

NOTICE OF MEETING

CABINET MEMBER SIGNING

**Thursday, 25th July, 2024, 2.00 pm - First Floor, Alexandra House,
10 Station Road, London, N22 (watch the live meeting [here](#))**

Members: Councillor Sarah Williams

1. **FILMING AT MEETINGS NOTICE**

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

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

2. **APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

3. **URGENT BUSINESS**

The Chair will consider the admission of any late items of Urgent Business. (Late items of Urgent Business will be considered under the agenda item where they appear).

4. **DECLARATIONS OF INTEREST**

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

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

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

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

5. DEPUTATIONS / PETITIONS / QUESTIONS

6. BOROUGH WIDE KITCHEN & BATHROOM MODERNISATION & ASSOCIATED WORKS (2024-2026) (PAGES 1 - 16)

7. EXCLUSION OF THE PRESS AND PUBLIC

Item 8 is likely to be subject to a motion to exclude the press and public from the meeting as it contains exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3 and 5, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

8. EXEMPT - BOROUGH WIDE KITCHEN & BATHROOM MODERNISATION & ASSOCIATED WORKS (2024-2026) (PAGES 17 - 22)

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Wednesday, 17 July 2024

Report for: Cabinet Member Signing – 25 July 2024

Item number: 6

Title: Borough Wide Kitchen & Bathroom Modernisation & Associated Works (2024-2026)

Report authorised by: David Joyce, Director of Housing, Regeneration and Planning

Lead Officer: Christian Carlisle, Assistant Director of Asset Management
Christian.carlisle@haringey.gov.uk

Ward(s) affected: All Wards

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

1 Describe the issue under consideration

- 1.1 This report requests Cabinet Member approval for the award of a contract to Contractor 'D' to carry out internal modernisation works to circa 300 dwellings throughout the borough subject to validation surveys, with further addresses being added in the second year of the contract. This is a two-year Measured Term Contract (MTC) which will be for the maximum sum of £4.8m.
- 1.2 The report requests the Cabinet Member for Housing Services, Private Renters and Planning approval for the issue of a letter of intent to the preferred contractor. This will be for an amount up to £480,000 which represents 10% of the contract sum.
- 1.3 It is further recommended that the Cabinet Member approves the professional fees of £443,302 which represents 9.23545% of the contract sum, for the design and contract administration.

2 Recommendations

- 2.1 Pursuant to the council's contract Standing Order (CSO) 16.02, for the Cabinet Member for Housing Services, Private Renters and Planning to approve the award of a Measured Term Contract to the preferred contractor identified in exempt Appendix A for the renewal of kitchens, bathrooms and associated works to borough wide dwellings. This will be for the maximum sum of £4.8m for the period of 2 years, with the option of a time and value extension of one year.

- 2.2 For Cabinet Member for Housing Services, Private Renters and Planning to approve the issue of a letter of intent for an amount up to £480,000 that represents 10% of the contract sum.
- 2.3 For Cabinet Member for Housing Services, Private Renters and Planning to approve the professional fees of £443,302 that represents 9.23545% of the contract sum.
- 2.4 For Cabinet Member Housing Services, Private Renters and Planning to note the total project costs set out in the exempt part of the report.

3 Reasons for decision

- 3.1 One of the key objectives of the Housing Asset Management Strategy is to bring all of the Council’s Housing stock up to the Decent Homes Standard by 2028. The Decent Homes Standard is a minimum standard regulatory requirement for all social housing landlords and was established to ‘bring health benefits to tenants and reduce health inequalities’ (Decent Homes Guidance 2006). This work is key in helping the Council maintain a principal strategy, by providing modern facilities with the modernisation of kitchens and bathrooms for our residents.
- 3.2 Cabinet Member approval is required to award a Measured Term Contract (MTC) for internal modernisation works to circa 300 dwellings borough wide over a period of two years, with further addresses being added in the second year of the contract. The contract will enable essential internal works such as the renewal of kitchens, bathrooms and associated works to progress. This is following a tendering exercise via the Adam Procure Dynamic Purchasing System (DPS) under the Minor Work Category. The procurement process was fully overseen and managed by Haringey Council’s Procurement team. The contract will be carried out over two years with an option to extend for one further year.
- 3.3 The evaluation process was carried out in accordance with the Invitation to Tender requirements and was based on 60% price and 30% quality and 10% social value.
- 3.4 Based on the tender evaluation it is recommended that the tender is awarded to Contractor ‘D’. The details of the tender evaluation are outlined in appendix A, the exempt part of this report.

