

Special Overview and Scrutiny Committee

THURSDAY, 1ST OCTOBER, 2009 at 18:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Bull (Chair), Adamou (Vice-Chair), Adje, Aitken, Mallett, Newton and Winskill

Co-Optees: Ms Y. Denny (church representative) plus 1 Vacancy, Ms M Jemide (Parent Governor), Mr J Ejiofor (Parent Governor), Ms S Marsh (Parent Governor), Ms H Kania (LINK Representative)

AGENDA

1. WEBCASTING

Please note: This meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chair will confirm if all or part of the meeting is being filmed. The images and sound recording may be used for training purposes within the Council.

Generally the public seating areas are not filmed. However, 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 for webcasting and/or training purposes.

If you have any queries regarding this, please contact the Committee Clerk at the meeting.

2. APOLOGIES FOR ABSENCE

3. URGENT BUSINESS

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

4. DECLARATIONS OF INTEREST

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

5. CALL-IN OF DECISION OF THE CABINET OF 8TH SEPTEMBER 2009 REGARDING CAB59 - REVIEW OF THE DECENT HOMES PROGRAMME, PREPARING FOR HFH AUDIT INSPECTION AND REVIEW OF THE MANAGEMENT AGREEMENT (PAGES 1 - 28)

- i) Report of the Monitoring Officer
TO FOLLOW
- ii) Report of the Director of Urban Environment
TO FOLLOW
- iii) Appendix (For information only):
 - a) Copy of the 'call in'
 - b) Draft minutes of the meeting of the Cabinet of 8 September 2009 (subject to confirmation by the Cabinet)
 - c) Review of the Decent Homes Programme, preparing for HfH Audit Inspection and review of the management agreement report from the Cabinet on 8 September 2009.

A decision on the above item was taken by the Cabinet on 8 September 2009. The decision has been called in, in accordance with the provisions set out in the Constitution, by Councillors Davies, Wilson, Hare, Beacham and Engert.

The Overview and Scrutiny Committee is requested to decide what further action it wishes to take regarding the Call In.

The Overview and Scrutiny Committee may deal with the Call-In in one of three ways:

- i) The Overview and Scrutiny Committee may decide not to take any further action, in which case the decision is implemented immediately.
- ii) The Overview and Scrutiny Committee may decide to refer the decision back to the decision taker, in which case the decision taker has **5 working days** to reconsider the decision before taking a final decision.
- iii) The Overview and Scrutiny Committee may decide to refer the decision to Full Council.

It is proposed that consideration of this item be structured as follows:

- (i) A brief outline by the above Members on the reasons for the Call-In.
- (ii) Response by the Cabinet Member for Housing Services.
- (iii) Debate by Members on action to be taken.
- (iv) Decision.

Note: under Standing Order 32.6 no other business shall be considered at the meeting.

Yuniea Semambo
Head of Local Democracy and
Member Services
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225 High Road
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Principal Committee Co-Ordinator
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Wednesday, 23 September 2009

'CALL IN' OF DECISIONS OF THE CABINET

This form is to be used for the 'calling in' of decisions of the above bodies, in accordance with the procedure set out in Part 4 Section H.2 of the Constitution.

TITLE OF MEETING	Cabinet
DATE OF MEETING	8 th September 2009
MINUTE No. AND TITLE OF ITEM	CAB 59 Review of the Decent Homes Programme, preparing for HfH Audit Inspection and review of the management agreement

1. Reason for Call-In/Is it claimed to be outside the policy or budget framework?

The proposals are considered to be outside the policy and budget framework.

- The Cabinet has failed to consult adequately with leaseholders, residents and the Council on the changes to the Decent Homes programme which have significantly changed the original cost and scope of the scheme.
- The Council decision making process has been deficient. The decision made by the Options Appraisal Steering Group and approved by Council in January 2005 to adopt the 'Stock Condition Survey Minimum Standard', which was the basis of the Decent Homes Bid, has been changed by stealth, without agreement from Council.
- The result of this change has been, as the Homes for Haringey Gateway Report (1 June 2009) shows, that the Year 1 Decent Homes project *"far exceeds the aforementioned standard" and "items that exceed the stock condition survey minimum standard have been included in the scope of works and become standard."*
- These extras were not included in the original bid for funding and, as the Gateway report goes on to say, *"are not funded under the programme"*.
- Therefore the 'decision' to install pitched roofs and digital aerials has created a potential £26m shortfall in the funds available to achieve the original objectives of the Decent Homes Programme.
- This in turn jeopardises future investment under Decent Homes in subsequent years and has meant that the Council has used other sources of funding (Major Repairs Fund) which will impact on existing landlord obligations to other Council tenants.
- Procurement of the IRS system has been shown as inadequate, meaning taxpayers can have no faith in the Council's procurement of the whole Decent Homes project.

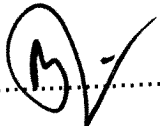
- The Cabinet decision on 8th September to ratify the decision of the Housing Management Board in 2005 is flawed, as the Housing Management Board did not have decision-making power. This means the Cabinet cannot ratify the decision and should instead explain who did make the decision.

2. Variation of Action Proposed

The Overview and Scrutiny committee is asked to:

- Examine the 'decision' to change the action agreed by Council in January 2005 to adopt the Stock Condition Survey Minimum Standard for the Decent Homes programme. The Housing Management Board was not a decision-making body and no explanation has been given as to when the action agreed by Council was changed.
- Request that Cabinet informs Overview and Scrutiny when and who made the decision to install the full IRS system and pitched roofs – i.e. the decision to in effect adopt the Full Haringey Standard for Decent Homes.
- Refer the issue to Full Council to formally adopt a revised scheme for Decent Homes including a leaseholder opt-out scheme for digital aerials.
- Ask for a Decent Homes Financial Audit to ensure value for money is being achieved.
- Examine to what extent the decision by the Cabinet to use £5million from the Major Repairs Fund for the Decent Homes project affects Homes for Haringey's existing landlord obligations.

