey Council Community Good Neighbour tenants



Number of housing units for older people

Across Haringey there are 2128 units of housing for older people. Of these 1319 are Council owned and 809 are owned by registered providers. There are 40 units of extra care housing with another 40 due to open next year. A further 40 – 45 units are currently in the procurement stage for the site at Protheroe House and another registered provider is keen to develop a scheme at Tottenham Hale.

Current waiting list for social rented sheltered housing

There are currently 118 active applications for sheltered housing with another 42 requiring a review as they have been on the list for sometime or who are known to have had a change in circumstances, to assess their appropriateness for this type of housing.

The number of 118 active applications represents 5.5% of the total stock. Each year there are around 120 -150 lets.

2 b) What factors (barriers) might account for this under/over representation?

1. Age and gender

The age and gender profile of the tenants at Larkspur is generally in line with the overall profile of tenants in Council sheltered housing. However, there are more men at Larkspur Close aged 85+ than women which is unlikely to be found at other schemes.

Given the amount of housing available for older people there will be no difficulties in rehousing tenants who wish to move.

2. Ethnicity

At Larkspur Close ethnicity is broadly in line with the general population found in the White Hart Lane ward.

3. Disability

Some 45% of tenants at Larkspur are identified as having a disability. The majority of which have aged related disabilities. This percentage is in line with what would be expected in sheltered housing.

4. Faith

We do not have data on faith for the tenants; however this is no reason to expect that this will have a negative impact in the proposal.

Step 3 - Assessment of Impact

Using the information you have gathered and analysed in step 2, you should assess whether and how the proposal you are putting forward will affect existing barriers and what actions you will take to address any potential negative effects.

3 a) How will your proposal affect existing barriers? (Please tick below as appropriate)

Increase barriers? x	Reduce barriers?	No change?
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Comment

For a number of tenants there will be an increase in barriers as the support offered will be less than in a sheltered housing scheme.

3 b) What specific actions are you proposing in order to respond to the existing barriers and imbalances you have identified in Step 2?

Should Cabinet agree to the proposal, all tenants will have individual assessments to identify and understand the impact that this change will make. We will work with the affected individuals and their family and carers to find solutions to mitigate the impact.

As detailed in the Council's Allocation Policy tenants will have priority to move into a scheme of their choice and given that there are around 120 – 150 lets per year it is not anticipated that locating another home will be an issue. The support service and Housing Services will support each individual through the process.

3 c) If there are barriers that cannot be removed, what groups will be most affected and what Positive Actions are you proposing in order to reduce the adverse impact on those groups?

It is not anticipated that there are barriers that cannot be removed.

Step 4 - Consult on the proposal

Consultation is an essential part of impact assessment. If there has been recent consultation which has highlighted the issues you have identified in Steps 2 and 3, use it to inform your assessment. If there has been no consultation relating to the issues, then you may have to carry out consultation to assist your assessment.

Make sure you reach all those who are likely to be affected by the proposal, ensuring that you cover all the equalities strands. Do not forget to give feedback to the people you have consulted, stating how you have responded to the issues and concerns they have raised.

4 a) Who have you consulted on your proposal and what were the main issues and concerns from the consultation?

Senior Council officers have met the tenants and their representatives several times in the last 2 years. It is apparent that there is a good community spirit and that they do not wish to leave their homes. They do not want to leave because they are settled; some have lived there for a number of years, have made friends and know the area.

We have also consulted with Ward Councillors on this and sought their views for inclusion in the Cabinet report. They too, do not want it to close as they are concerned for the tenants having to move home and the upheaval this will mean for them.

We have included the Cabinet Member for Housing in the consultation.

Consultation from the Older People's Housing Strategy clearly indicates that older people and stakeholders want minimum standards for sheltered housing that make it accessible, appropriate and fit for purpose for the next generation of older people. This has been included in the priorities for the strategy. Larkspur Close clearly does not meet these standards for sheltered housing, hence the proposal to change it to a scheme offering less support.

4 b) How, in your proposal have you responded to the issues and concerns from consultation?

We have listened to the concerns of the tenants that they do not wish to move, however given the physical constraints of the building it is not suitable for sheltered housing and the likelihood of increasing mobility issues.

By seeking to change the designation of the scheme this will allow many tenants to remain in their own homes and at the same time being very clear about what potential tenants can expect.

It is proposed that tenants who currently live in Larkspur Close and are assessed as having higher support needs and/or mobility issues will have priority for any other housing scheme lets appropriate to their needs.

4 c) How have you informed the public and the people you consulted about the results of the consultation and what actions you are proposing in order to address the concerns raised?

We will meet tenants to tell them know that the outcome of Cabinet's decision on 20th December. Following that there will be ongoing work to ensure a smooth transition process.