Contractor	Price 60%	Quality 30%	Social Value 10%	Total %	Rank
A	39.67%	16.80%	0.00%	56.47%	13
B	36.59%	22.00%	6.75%	65.34%	11
C	35.72%	24.00%	8.61%	68.33%	8

D	60.00%	20.70%	5.89%	86.59%	1
E	47.81%	15.30%	7.00%	70.11%	7
F	41.73%	18.00%	3.07%	62.80%	12
G	51.49%	23.40%	3.48%	78.37%	3
H	51.43%	18.60%	5.62%	75.65%	4
I	0.00%	Failed	4.58%	Failed	Failed
J	41.66%	20.70%	3.53%	65.89%	10
K	34.07%	15.90%	1.60%	51.57%	14
L	54.45%	18.00%	6.95%	79.40%	2
M	0.00%	Failed	0.00%	Failed	Failed
N	49.49%	18.60%	5.84%	73.93%	5
O	44.37%	18.60%	4.01%	66.98%	9
P	0.00%	Failed	0.00%	0.00%	Failed
Q	47.25%	18.90%	4.37%	70.52%	6

- 3.5 Properties within this scheme will include homes that have been identified as requiring modernisation of facilities due to old age, inadequate space or layout and, are subject to a detailed validation survey. The project will enable works to commence and contribute to properties being brought up to the Decent Homes Standard whilst also alleviating the pressure on repairs maintenance and servicing costs.

4 Alternative options considered

- 4.1 An alternative option would be the use on the London Construction Programme Major Works framework. However, Haringey Council's Strategic Procurement advised that the DPS Framework would offer greater competition and would be the optimum route to market. This considered aspects such as the speed of access to pre-approved contractors and focus on companies that concentrate their resources in the local area.
- 4.2 The option of not undertaking this work was also considered. However, it would result in Haringey not achieving the agreed objectives within the Asset Management Strategy 2023-28 of achieving 100% homes meeting the Decent Homes Standard by 2028. It would also result in increased repairs costs and potential resident dissatisfaction, due to under investment in the homes of our residents.

5 Background information

- 5.1 As the Landlord, the Council has a statutory and legislative duty to maintain the housing stock to a good state of repair. Prior to the programme, the properties will be surveyed to ensure that all necessary works are identified and undertaken to ensure the properties contribute to the Decent Homes Standard. The scope of works to these properties, where applicable will include internal refurbishment of kitchens, bathrooms (and where required

adaptations), mould & condensation treatment works, electrical upgrade works, boiler upgrade works, asbestos survey and where applicable removal works.

- 5.2 The scheme will also help to alleviate the pressure on the repairs service by renewing older kitchens and bathrooms in poor condition which would otherwise require ongoing repairs to maintain serviceability at the same time provide residents with updated and modern facilities.
- 5.3 Haringey Council commissioned consultants Ridge and Partners LLP, as the multidisciplinary construction related consultant to manage these works. The scheme under consideration will be designed, costed and project managed by Ridge in partnership with Haringey Council. Works included within this scope include aspects such as pre-surveys, validation inspections and monitoring of works, progress and programme.
- 5.4 The scheme will be funded from the Major Works Capital Programme budget.
- 5.5 The project details are as follows:-

Number of dwellings in the project	300 units subject to pre validation survey
Anticipated start on site	October 2024
Anticipated practical completion	November 2026
Contractor	Details in appendix A (exempt report)

6 Consultation

- 6.1 Consultation with residents will take place by newsletters. A newsletter was sent to residents in December 2023 and in January 2024 to inform them that consultants would be conducting validation surveys at the beginning of 2024 to determine if works were required. Further consultation will be carried out to confirm residents' choices for kitchen and bathroom finishes, along with information concerning timescales for work delivery and feedback. Dedicated Resident Liaison Officers will be provided by both the contractor and Haringey Council for the duration of the contract.
- 6.2 A follow up newsletter will provide an update on progress and will confirm the appointment and details of the successful contractor.