Signed:

Councillor:  (Please print name): **MATT DAVIES**

Countersigned:

1. Councillor: [Signature] (Please print name): RICHARD WILSON
2. Councillor: [Signature] (Please print name): W. R. HARE
3. Councillor: [Signature] (Please print name): D. M. BEACHAM
4. Councillor: [Signature] (Please print name): G. P. D. ENGERT

Date Submitted:

Date Received :

(to be completed by the Non Cabinet Committees Manager)

Notes:

1. Please send this form to:
Clifford Hart (on behalf of the Proper Officer)
Non Cabinet Committees Manager
7th Floor
River Park House
225 High Road, Wood Green, London N22 8HQ

Fax: 020 8489 2660
2. This form must be received by the Non Cabinet Committees Manager by 10.00 a.m. on the fifth working day following publication of the minutes.
3. The proper officer will forward all timely and proper call-in requests to the Chair of the Overview and Scrutiny Committee and notify the decision taker and the relevant Director.
4. A decision will be implemented after the expiry of ten working days following the Chair of Overview and Scrutiny Committee's receipt of a call-in request, unless a meeting of the Overview and Scrutiny Committee takes place during the 10 day period.
5. If a call-in request claims that a decision is contrary to the policy or budget framework, the Proper Officer will forward the call-in requests to the Monitoring Officer and /or Chief Financial Officer for a report to be prepared for the Overview and Scrutiny Committee advising whether the decision does fall outside the policy or budget framework.

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**MINUTES OF THE CABINET
TUESDAY, 8 SEPTEMBER 2009**

Councillors *Kober (Chair), *Amin, *Basu, *Bevan, *Canver, *Dogus, *Haley
*B. Harris, and *Reith

*Present

Also Present: Councillors Adamou, Alexander, Dobbie, Engert, Gorrie and Newton

MINUTE NO.	SUBJECT/DECISION	ACTION BY
CAB48.	DECLARATIONS OF INTEREST (Agenda Item 3) Councillor Reith in respect of item 15 - Review of Decent Homes Programme, Preparing for HfH Audit Inspection and Review of Management Agreement.	HLDMS
CAB49.	MINUTES (Agenda Item 4) RESOLVED: That, the minutes of the meeting of the Cabinet held on 21 July 2009 be confirmed and signed.	HLDMS
CAB50.	MATTERS REFERRED BY THE OVERVIEW & SCRUTINY COMMITTEE (Agenda Item 6) <u>Scrutiny Review of Support to Young People at Risk of Substance Abuse</u> (Agenda Item 6a) We noted the Scrutiny Review of Support to Young People at Risk of Substance Abuse and our Chair expressed our appreciation and thanks to the Panel members (Councillors Alexander (Chair) and Allison) for their work in carrying out the review. RESOLVED: That the report be noted and, in accordance with the requirements of the Constitution, officers be requested to submit a Cabinet response to our meeting on 13 October 2009 including a detailed tabulated implementation action plan. <u>Scrutiny Review of Recycling (Source Separated and Co-mingled)</u> (Agenda Item 6b) We noted the Scrutiny Review of Recycling (Source Separated and Co-mingled) and our Chair expressed our appreciation and thanks to the Panel members (Councillors Adamou (Chair), Dodds, Edge and Weber) for their work in carrying out the review. RESOLVED:	ACE-PPPC

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	<p>That the report is noted and, in accordance with the requirements of the Constitution, officers be requested to submit a Cabinet response to our meeting on 8 September 2009 including a detailed tabulated implementation action plan.</p>	ACE-PPPC
CAB51.	<p>THE COUNCIL'S PERFORMANCE: APRIL - JUNE 2009 (PERIOD 3) - QUARTER 1 (Joint Report of the Chief Executive and the Chief Financial Officer - Agenda Item 7)</p> <p>We noted that the report set out on an exception basis financial and performance information for the year to June 2009 and sought our approval to budget virements in accordance with financial regulations. The report also provided an update on progress against current Council Plan actions for the year to the end of June 2009.</p> <p>We also noted that with respect to the projected overspend in the looked after children (LAC) placement budget a number of actions were being taken which targeted specific issues associated with reducing expenditure on LAC including on routes into care.</p> <p>Clarification was sought of the position with regard to the delayed completion of the children centres phase 3 developments and the possible impact this might have on provision in Fortis Green. Having been informed that a further report on the children centres was to be submitted we requested that, in the meantime, a written response to the question asked be supplied to Councillor Engert.</p> <p>Reference was also made to the percentage of initial assessments for children's social care carried out within 7 working days of referral and we were advised that there had been an improvement in the figure reported up to 59%. We were also advised that there was also a system in place to deal immediately with referrals of an urgent nature.</p> <p>In response to a question about bringing forward DCSF non-ring fenced capital funding of £2.283 million in 2009/10, we noted that this would be used in the main for street lighting and parks schemes and would be repaid to the schools budget in later years.</p> <p>Concern was expressed about the number of reported incidents of knife crime and violent crimes and possible linkages to establishments with late night licenses. We noted these were linked to gang activities linked to certain areas and to certain groups and that multi-agency action to address them was underway.</p> <p>We also noted that the viability of strategic developments had been adversely affected by the impact on valuations of a difficult property market. The Council had been seeking, with some success, ways in which to mitigate the impact on major sites schemes.</p> <p>On equal pay, the implementation of the rollout had been running behind schedule but with the allocation of additional resources it was hoped that this could be made up. We asked that Councillor Dobbie be supplied</p>	DCYPS

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	<p>with details of the number of staff involved.</p> <p>In response to a question about the forecast that the general fund would spend £3 million above budget, it was confirmed that the position had now been stabilised.</p> <p>It was also confirmed that NI 192: Percentage of household waste sent for re-use, recycling and composting which was below the stretch target of 32% was included in the Council's Local Area Agreement rather than the Council Plan under all actions under the Greener Haringey priority were reported to be on target.</p> <p>Clarification having been sought and provided about the additional funds to be made available for the Council's capital programme including the use of Major Repairs Reserve and the estimated Decent Homes Leaseholder Contributions, Councillor Gorrie was advised that he could be provided with further details if required outside the meeting.</p> <p>RESOLVED:</p> <p>That the report and the progress being made against Council's priorities be noted and approval be granted to the budget changes (virements) as set out in Appendix 2 to the interleaved report.</p>	<p>ACE- POD</p> <p>CFO</p>
CAB52.	<p>ANNUAL REPORT FOR 2008-09 ON THE HANDLING OF CUSTOMER FEEDBACK , MEMBERS' ENQUIRIES (Report of the Assistant Chief Executive (Policy, Performance, Partnerships and Communications - Agenda Item 8)</p> <p>We received the annual report on the operation of the Council's handling of customer feedback complaints, compliments and suggestions and members' enquiries. We noted that the report also sought our approval to the introduction of a charge for subject access requests under the Data Protection Act.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the annual report be received and the performance and the key achievements in the year be noted. 2. That the Local Government Ombudsman's annual review and the Council's response as set out at Appendices 1 and 2 to the interleaved report be noted. 3. That approval be granted to the introduction of a fee of £10 for subject access requests under the Data Protection Act. 	<p>ACE- PPPC</p>
CAB53.	<p>ADULT SERVICES ANNUAL STATUTORY COMPLAINTS REPORT 2008/09 (Report of the Director of Adults, Culture and Community Services - Agenda Item 9)</p> <p>We noted that the report set out the statutory complaints procedure for Adult Services for the year 2008/09 and made appropriate</p>	