Step 5 - Addressing Training

The issues you have identified during the assessment and consultation may be new to you or your staff, which means you will need to raise awareness of them among your staff, which may even training. You should identify those issues and plan how and when you will raise them with your staff.

Do you envisage the need to train staff or raise awareness of the issues arising from any aspects of your proposal and as a result of the impact assessment, and if so, what plans have you made?

It is not envisaged that any staff training is required as a result of the impact assessment.

Step 6 - Monitoring Arrangements

If the proposal is adopted there is a legal duty to monitor and publish its actual effects on people. Monitoring should cover all the six equality strands. The purpose of equalities monitoring is to see how the policy is working in practice and to identify if and where it is producing disproportionate adverse effects and to take steps to address the effects. You should use the Council's equal opportunities monitoring form which can be downloaded from Harinet. Generally, equalities monitoring data should be gathered, analysed and report quarterly, in the first instance to your DMT and then to the Equalities Team.

What arrangements do you have or will put in place to monitor, report, publish and disseminate information on how your proposal is working and whether or not it is producing the intended equalities outcomes?

- *Who will be responsible for monitoring?*
- *What indicators and targets will be used to monitor and evaluate the effectiveness of the policy/service/function and its equalities impact?*
- *Are there monitoring procedures already in place which will generate this information?*
- *Where will this information be reported and how often?*

The support service collects information about each individual that receives the service. Part of this includes the data required for equalities. This will be reported on regularly and as the support service is funded by the Housing Related Support Service and therefore subject to the requirements of their Quality Assurance Framework, equalities and fair access is assessed as part of this.

Community Housing Services will produce regular reports for Senior Managers on the transition process to a Community Good Neighbour scheme and will flag any issues that arise.

Step 7 - Summarise impacts identified

In the table below, summarise for each diversity strand the impacts you have identified in your assessment

Age	Disability	Ethnicity	Gender	Religion or Belief	Sexual Orientation
<p>Tenants do not want the scheme to close and would prefer it to change to a Community Good Neighbour scheme because</p> <ul style="list-style-type: none"> • They are settled • Have friendships • Supportive community • Know the local area • Worried about the difficulties of moving home • Don't want to 'start again' 	<p>Some 45% of tenants at Larkspur are identified as having a disability. The impact of this proposal is that the support they require will decrease and they may have to move to another sheltered scheme to access it.</p>	<p>The impact assessment found no evidence to suggest that the proposal will produce discriminatory effects based on impact on ethnicity/race</p>	<p>The impact assessment found no evidence to suggest that the proposal will impact on sex (gender) equality</p>	<p>The impact assessment found no evidence to suggest that the proposal discriminatory effects based on religion</p>	<p>There is no evidence from the impact assessment to suggest that the proposal will have a discriminatory impact based on sexual orientation</p>

Step 8 - Summarise the actions to be implemented

Please list below any recommendations for action that you plan to take as a result of this impact assessment.

Issue	Action required	Lead person	Timescale	Resource implications
Tenants				
1. Communication	Hold meeting to inform tenants of outcome of Cabinet decision	Deputy Director, Community Housing Service	31.12.11	Within current resources
Ensure tenants are living in appropriate housing and receiving correct level of support	1. Individual assessment of each tenant to identify appropriate level of housing related support required	Scheme Manager	31.1.12	Within current resources
	2. Work with individuals who are identified as requiring sheltered not community good neighbour housing to find alternative homes	Scheme Manager, Homes for Haringey, Community Housing Service	28.2.12	Within current resources
	3. Assist tenants in moving – practical help etc	As above	31.8.12	Within current resources
Ward Councillors Communication	To involve and include Ward Councillors on the above issue by <ul style="list-style-type: none"> Including them in 	Adults and Community Housing Service Homes for Haringey	31.8.12 when it is expected all tenants who are moving will have done so	

	<p>tenants' group meetings</p> <ul style="list-style-type: none">• Send copies of generic letters to tenants• Provide regular briefings and meet if required• Respond promptly to any Members enquiry			
			By agreed response timescale	



Haringey Council

Step 9 - Publication and sign off

There is a legal duty to publish the results of impact assessments. The reason is not simply to comply with the law but also to make the whole process and its outcome transparent and have a wider community ownership. You should summarise the results of the assessment and intended actions and publish them. You should consider in what formats you will publish in order to ensure that you reach all sections of the community.

When and where do you intend to publish the results of your assessment, and in what formats?

Assessed by (Author of the proposal):

Name: Rosie Green

Designation: Commissioning Manager (Housing Related Support)

Signature: *Rosie Green*

Date: 13.12.12

Quality checked by Policy, Equalities and Partnership Team:

Name: Inno Amadi

Designation: Senior Policy Development Officer

Signature: 

Date: 14 December 2011

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