7 Leasehold Implications

- 7.1 There are no leaseholder properties included in this project.

8 Conservation Areas

8.1 Some of the properties in this project are within conservation areas. However, because the works will be carried out within the internal areas of the dwellings no conservation area conditions are applicable.

9 Contribution to the Corporate Delivery Plan 2023-2024 High level Strategic outcomes

9.1 This project will help to achieve the Borough Plan Outcome 3: 'We will work together to drive up the quality of housing for everyone'. This will include contributing to delivery the following objectives: -

- Ensuring the Council is compliant with the regulatory requirement to bring all council homes to the Decent Homes Standard by 2028
- Meeting all Building Safety and Compliance regulatory requirements to ensure the safety of residents living in council homes

9.2 Outcome 3 which comes under the Borough Plan's Housing priority for which the vision is for safe, stable and affordable homes for everyone, whatever their circumstances.

Statutory Officers comments (Chief Finance Officer, including Procurement), Assistant Director for Legal and Governance, Equalities).

10 Finance

10.1 The major works capital programme budget/MTFS was approved by Cabinet in March 2024. Within this budget is provision for internal works, which includes kitchen and bathroom works.

10.2 The maximum cost of the contract over a two-year period is £4.8m, excluding professional fees. This sum can be contained within the Major works capital programme budget/MTFS.

10.3 The project identified are for works on tenanted properties. Therefore, there is no cost recovery from leaseholders as there are no leasehold properties within this project.

10.4 Further finance comments are contained in the exempt report.

11 Procurement Comment

- 11.1 Strategic Procurement (SP) note that this procurement was tendered competitively via the London Construction Programme's (LCP's) Adam Procure Dynamic Purchasing System (DPS) under Minor Works Category. This procurement is in line with Contract Standing Order (CSO) 9.04.1(b), and Regulation 34 of the Public Contracts Regulations 2015.
- 11.2 Tender Responses were evaluated in accordance with the scoring criteria and methodology as detailed in the published Instructions to Tender document.
- 11.3 SP conclude that Contractor D demonstrate Value for Money to the Council and support the recommendation to award the Measured Term Contract for Internal Works in accordance with CSO 16.02.

12 Legal Comments

- 12.1 The Assistant Director for Legal and Governance has been consulted in drafting this report.
- 12.2 This procurement has been undertaken by a competitive tender through the London Construction Programme's (LCP) Adam Procure Dynamic Purchasing System (DPS) under Minor Works Category. This is compliant with Regulation 34 of the Public Contracts Regulation 2015 (PCR15) and this is a compliant route to market under PCR 15.
- 12.3 Pursuant to CSO 16.02 the Cabinet Member with the relevant portfolio has authority to approve the award of contract the recommendations in this report relate two.
- 12.4 The Assistant Director for Legal and Governance sees no legal reasons preventing the Cabinet Member for Housing Services, Private Renters and Planning from approving the recommendations in this report.

13 Equality

- 13.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
 - Advance equality of opportunity between people who share protected characteristics and people who do not.
 - Foster good relations between people who share those characteristics and people who do not.
- 13.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/fait, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 13.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 13.4 The decision will primarily impact residents living in properties owned by Haringey Council, a significant number of whom share the protected characteristics. It is notable that BAME people and disabled people are overrepresented in our council housing stock. It is noted that the scope of these works to properties will be adapted if required where residents have disabilities. Engagement with residents will take place to identify any specific needs.