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	<p>recommendations to improve complaint handling and performance. The report also sought our approval of the Adult Services Annual Complaints Report for 2008/09.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the Adult Services Annual Complaints Report be received and the performance for 2008/09 be noted. 2. That proposed initiatives for performance improvements as set out in the interleaved report be endorsed. 	DACCS
CAB54.	<p>CABINET RESPONSE TO SCRUTINY REVIEW OF DAY CENTRE TRANSPORT - ADULT SOCIAL CARE (Report of the Director of Adults, Culture and Community Services - Agenda Item 10)</p> <p>We noted that report provided a response to the Scrutiny Review which had examined the process whereby a centrally based transport service was delegated to front line services whether that delegation process had proved to be successful in terms of providing an improved service to day centre users and whether the decision to delegate the transport function had provided increased value for money.</p> <p>We also noted that the Review had made 10 recommendations, 9 of which might have financial implications. We were advised that upon completion of these recommendations further reports would be submitted to us for consideration of the outcomes prior to their implementation. These further reports would include a full assessment of the financial implications of the recommendations and options for funding as appropriate.</p> <p>RESOLVED:</p> <p>That approval be granted to the response to the Scrutiny Review of Day Centre Transport – Adult Social Care as set out in the interleaved report and the Appendix thereto.</p>	DACCS
CAB55.	<p>LORDSHIP RECREATION GROUND RESTORATION (Report of the Director of Adults, Culture and Community Services - Agenda Item 11)</p> <p>We noted that the report provided us with an update on the continuing progress of the Lordship Recreation Ground's Restoration Programme, a major park project in the heart of Tottenham.</p> <p>RESOLVED:</p> <p>That the project's progress to date and the key challenges which remained as outlined in the report be noted.</p>	
CAB56.	<p>FOOTBALL DEVELOPMENT PLAN (Report of the Director of Adults, Culture and Community Services - Agenda Item 12)</p>	

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	<p>We noted that the report sought our approval to the adoption of a revised Football Development Plan and Action Plan and to a programme of investment in upgraded facilities across the Borough.</p> <p>We also noted that discussions had recently taken place between the Tottenham Hotspur Foundation and the Council's Recreation Service about moving towards a new commissioning role for football provision arising from which we asked that the Foundation be invited to give a presentation at a future meeting of the Cabinet on their role and the benefits to the Council and local residents particularly children and young people.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That approval be granted to the indicative priority rating for the proposed improvement schemes as set out in Appendix 2 to the interleaved report. 2. That approval be granted in principle to the approach recommended in the Football Development Plan of seeking to achieve more effective use of existing assets, particularly school changing provision. 3. That schools be supported to encourage greater community access to on site football and ancillary facilities. 4. That approval be granted to the proposed future development of the relationship with the Tottenham Hotspur Foundation as set out in paragraph 7.18 of the interleaved report. 	<p>DACCS</p> <p>DACCS</p> <p>DACCS</p> <p>DACCS</p> <p>DACCS</p>
<p>CAB57.</p>	<p>CHILDREN & YOUNG PEOPLE'S SERVICE CAPITAL PROGRAMME UPDATE (Report of the Director of the Children and Young People's Service - Agenda Item 13)</p> <p>We noted that the report provided a more detailed breakdown of the Children and Young People Service's capital programme which we agreed in January 2009 as part of the consideration of the Council's overall budget package. We noted that it also included a full update of progress on the delivery of the Building Schools for the Future (BSF) Programme together with a description of the projects to be undertaken to support the Primary Strategy for Change, for which full funding approval had been received from the Department for Children Schools and Families in March 2009.</p> <p>In addition, the report considered the key risks in relation to the overall programme and recommended revisions to the programme to mitigate their potential impact.</p> <p>Reference was made to recent media articles concerning the level of payments made to consultants in connection with the Building Schools for the Future programme arising from which we were informed that the actual level of payments made was 3% and was in line with what was</p>	

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	<p>considered best practice.</p> <p>It was confirmed that the re-tendering of the Heartlands school on a single Design and Build basis had secured a substantial price benefit with greater cost certainty and confidence of completion dates but had impacted on budget profiles transferring £14 million from 2009/10 to 2010/11 and 2011/12.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That approval be granted to the revised BSF capital programme and associated funding proposals as set out in Appendices B and C to the interleaved report. 2. That approval be granted to the revised Primary and other Children and Young People's Service capital programme and associated funding proposals as set out in Appendices D and E to the interleaved report. 3. That approval be granted to the programme of works at secondary school sites detailed in Appendix F to the interleaved report. 	<p>DCYPS</p> <p>DCYPS</p> <p>DCYPS</p>
CAB58.	<p>CHILDREN ACT COMPLAINTS ANNUAL REPORT (Report of the Director of the Children and Young People's Service - Agenda Item 14)</p> <p>We noted that the report provided information about complaints made under the Children Act procedures between April 2008 and March 2009</p> <p>RESOLVED:</p> <p>That the performance for dealing with complaints made under the Children Act procedures in the year 2008/09 be noted.</p>	
CAB59.	<p>REVIEW OF DECENT HOMES PROGRAMME, PREPARING FOR HfH AUDIT INSPECTION AND REVIEW OF MANAGEMENT AGREEMENT (Report of the Director of Urban Environment - Agenda Item 15)</p> <p>Councillor Reith declared a personal interest in this item by virtue of being an Homes for Haringey leaseholder.</p> <p>We noted that the report provided a review of Year 1 of the Decent Homes programme, including the summary outturn position against key indicators, lessons learned and how these had been incorporated into the programme for years 2-5. It also requested ratification of the decision made by the Housing Management Board in 2005 to install the full I.R.S system which allowed residents to receive Freeview, Sky and Sky plus, Hotbird and Turksat.</p> <p>The report also informed us of Homes for Haringey's arrangements for re-inspection by the Audit Commission in 2010 and of the Management</p>	

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	<p>Agreement review, noting that the current agreement expired on 31 March 2011.</p> <p>We were informed that figures relating to the provision of aids and adaptations suggested that the Service had cleared the backlog of cases.</p> <p>In response to a question about financial arrangements for the Decent Homes programme we were informed that funding had only been confirmed up to 2009/10 and that subsequent years were indicative only and likely to be considered in the Government's Spending Review for 2010. They were also subject to Homes for Haringey retaining two stars in its inspection in 2010. A Decent Homes Programme Board had now been established to oversee the on-going programme of work within available resources.</p> <p>Further questions were then posed concerning the conversion of flat roofs to pitched and the provision of IRS systems. We noted that as part of the proposals for Years 2-5 of the Decent Homes Programme it had been agreed that where the possibility of providing a pitched roof in the place of an existing flat roof that needed replacing existed, a whole-life costing benefit analysis should be carried out and funding should be identified as appropriate. DCLG guidance provided sufficient flexibility for local decisions to be made for using Decent Homes resources for converting flat roofs to pitch where appropriate and subject to the availability of resources.</p> <p>It was confirmed that since 2005 and based on a decision by the former Housing Management Board there had been a policy of replacing existing communal aerials with I.R.S which allowed residents to receive Freeview, Sky, Sky Plus, and Hotbird and Turksat television channels with the appropriate equipment without installing their own satellite dishes. It was reported that Homes for Haringey had recently re-tendered the work resulting in better value for money for residents.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the review of Year 1 of the Decent Homes programme, including the summary outturn position against key indicators, lessons learned and how these had been incorporated into the years 2-5 of the programme be noted. 2. That the decision made by the Housing Management Board in 2005 to install the full I.R.S system which allowed residents to receive Freeview, Sky and Sky plus, Hotbird and Turksat be ratified. 3. That the progress of Homes for Haringey's preparation for re-inspection by the Audit Commission in 2010 be noted. 4. That it be noted that the existing management agreement which would expire on the 31 March 2011 was being reviewed by the 	<p>DUE</p>
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	<p>Director of Urban Environment in consultation with the Cabinet Member for Housing with a view to allowing the extension of contract between the Council and Homes for Haringey for a further period of between three and five years.</p> <p>5. That a further report be presented by December to set out the details of the changes/amendments made to the management agreement for our consideration and approval.</p>	DUE
CAB60.	<p>BUILDING BRITAIN'S FUTURE - DEVELOPMENT IN NATIONAL HOUSING POLICY (Report of the Director of Urban Environment - Agenda Item 16)</p> <p>We noted that the report provided us with an update Members on recent developments in national housing policy which were being delivered via the Homes and Communities Agency (HCA) single conversation and the requirement for local authorities to prepare a borough investment plan for the delivery of housing and regeneration objectives leading to a Local Investment Agreement (LIA) between the Council and the HCA for 2010-2014.</p> <p>We also noted that as part of the LIA delivery plan the report recommended that Council officers explore and recommend on options other than the traditional methods for housing supply and regeneration by detailed appraisal of local asset backed vehicles (LABV) as an additional method to deliver the Councils housing and regeneration objectives.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the actions taken in progressing the HCA Single Conversation and the formulation of a borough investment plan for housing and regeneration be noted and a further report be submitted following presentation of a draft plan to the HCA and negotiation of the terms of a Local Investment Agreement (LIA). 2. That the Director of Urban Environment be authorised, in consultation with the Chief Financial Officer, to carry out a detailed appraisal of the options and benefits of setting up Local Asset Backed Vehicles (LABV) as a method of taking forward the Council's major housing and regeneration objectives. 	<p>DUE</p> <p>DUE/ CFO</p>
CAB61.	<p>FIRE SAFETY UPDATE – SCISSOR BLOCKS IN HARINGEY (Report of the Director of Urban Environment - Agenda Item 17)</p> <p>Our Chair agreed to admit the report as urgent business. The report was late because of the need to complete necessary fire risk assessments. The report was too urgent to admit of delay because of the health and safety implications involved.</p> <p>We noted that the report advised us on fire safety in Council owned housing stock following assessments carried out in the light of the recent</p>	

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	<p>fire at Lakanal House in Camberwell.</p> <p>In response to a question we were informed that registered Social Landlords were being asked to carry out checks on their housing stock in the Borough.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That approval be granted to the immediate release of an initial allocation of £500,000 for the current financial year to be funded from the HRA general balance and it be noted that officers would be developing a comprehensive programme for consideration in November 2009. 2. That officers be authorised to undertake a comprehensive review of the remainder of the stock and report back in November 2009 to cover any maisonette properties.. 	<p>DUE</p> <p>DUE</p>
CAB62.	<p>TRANSPORT PROPOSALS FOR 2010/11 - SUBMISSION TO TfL FOR FUNDING (Report of the Director of Urban Environment - Agenda Item 18)</p> <p>We noted that the report set out the Council's transport proposals for 2010/11 based on the reforms to the Local Implementation Plan (LIP) funding system, provided details of those reforms and sought our approval to the Council's submission to Transport for London (TfL) for funding for 2010/11.</p> <p>We were informed of the following changes to the table setting out the Council's submission to Transport for London at Appendix 3 to the interleaved report consequent on discussions at the Transport Forum –</p> <p>Neighbourhoods</p> <ul style="list-style-type: none"> • Hornsey Park (£150,000 - minus £20,000) • Local safety schemes (£100,000 - minus £65,000) • Cycle training (£65,000) • Cycle parking (£20,000) • Shop mobility (£42,000 – moved from Corridors) • Sub total (£1,302,000 – increase of £42,000) • Reserve scheme Bounds Green (£260,000 – increase of £8,000) <p>Corridors</p> <ul style="list-style-type: none"> • Shop mobility (£42,000 – moved to Neighbourhoods) • Sub total (£1,031,000 – minus £42,000) • Reserve scheme Muswell Hill to Turnpike Lane (£206,000 minus £9,000) <p>RESOLVED:</p> <p>That the new funding system for LIP submissions be noted and</p>	<p>DUE</p>