- 13.5 Overall, in so far as this decision will support the Borough Plan objective to drive up the quality of housing for everyone this decision can be expected to have a positive equalities impact.
- 13.6 As a body carrying out a public function on behalf of a public authority, the contractor will be required to have due regard for the need to achieve the three aims of the Public Sector Equality Duty, noted above. Arrangements will be in place to monitor the performance of the contractor and ensure that any reasonable measures are taken to address any issues that may occur and may have a disproportionate negative impact on any groups who share the protected characteristics.

Use of Appendices

- 14 Appendix A: Part A exempt information.
- 14.1 **Local government (Access to information) Act 1985**
- 14.2 NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 in that it contains information relating to the financial or business affairs of any particular person (including the authority holding the information).
- 15 Asset Management Strategy 2023-2028
[Housing Asset Management Strategy 5 December 2023 Cabinet Report FV.pdf \(haringey.gov.uk\)](#)

Report for: Cabinet 5 December 2023
Item number:

Title: Housing Asset Management Strategy 2023 – 2028

Report authorised by: David Joyce, Director of Placemaking and Housing

Lead Officer: Jahedur Rahman, Operational Director, Housing Services and Building Safety, email: Jahedur.Rahman@haringey.gov.uk

Ward(s) affected: All

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

1. Describe the issue under consideration.

- 1.1 The report presents an updated Housing Asset Management Strategy for the Council's housing stock, covering the period 2023 to 2028 (attached at Appendix 1).

2. Cabinet Member Introduction

- 2.1 This strategy is key to delivering some of the Council's most important and ambitious commitments. A strong strategy for managing the Council's assets will guide us in making transparent, financially sound, and resident focused decisions about future investments.
- 2.2 The new Housing Asset Management Strategy is driven by the Council's commitment to being a good landlord and reflects the commitments the Council set out in our Housing Improvement Plan. This includes ensuring we meet all legislative and regulatory requirements that guarantee safe, sustainable, and secure homes. We will take a zero-tolerance policy to damp and mould, as part of our wider commitment to bring all Council homes to the Decent Homes Standard by 2028. The strategy also supports Haringey's ambition to become a Net Zero carbon borough by 2041 through improving the energy efficiency of resident's homes.
- 2.3 The agreed outcomes of the strategy are both ambitious and realistic given the challenging economic context facing local government, including borrowing and construction costs. Delivering these outcomes will form a key business priority for Housing services. These will be challenged, revised, and updated as part of the business planning cycle and in response to any new additional regulatory requirements.

- 2.4 The Housing Asset Management Strategy is for the use of staff, residents, Council officers and Members, and any other individual or organisation interested in the Asset Management service provided. I want to thank the residents who took part in the consultation that shaped this strategy. Special thanks to the resident-led Task and Finish Group that supported the review of the existing strategy and helped determine the priorities and key objectives of the new strategy. This varied Group will also be involved in the annual review of the strategy to ensure it remains aligned to our shared vision. Undoubtedly the hard work of everyone who participated was essential to ensuring the priorities of local people are reflected in this document.

3. Recommendations

- 3.1 That Cabinet:

Approve the updated Housing Asset Management Strategy 2023 to 2028 (attached at Appendix 1).

4. Reasons for decision

- 4.1 The existing Housing Asset Management Strategy 2020 to 2025, requires updating to ensure it reflects the changed context in which Haringey will manage, maintain and invest in the Council's housing stock over the next five years.
- 4.2 This includes significant changes in:
- i. the building safety regulatory framework and the additional duties for councils set out in the Building Safety Act (2022).
 - ii. the wider regulatory requirements introduced by the Social Housing Regulation Act (2023).
 - iii. national and local targets relating to energy efficiency and carbon reduction.
- 4.3 In addition, following the Council's referral to the Social Housing Regulator earlier in 2023, and the adoption of a new Housing Improvement Plan, the Housing Asset Management Strategy needs updating to ensure it reflects the relevant commitments set out in the Plan, specifically in relation to regulatory and legislative compliance, which includes all council housing stock meeting the Decent Homes Standard by 2028.
- 4.4 The strategy also needs updating so that it reflects, and is in alignment with, the current HRA Business Plan and proposals in the draft Medium Term Financial Strategy 2024/25 to 2027/28 to increase overall investment in the housing stock over the next five years.

5. Alternative options considered

- 5.1 The option of not updating the strategy was considered but rejected. This is because the current strategy is no longer able to set the strategic framework for making informed decisions regarding investment in the Council's housing stock. The updated strategy will provide the necessary guidance for implementing plans to meet the Decent Homes Standard, address issues of damp and mould, improve energy efficiency of the stock, and ensure the health and safety of residents living in council owned homes.

6. Background information

- 6.1 The Housing Asset Management Strategy (2021) covers the period 2020/21 to 2024/25 and it is now timely to refresh. The new document follows a review of the strategy against the priorities and actions set out for the service in the Housing Improvement Plan adopted by the Council in April 2023. The Plan reflects the ongoing learning from, and commitments given, following the Council's decision to proactively self-refer to the Social Housing Regulator, which the updated Housing Asset Management Strategy will align with.
- 6.2 It also reflects the changed context in which we will be delivering the strategy. This includes significant changes in the building safety regulatory framework and the additional duties for councils set out in the Building Safety Act 2022, as well as the new regulatory duties introduced by the Social Housing Regulation Act 2023. There are also challenging national and local targets relating to energy efficiency and carbon reduction as set out in the Council's Housing Energy Action Plan 2023.
- 6.3 The key drivers for the new Strategy are therefore:
- **Delivering Decent Homes** - the outcome of our self-referral to the Social Housing Regulator and its spotlight on our decency position, putting the Council in breach of the Homes Standard, requires a refocus on bringing all our stock up to the Decent Homes Standard, as a minimum, and therefore meeting the target to achieve this by 2028, is one of the key objectives for the new strategy.
 - **Building Safety and Compliance** – the new regulatory framework with the additional duties placed on council's, means that the Housing Asset Management Strategy and associated investment plans need to capture all our landlord obligations in respect of keeping our residents safe in their homes.
 - **Energy Efficiency and Carbon Reduction** – In support of Haringey's ambition to be a net zero borough by 2041, the Council adopted a detailed Housing Energy Action Plan (2023) which commits us to bringing all our

stock to an average EPC rating from Band C to Band B by 2035. Over the next five years, therefore, we will progress with delivering those energy efficiency and carbon reduction measures that will enable us to achieve that target.

- 6.4 It should be noted that, although our main focus will be on the above, much of these works will also contribute to improving the attractiveness and overall environment of many of our estates.
- 6.5 In light of the above we have updated the document with the main changes summarised as follows:
- Re-ordering and expanding the criteria for prioritisation of works to reflect statutory and regulatory requirements together with council priorities and our overall aim of keeping residents safe in their homes.
 - amended the scope of the Haringey Decent Homes Standard with a refocus on meeting the criteria for achieving the standard, as set out in government guidance (2006).
 - added a new section on Damp and Mould.
 - improved commitment to resident communication and engagement.
- 6.6 The new Housing Asset Management Strategy will therefore enable the Council to deliver investment programmes with the target to bring all Council homes to the Decent Homes Standard by 2028; tackle issues of damp and mould, improve the energy efficiency of the stock, and ensure full compliance with current legislative and regulatory requirements.
- 6.7 Since the last strategy, and particularly over the last year, good progress has been made in reducing the level of non-decency. This is a result of delivering boroughwide internal/external modernisation programmes and is in addition to significant major estate investment projects at Noel Park, Turner Avenue and Broadwater Farm.
- 6.8 The proposal is to move to long-term partnering contracts for the delivery of the major works capital programme as approved by January 2022 Cabinet. This should enable us to accelerate delivery of works and minimise risks from delays. Preparatory work is underway with the intention to have the partnering arrangements in place by Quarter 3 of 2024/25.
- 6.9 Critically, the procurement activities will be focused on enhanced contract administration and management, improvement of performance, value for money and delivering social value. This includes delivering employment and training opportunities for residents and work for local companies. We will also take the opportunity for enhanced resident engagement in the procurement and delivery of the capital programme.
- 6.10 An accompanying 10-year investment programme is currently being developed which will set out plans for incorporating energy efficiency, compliance and