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	approval be granted to the Council's submission to Transport for London as set out in Appendix III to the interleaved report subject to the amendments outlined above.	
CAB63.	<p>NORTH LONDON WASTE PLAN PREFERRED OPTIONS (Report of the Director of Urban Environment - Agenda Item 19)</p> <p>We noted that the first stage of the North London Waste Plan - <i>Issues and Options</i> – had been the subject of consultation in early 2008 and the preferred options report was now ready for ratification by each constituent borough before going to public consultation during October/November for a minimum of six weeks. The preferred options report set out a preferred approach on site allocation and established a policy and monitoring framework for the Plan.</p> <p>We also noted that the Mayor of London had allocated to each borough an amount of waste, referred to as the apportionment, for which boroughs had to make site provision. The preferred approach was to meet the apportionment by safeguarding and where appropriate intensifying existing waste management sites; by re-orientating existing transfer stations into waste management sites and by identifying a small number of additional sites that might be used if the existing sites proved unsuitable.</p> <p>We were informed that the completion date given for the Plan in 2008 was December 2010 but it was now likely to be November 2011. As a consequence of this change, the timetable had been provisionally revised and would extend further into the 2011 financial year with small additional associated programme manager costs. There might also be extra cost for the consultants commissioned to develop the Plan but this had not been confirmed at this stage. Appropriate approval for additional expenditure would be sought as necessary. The Plan complemented but was different in scope to the North London Joint Waste Strategy drawn up by the seven boroughs and the North London Waste Authority.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That approval be granted to the Preferred Options report of the North London Waste Plan as set out at Appendix 1 to the interleaved report for the purpose of consultation. 2. That the Assistant Director - Planning and Regeneration be authorised, in consultation with the Cabinet Member for Enforcement and Safer Communities, to agree any consequent minor changes prior to consultation. 3. That approval be granted to the supplemental Memorandum of Understanding as set out at Appendix 2 to the interleaved report. 	<p>DUE</p> <p>DUE</p> <p>DUE</p>
CAB64.	<p>MINUTES OF OTHER BODIES (Agenda Item 20)</p> <p>RESOLVED:</p>	

MINUTES OF THE CABINET
TUESDAY, 8 SEPTEMBER 2009

	<p>That the minutes of the following meetings be noted and any necessary action approved -</p> <p>a) Procurement Committee – 7 July 2009; b) Procurement Committee – 28 July 2009.</p>	
CAB65.	<p>URGENT ACTIONS IN CONSULTATION WITH CABINET MEMBERS (Report of the Chief Executive - Agenda Item 21)</p> <p>RESOLVED:</p> <p>That the report be noted and any necessary action approved.</p>	
CAB66.	<p>DELEGATED DECISIONS AND SIGNIFICANT ACTIONS (Report of the Chief Executive - Agenda Item 22)</p> <p>The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person. We asked that in future the figures contained in the exempt Appendices be linked back to the relevant items set out in the part of the report which was open to the public</p> <p>RESOLVED:</p> <p>That the report be noted and any necessary action approved.</p>	
CAB67.	<p>TREASURY MANAGEMENT REVIEW UPDATE (Report of the Chief Executive - Agenda Item 23)</p> <p>The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person.</p> <p>We noted that the report highlighted the progress made on the recommended actions arising from the review reported to us in February 2009. We were advised that these actions had all been implemented and that, additionally, the recommendations from the national review carried out by the Audit Commission had also been included in the action plan.</p> <p>RESOLVED:</p> <p>That the progress against the action plan arising from the recommendations of the previous review be noted.</p>	
CAB68.	<p>THE COUNCIL'S CORPORATE INSURANCE ARRANGEMENTS (Report of the Chief Financial Officer - Agenda Item 24)</p> <p>The Appendix to the interleaved report was the subject of a motion to</p>	

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	<p>exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the following be noted – <ul style="list-style-type: none"> • The outcome of the legal challenge to the London Authorities Mutual Limited (LAML); • The claims brought against Haringey Council by Risk Management Partners. • That short term temporary insurance cover was in place to 30 September 2009. 2. That approval be granted to a waiver of Contract Standing Orders and to the delegation of authority to the Chief Financial Officer to agree the detailed arrangements for the extension of temporary insurance cover from 1 October 2009 until the commencement of the replacement longer term contract. 3. That approval be granted to the long term procurement of Insurance Services via a purchasing Consortium. 4. That approval be granted to the delegation of authority to the Chief Financial Officer to agree the detailed arrangements for participation in a purchasing Consortium and the procurement of replacement insurance cover, including the award of the contract(s). 	<p></p> <p>CFO</p> <p>CFO</p> <p>CFO</p>
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The meeting ended at 21.10 hours.

CLAIRE KOBER
Chair

- 1.1 Decent Homes programme review of Year 1.
- 1.2 Homes for Haringey Inspection Preparation
- 1.3 Review of the Management Agreement

Report authorised by Niall Bolger Director of Urban Environment

NPB 27/08/09

Contact Officers : Olatayo Akinfe, Executive Director of Asset Management, Homes For Haringey. Tel: 020 8489 3272

Nick Powell, Head of Housing Strategy, Development & Partnerships
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Wards(s) affected: **ALL**

Report for: **Key Decision**

1. Purpose of the report

- 1.1 This report provides a review of Year 1 of the Decent Homes programme, including the summary outturn position against key indicators, lessons learned and how these have been incorporated into the programme for years 2-5. It also requests that cabinet ratify the decision made by the Housing Management Board in 2005 to install the full I.R.S system which allows residents to receive Freeview, Sky and Sky plus, Hotbird and Turksat.
- 1.2 To inform Cabinet of Homes for Haringey's arrangements for re-inspection by the Audit Commission in 2010
- 1.3 To inform Cabinet of the Management Agreement review. The current agreement expires 31st March 2011.

2. Introduction by Cabinet Member

- 2.1 I am pleased to observe the satisfactory financial outcome of the 1st year decent homes programme.
- 2.2 I have concerns about the 62 no access properties and would request that access to these 62 properties be pursued with vigour and if necessary use of the appropriate legal actions.
- 2.3 I am assured that preparations are being made for the re inspection. I would request that the Aids and Adaptations service be highlighted as an area of

concern as to the working relationships between the Council and Homes for Haringey.

2.4 I require that the transformation of the concierge service be completed by December 2009.

2.5 And finally, the management agreement needs to be substantially revised as circumstances have substantially changed since it was originally drafted many years ago.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

3.1 Homes for Haringey supports the Council's Housing Strategy and is committed to providing an excellent housing service while effectively delivering the Decent Homes programme for the residents of Haringey. As a key strategic delivery partner, Homes for Haringey is committed to ensuring that the Decent Homes programme meets the aspirations of residents and Members.

3.2 Homes for Haringey have in place an Asset Management Strategy and Environmental Sustainability Strategy which provide a strategic framework for delivery of the Decent Homes and associated Environmental Improvements programme. The objectives of these strategies are closely linked to the Council's Greenest Borough Strategy, the Sustainable Procurement Strategy, Regeneration Strategy and Asset Management Plan.

3.3 The Decent Homes and Environmental programmes will contribute to the achievement of Council Priorities 1,2,3, and 5 by:

- Improving the environmental performance of Council Housing stock
- Providing a cleaner and greener environment for residents
- Providing decent homes and improving well-being
- Delivering cost effective services through partnering

3.4 The continuance of Homes for Haringey as a "good" or "excellent" housing provider support the following Council Plan Priorities:

- Delivering excellent, customer focused, cost effective services
- Encouraging lifetime well-being, at home, work, play and learning

4. Recommendations

4.1 Decent Homes programme review of Year 1.

The report proposes that:

4.1.1. Cabinet notes review of Year 1 of the Decent Homes programme, including the summary outturn position against key indicators, lessons learned and how these have been incorporated into the programme for years 2-5.

4.1.2. Cabinet ratifies the decision made by the Housing Management Board in 2005 to install the full I.R.S system which allows residents to receive Freeview, Sky and Sky plus, Hotbird and Turksat.

4.2 Homes for Haringey Inspection Preparation

The report proposes that:

4.2.1 Cabinet notes the progress of Homes for Haringey's preparation for re-inspection

by the Audit Commission in 2010.

4.3 Review of the Management Agreement

The report proposes that:

- 4.3.1. Cabinet note that the existing management agreement which expires on the 31st March 2011 is being reviewed in consultation with the Cabinet Member for Housing and Director of Urban Environment. The review will allow the extension of contract between the Council and Homes for Haringey for further periods between three to 5 years, but not so as to extend the Term by more than five years in total as indicated under the provision of Clause 62.
- 4.3.2. A final report is presented to Cabinet by December to set out the details of the changes/amendments made to the management agreement for consideration and approval.

5. Summary

5.1 Decent Homes programme review of Year 1.

The success of the Year 1 programme can be measured by performance against the following key indicators:

- 5.1.1. 1,555 tenanted homes have been brought up to the Decent Homes Standard and works carried out to 367 leasehold units. This equates to 99% against the programmed target.
- 5.1.2. As at 31st March 2009, the overall level of non-decency has been reduced to 36.4% against the CLG agreed target of 36%.
- 5.1.3. Total expenditure in Year 1 was £29m against a year end profile of £29.5m or 98%.
- 5.1.4. Resident satisfaction averaged at 97% across the 4 contract areas. This can be broken down as follows: Hornsey 94%, Wood Green 97%, South Tottenham 100% and North Tottenham 98%.
- 5.1.5. The number of residents declining works in Year 1 was 63. These are defined as cases where either; contractors have been able to carry out essential works, such as double glazing and rewiring, but where the tenant has declined kitchen and/or bathroom improvements; or cases where no essential works have been identified but the tenant has declined kitchen/bathroom improvements. We have written to residents who have refused works to confirm their reasons for refusal. When refusal is due to difficult personal circumstances, e.g. illness or bereavement, they have the option to ask to be reinstated in the programme at a later date.
- 5.1.6. The number of 'no access' is 62. This includes cases where no access has been provided for either surveys or works. We have dedicated staff in the Asset Management team who are working with local Tenancy Management officers, the contractors and residents on an individual basis to try and resolve 'no access' cases where possible. We have a legal right of access, and will instruct Tenancy

Management accordingly to instigate appropriate legal action on the basis of breach of tenancy where appropriate.

5.1.7. Against the total number of units where access has been gained (over 5,000) the no access concerns are comparatively low and being managed.

5.1.8. The number of complaints received during Year 1 was 92, 47 of which were stage 0 complaints, 41 stage 1, and 3 stage 2. The majority of complaints are not about the actual works being undertaken as part of the Decent Homes programme. In many instances residents were complaining about repairs issues or when they are to be included in the programme. This low figure is testimony to the efforts made by the various site teams to resolve residents concerns before they feel a need to complain.

5.1.9. To date there has been one health and safety reportable incident. The contractors are responsible for the health and safety of their work force, and not the Council, and operate under the relevant regulatory requirements

5.2 Homes for Haringey Inspection Preparation

5.2.1. Homes for Haringey are due to be re-inspected by the Audit Commission in May or June 2010 (the Audit Commission are yet to confirm their 2010 schedule). This report outlines our preparation plans to achieve at least a two star outcome and which will in turn facilitate the continued release of Decent Homes funding.

5.2.2. Homes for Haringey have commissioned an advice and assistance inspection of the cross-cutting KLOEs by the Audit Commission for October 2009. This mock inspection would be from 19th to the 30th October 2009.

5.2.3. Project management: a project team has been created comprising key officers in Homes for Haringey, the ALMO client team, and the Council's Policy and Performance Team. This team has been in place since June 2009. A project plan is in place and the project team is meeting monthly to review progress and ensure the project remains on track.

5.2.4. The high level milestones for this project are as follows:

End July 2009 – update Self Assessment

End August 2009 – collate/validate “As Is” evidence

August – December 2009: live updating of self assessment/evidence collection

January 2010 - Inspection ready

Late Jan/February 2010 – ready for on-site mystery shopping by inspectors

February/March 2010 – Document Request

April/May 2010 – staff briefings, mock interviews, final preparation June 2010 – inspectors on site

10 weeks post inspection – provision of further evidence, response to draft report

+12 weeks – final report published

5.2.5. Progress to date: the following activities have either taken place or are scheduled to take place by 8 September 2009. The self re-assessment against all Key Lines of Enquiry (KLOEs) to be inspected is complete. HfH has arranged 2 KLOE challenge days – scrutiny and challenge of officers by the Chief Executive and Executive Management Team is complete. Best practice visits and research to ALMOs including Brent, Barnet and Islington now completed. Team plans updated and resources directed accordingly is complete. A year long programme of internal

auditing and reality checking is still on-going. Self assessment updated is still pending. Collation and verification of evidence to support "As Is position" is pending. The appointment of appropriate person/s to provide external challenge on the cross-cutting KLOEs and areas previously identified as weak is still pending. A series of workshops with frontline services to refocus on cross-cutting KLOEs is pending.