building safety measures into major works delivery, as far as is practicable, to ensure value for money and minimise disruption for residents.

- 6.11 Investment decisions and prioritisation of works will be considered within the parameters of the resources set out in the HRA Business Plan/Medium Term Financial Strategy and the sustainability of that investment in the long-term. We will use the Stock Viability Model to assess viability and re-investment priorities. The model will be populated with the results of the new Stock Condition Survey. This will ensure there is no high -risk investment without due consideration.
- 6.12 We will also assess the condition, performance and opportunities associated with non – residential HRA assets e.g., disused garages.
- 6.13 The ongoing results from the boroughwide Stock Condition Survey, which started in May 2022 and is due to complete in May 2024, have provided us with a sound understanding of our council stock; helping us to identify investment need and prioritise works accordingly. It has also proved extremely valuable as a source for identifying Housing Health and Safety Rating System (HHSRS)¹ Category 1 and 2 failures, which enables the responsive repairs team to prioritise works and respond quickly, particularly in severe cases of damp and mould. Where clusters of cases are identified, this information feeds into the investment planning process, so the underlying issues can be addressed.
- 6.14 A resident Task and Finish Group was set up to support the review of the existing strategy and input to determining the investment priorities and key objectives for the new strategy.
- 6.15 The strategy will be subject to annual review to make sure it remains aligned to the HRA Business Plan and related Council strategies. The resident Task and Finish Group will be involved in the review.
- 6.16 The key risks to the strategy being delivered are: (i) affordability due to the significant pressures on the Housing Revenue Account; and (ii) our capacity and ability to deliver in a timely manner given the competing priorities for the available resources. In addition, statutory obligations, building safety regulations and similar external issues are subject to change and could have a significant impact on the strategy and costs.
- 6.17 In order to support the implementation of the strategy, and specifically to improve performance in the overall delivery of the capital programme, measures will be put in place to support delivery of the actions set out for the service in the Housing Improvement Plan. These measures include, the implementation of a new Asset Management IT system, to assist with Decent Homes and compliance reporting, mobilisation for new contract partnering delivery arrangements, and a new resident engagement and communication strategy.

¹ [Housing health and safety rating system \(HHSRS\) guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/housing-health-and-safety-rating-system-hhsrs)

7. Contribution to the Corporate Delivery Plan 2022-2024 High level Strategic outcomes?

- 7.1 The Housing Asset Management Strategy supports high level strategic priority outcomes 1 'Homes for the Future – Everyone has a home that is safe, sustainable, stable and affordable'.

8. Carbon and Climate Change

- 8.1 The recommendation to adopt the proposed new Housing Asset Management Strategy supports the Council's commitments in its 2021 Climate Action Plan to the delivery of homes that are healthy, comfortable, and affordable places to heat and power.
- 8.2 The Climate Action Plan set out how the borough will become net zero carbon by 2041. The proposed new Housing Asset Management Strategy supports that objective with commitments to retrofitting Council homes, making homes more energy efficient, while also addressing fuel poverty. This includes working towards meeting the Housing Energy Action Plan (2023) target for improving the energy efficiency of council homes from an average Energy Performance Certificate Rating (EPC) of Band C to Band B by 2035.

9. Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

Finance

- 9.1 The Housing Asset Management Strategy is being updated and adopted at a time of uncertainty and change, primarily the impact of inflation, high cost of living and rising interest rate on Housing capital programmes.
- 9.2 There are no specific financial implications arising from this report on its own. Any expenditure on the review and update of the Housing Asset Management Strategy will be contained within existing housing budgets.
- 9.3 The strategy is aligned with the Housing Revenue Accounts (HRA) approved budget and MTFs. The current update of the HRA 30-year financial plan recognises in it the key drivers of this strategy.
- 9.4 Capital Investment decisions will be considered within the parameters of the resources set out in the HRA Financial Plan/Medium Term Financial Strategy.
- 9.5 Any expenditure required outside of existing budgets/plan, particularly regarding longer term investment will go through the appropriate assessment channels and would be subject to the Cabinet approval.

- 9.6 The proposed Housing Asset Management Strategy will constantly be reviewed as part of the annual budget refresh and where necessary updated to reflect the realities of internal and external environment.

Procurement

- 9.7 Strategic Procurement note the contents of this report and confirm there are no procurement related matters preventing Cabinet approving the Recommendations stated in paragraph 3 above.
- 9.8 Strategic Procurement will work with the service to ensure value for money is achieved through the procurement activity, including delivery of social value aligned with the Procurement Strategy and the Council's priorities.

Head of Legal & Governance

- 9.9 The Head of Legal and Governance has been consulted in the preparation of this report and comments as follows.
- 9.10 There is no legal requirement for the Council to have a Housing Asset Management Strategy, but it is considered good practice and is recommended by CIPFA.
- 9.11 There are a number of legal requirements that impact on the management, maintenance and improvement of the Council's housing assets and the Council must be fully compliant with all statutory requirements, including the Landlord and Tenant Act 1985, the Homes (Fitness for Human Habitation) Act 2018, Gas Safety (Installation and Use) Regulations 1998, the Decent Homes Standard, the Building Safety Act 2022, the Fire Safety Act 2021, the Regulatory Reform (Fire Safety) Order 2005, the Fire Safety (England) Regulations 2022 and the Social Housing (Regulation) Act 2023.
- 9.12 The Social Housing (Regulation) Act 2023 has introduced new measures to improve the standards, safety and operation of social housing. It requires the Secretary of State to set out new requirements to address hazards such as damp and mould within a fixed time period and gives more transparency to residents under the Access to Information Scheme. It also strengthens the Social Housing Regulator's powers to enforce the consumer regime, including the ability to authorise persons to inspect premises and take emergency remedial action, require a council to prepare and implement a performance improvement plan, issue enforcement notices and to impose unlimited fines. The Act received Royal Assent on 20th July 2023, and it is anticipated that most aspects of the Act will have taken effect by 1 April 2024.
- 9.13 The updated Housing Asset Management Strategy sets out a strategic framework within which Haringey will manage, maintain and invest in the Council's housing assets in compliance with its statutory obligations and there are no legal reasons why the recommendation should not be approved.

Equality

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

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

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

9.16 This decision relates to the Council's Housing Asset Management Strategy for its housing stock and how we will implement the strategy across the Council's housing portfolio.

9.17 The Housing Asset Management Strategy aims to improve the quality of housing for Council tenants and leaseholder in Haringey. Residents from Black, Asian and minority ethnic backgrounds, older people, disabled people, women and low-income households are over-represented among current Council tenants. These groups are therefore likely to benefit from the delivery of the Housing Asset Management Strategy. The current cost of living crisis is causing increased levels of fuel poverty and disproportionately impacts those from a low socio-economic background. The measures set out in the Housing Asset Management Strategy to improve energy efficiency and effectively tackle damp and mould should have a particularly positive effect on those from a low socio-economic background and represent a means of preventing and mitigating future inequalities.

10. Use of Appendices

Appendix: Housing Asset Management Strategy 2023 to 2028

11. Background papers

- [Draft Housing Strategy 2022-27 , PDF 870 KB](#)
- [Housing Services Improvement Plan and Compliance Assurance Statement PDF 531 KB](#)
- [Housing Energy Action Plan 2023 HEAP](#)
- [Damp and Mould policy 2023](#)

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

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