5.2.6. During Quarter 3 (October – December 2009) evidence collection and updating of our Self Assessment will take place. Once the results of the mock inspections are received we will review our improvement plans accordingly. During this period we will also step up our internal communications and reality checking programme.

5.2.7. We will commence external communications in January 2010 and step up arrangements for getting staff and key delivery partners inspection-ready.

5.3 Review of the Management Agreement

5.3.1. In April 2006, Haringey Council (Haringey) entered into a 5 year Management Agreement with Homes for Haringey (HfH).

5.3.2. The Council retained responsibility for strategic issues and delegated the responsibility for the Housing Revenue Account, management and maintenance of the Council's housing stock for which a management fee is paid - to deliver improvement to all council homes and to meet the 'Decent Homes' standard in Haringey. This agreement secured Government funding of £198m, for the purpose of delivering decent homes. Homes for Haringey have entered the fourth year of the agreement and a review is on going.

5.3.3. Under the provision of Clause 62 the Agreement shall expire on **31st March 2011**, **12 months notice is required** to extend or end the contract, which falls on **31st March 2010**, and these provisions allow for extensions of further periods between three to 5 years, but not so as to extend the Term by more than five years in total.

5.3.4. The review of the Management Agreement with Homes for Haringey is timely for a number of reasons:

5.3.5. Homes for Haringey achieved 2* rating when last inspected – May 2007.

5.3.6. Re-inspection of Homes for Haringey is due next year.

5.3.7. Homes for Haringey is well placed to play a significant role in delivering the Council's housing strategy and to continue to deliver housing management to tenants and leaseholders. There are areas that it has performed well such as gas servicing, repairs and progress towards delivering decent homes to tenants and leaseholders.

6. Chief Financial Officer Comments

6.1 The Council has been allocated a Decent Homes funding allocation of £198.579m for the period 2007/08 to 2013/14 including £11.4m for environmental improvements. Funding, however, has only been confirmed up to 2009/10 and subsequent years are indicative; these are likely to be considered in the Government's Spending Review for 2010, and are also subject to Homes for Haringey retaining two stars in its inspection in 2010. A Decent Homes Programme Board has now been established to oversee the on-going programme of work within

available resources (first meeting on 30th July 2009).

6.2 A report to Cabinet on the 24th February 2009 set out proposals for Years 2-5 of the Decent Homes Programme from 2009/10. This report raised the possibility of providing a pitched roof in the place of an existing flat roof that needs replacing. It was proposed that a whole-life costing benefit analysis is carried out in these circumstances and that appropriate funding should be identified. DCLG guidance gives sufficient flexibility for local decisions to be made for using Decent Homes resources for converting flat roofs to pitch where appropriate and subject to the availability of resources.

6.3 This report also describes the establishment of Project Board arrangements to oversee a review of the current Management Agreement between the Council and Homes for Haringey. The review will consider and make recommendations on the length of the extension up to a maximum of five years. Other than the cost of staff time, there are no direct financial implications arising in undertaking this review.

6.4 Following completion of the review, it is intended that any changes to the Management Agreement are considered and approved by Cabinet before 31st March 2010. A further report, currently scheduled for December 2009, will need to set out the financial implications, if any, of proposed changes to the Agreement.

7 Head of Legal Services Comments

7.1 The Head of Legal Services has been consulted in the preparation of this report, and advises that no specific legal implications arise out of the contents.

8. Head of Procurement Comments.

8.1 Not Applicable.

9. Equalities and Community Cohesion Comments

9.1 Homes for Haringey's Asset Management Strategy, 2007/2017, covers all investment in the Council's housing stock, including decent homes. In drawing up the Strategy, an Equalities Impact Assessment was undertaken. The findings have been incorporated into Homes for Haringey's planning processes for delivering decent homes. This includes ensuring that all residents receive the same standard of work, and consideration of specific language and other needs are identified and addressed when drawing up programmes of work.

9.2 Diversity is one of the cross-cutting Key Lines of Enquiry, and inspectors will therefore look for application in each frontline service area as well as scrutinising the corporate approach. All senior managers have considered diversity as part of their recent self-assessments and we have an action plan to address our identified gaps against this KLOE.

9.3 Equalities and diversity is a cross-cutting theme in the management agreement review framework. Homes for Haringey Board have adopted the Council's Equalities and Diversity policy and this will be an area for review in 2009/10.

9.4 Homes for Haringey ensures that they understand the profile of residents in order to deliver appropriate services and using the information they collect and analyse using it to tailor services and inform business planning.

10. Consultation

10.1 Not Applicable

11. Service Financial Comments

11.1 The Decent Homes funding has only been confirmed up to 2009/10; £66.5m (£7m for 2007/08, £28m for 2008-09 & £31.5m for 2009/10). Although the 2010-11 and future years funding is still be confirmed, CLG has approved £6.5m accelerated funding from 2010-11 to the current year.

11.2 The spend on the programme in year 2008/09 was some £29.5m.

11.3 There is a review of the Management agreement underway and due to be reported later in the year. The financial implication of any changes will be included in the report.

11.4 All costs relating to the HfH inspection are charged to their company accounts.

12. Use of appendices /Tables and photographs

12.1 None

13. Local Government (Access to Information) Act 1985

13.1 A number of background documents applicable.

13.2 Homes for Haringey Re-inspection Project Plan

14 Background to the Decent Homes Programme

14.1 The requirement for all local authority homes to meet the Decent Homes Standard was set out by The Office of the Deputy Prime Minister (ODPM) now known as Department for Communities and Local Government (DCLG) in February 2003.

14.2 The Decent Homes programme is a long term programme of major investment to bring all tenanted homes up to a decent standard. Environmental improvements, including sustainability issues, may represent up to 5% of the overall programme.

14.3 In February 2007, following a robust and extensive partner selection

process, administered by Homes for Haringey, four constructor partners were appointed in accordance with the Council's procurement procedures.

- 14.4 In January 2008, the Department of Communities and Local Government (DCLG) confirmed the Council's overall indicative decent homes funding allocation in the sum of £198.579m. This includes £11.4m earmarked for environmental projects.
- 14.5 Works undertaken as part of the programme include: the installation of double glazed windows, front entrance doors, roof works, renewal of fascias, soffits and rainwater goods, rewiring and heating; kitchen and bathroom refurbishment.
- 14.6 As at 1st April 2008, 6,819 or 42% of council homes were deemed to be non-decent. In addition, we need to address homes with the potential to fall into non - decency during the 5 year delivery period for the decent homes programme. We estimate that approximately 11,500 homes will benefit from the overall programme. The definitive number will be dependent on the outcome of detailed surveys, access and refusals, and resident aspirations.
- 14.7 The first year of the Decent Homes programme, involving 36 packages of work costing a total of £34m, commenced in April 2008.
- 14.8 The proposed programme for Years 2-5, was approved by Cabinet in February 2009.
- 14.9 Year 2 of the programme is well underway with works on site in each of the 4 contract areas.
- 14.10 This report provides an analysis of Year 1 delivery.

15. Learning and Development – Decent Homes Programme

- 15.1 With good progress being made on the delivery of the first year of the programme, including high levels of resident satisfaction, we have now have an opportunity to reflect on lessons learnt, and what improvements can be made for future years.
- 15.2 Issues identified include the need for greater pre-planning to deal e.g. with residents not providing access or refusing to have the works carried out. Our Asset Management Resident Consultation team are working on these and other resident consultation and involvement issues, not only to ensure the smooth delivery of the programme, but also that resident's specific needs and preferences are fully considered.
- 15.3 One learning issue for Homes for Haringey, which has resulted in change for Year 2, is the reduction in number of work packages from 36 to 8, to improve efficiency and the manageability of the programme. Efficiencies can be achieved through economies of scale, by streamlining the approvals process, and reducing the number of reports, meetings etc.
- 15.4 We have also identified the need to continuously update and maintain accurate information systems including stock data, to facilitate the planning and implementation process.

- 15.5 One issue that has arisen relates to the Council's current policy on replacement of flat roofs with pitched roofs, where practical. The current funding profile was not designed to accommodate this. Homes for Haringey are, however, working closely with council officers to review the options to ensure that the full requirements of the programme can still be met, if we take this policy into account.
- 15.6 On June 6th residents, local members, Homes for Haringey, council staff and senior representatives of the contractor teams came together to reflect on delivery of the first year of the Decent Homes programme. The Year End Review event was well attended with a good cross-section of stakeholder representation. The event was opened by the Leader, followed by presentations from each of the decent homes partner delivery teams. From this resident priorities were identified and workshops held on Communications, Quality of Works and Added Value and Local Labour., Homes for Haringey will consider lessons learnt, what changes need to be made, and what new or further measures can be taken to assure resident satisfaction.
- 15.7 One of our aims is to ensure that the Decent Homes programme has a lasting legacy which can support and help deliver wider objectives which will benefit our residents. This includes working closely with the Council and our partners to expand opportunities for local employment initiatives.
- 15.8 To this end Homes for Haringey organised a local jobs fair held in April 2009. This was a great success with over 400 people attending. The twin objectives of the day were to highlight employment and training opportunities for local people within the construction industry as well as support in accessing the above.
- 15.9 The constructor partners are actively seeking to employ local contractors and labour in each of their respective areas. Each of the contractors has agreed to take on 4/ 5 local apprentices with the initial intake starting college courses in August 2009.
- 15.10 A Partnering Day was held on 14th July 2009 and was successful in so far as it focused the project team on the key challenges facing the project in the coming years and started the process of meeting these challenges.

16 Performance and Monitoring

- 16.1 Contractor performance overall on year 1 of the programme has been good. Performance is measured against a series of key performance indicators (KPIs). These were developed in conjunction with the partnering team; including residents, and are based on industry standard KPIs. They include resident and client satisfaction, complaints, local employment, completions against programme and cost against profile.
- 16.2 All KPIs are reported on monthly, and form an integral part of the monthly performance report. This report is prepared by the compliance team partners and forms the basis of a review meeting with the strategic client representatives before overview at the strategic core group meetings.
- 16.2 Quality Assurance is included as a KPI and is overseen by the compliance

teams. Clerk of Works are engaged while projects are on site. On completion, they undertake quality inspections of both materials and workmanship and identify any defects which need to be addressed as part of the hand over process. All completed properties are subject to these checks and the findings reported on a monthly basis. Homes for Haringey officers also carry out spot checks during the works and attend a sample of the hand over inspections.

- 16.4 Homes for Haringey have a robust Risk Management Strategy in place for delivery of the decent homes. A risk register is in place for each of the four contract areas and is reviewed as part of the monthly monitoring and reporting procedure.

17 Supported Housing

- 17.1 The supported housing stock was not included in Year 1, pending the outcome of the Council's review into meeting future housing needs of older people in the borough.

18. Environmental Programme

- 18.1 In addition to the £11.4m available for environmental projects as part of the decent homes allocation, the Council earmarked capital receipts in the sum of £2m for 2008/09.

19. Sustainability TBC

- 19.1 Homes for Haringey have an Environmental Sustainability Strategy in place which supports the Council's Greenest Borough priorities. The objectives include improving the environmental performance of the Council's Housing stock and providing a cleaner and greener environment for residents. Through the delivering of Decent Homes and associated investment programmes we are improving the energy efficiency of homes. We are also installing water efficiency measures such as dual flush toilets and reduced flow taps.
- 19.2 We have been particularly successful in securing additional funding to support energy efficiency measures such as £1.4m from the Social Housing Energy Savings Programme (SHESP). Not only do such measure contribute to lower CO2 emissions but lower fuel bills for residents.

20. I.R.S

- 20.1. Since 2005, Haringey Council and Homes for Haringey (since it's inception in 2006) have been replacing existing communal aerials with I.R.S which allows residents to receive Freeview, Sky, Sky Plus, and Hotbird and Turksat television channels with the appropriate equipment without installing their own satellite dishes. The decision to take this approach was made by the Housing Management Board in 2005. Homes for Haringey have recently re-tendered the work resulting in better value for money for residents. We request that cabinet ratify the decision made by the Housing Management Board so that the work can continue.

