

Special Overview and Scrutiny Committee

WEDNESDAY, 9TH DECEMBER, 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 17 NOVEMBER 2009 REGARDING CAB92 SUPPORTED HOUSING REVIEW (PAGES 1 - 30)

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

- 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 17th November 2009 (subject to confirmation by the Cabinet)
 - c) Supported Housing Review report from the Cabinet meeting on 17th November 2009.

A decision on the above item was taken by the Cabinet on 17th November 2009. The decision has been called in, in accordance with the provisions set out in the Constitution, by Councillors Gorrie, Allison, Engert, Scott and Weber.

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.

Ken Pryor
Deputy Head of Local Democracy and
Member Services
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225 High Road
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London N22 8HQ

Natalie Cole
Principal Committee Co-Ordinator
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Tuesday 1st December 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
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DATE OF MEETING	17 th November 2009
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MINUTE No. AND TITLE OF ITEM	CAB92 Supported Housing Review
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1. Reason for Call-In/Is it claimed to be outside the policy or budget framework?

The proposals are considered to be inside the policy and budget framework but:

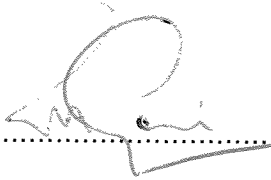
- The Council has failed to apply a consistent weighting to the clearly expressed wishes of all four schemes. For one scheme residents wishes have been supported. For three schemes they have not.
- The Council has failed to provide residents with clarity on any alternative accommodation arrangements which has resulted in significant stress and uncertainty for residents. 6.6 indicates deferring a decision was rejected on the grounds of the stress it causes residents yet for three of the four schemes that is precisely what has been done.
- The Council has provided no clarity on the decision making process, decision criteria and weighting of the various criteria that has been used or will be used.
- The decision to review Sheltered Housing at Campbell Court, Protheroe House, Larkspur Close and Stokely Court at this time conflicts with the proposed undertaking of an entire review of future provision of Supported Housing as part of the Older Persons Housing Strategy which is not due for completion until December 2010.
- The Ridgeway Report identified twelve schemes as not fit for purpose within five years. This is a strategic issue and should be addressed as part of the Older Persons Housing Strategy.
- Displacing older person residents from supported housing they wish to remain living in is in direct conflict with the Council Plan priorities 3, 4 & 5 contrary to the statements in the Cabinet report.

Variation of Action Proposed

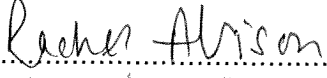

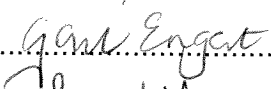
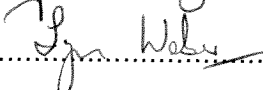
The Overview and Scrutiny committee is asked to:

- Refer the decision back to Full Council with the recommendation that:
 - Any decision must be shown to be clearly in the interests of the residents in sheltered accommodation
 - The decision criteria and weighting should be clearly stated and agreed now rather than during the decision.
 - The Older Persons Housing Strategy should be completed before the future of any specific supported housing scheme is considered.
 - No action should be taken in any scheme until all residents of the scheme have been given a clear view of their individual alternative accommodation and have agreed it as acceptable.
 - The decent homes budgets for these schemes should be ring fenced and the funds should not be spent elsewhere until the Older Persons Housing Strategy and any subsequent decisions on schemes futures are made with residents.

Signed:

Councillor:  (Please print name): ROBERT SPENCE

Countersigned:

1. Councillor:  (Please print name): RACHEL ALLISON
2. Councillor:  (Please print name): NIGEL SCOTT
3. Councillor:  (Please print name): GAIL ENGERT
4. Councillor:  (Please print name): LYN WEBER

Date Submitted:

Date Received : 25 November 2009 @ 16.45hrs . 
(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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TUESDAY, 17 NOVEMBER 2009**

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

*Present

Also Present: Councillors Gorrie, Jones and Reid.

MINUTE NO.	SUBJECT/DECISION	ACTION BY
CAB86.	<p>DECLARATIONS OF INTEREST (Agenda Item 3)</p> <p>Councillors Bob Harris and Kober in respect of item 11 – NDC Succession Arrangements.</p>	HLDMS
CAB87.	<p>MINUTES (Agenda Item 4)</p> <p>RESOLVED:</p> <p>That, the minutes of the meeting of the Cabinet held on 13 October 2009 be confirmed and signed.</p>	HLDMS
CAB88.	<p>DEPUTATIONS/PETITIONS/QUESTIONS (Agenda Item 5)</p> <p><u>Association of Tenants Representatives</u></p> <p>We received a deputation from the Association of Tenants Representatives. The spokesperson, Mr. Paul Burnham addressed our meeting and spoke about proposals to remove elderly tenants from sheltered housing schemes in the borough and the determination of those tenants to remain in their homes.</p> <p>Many of these older people had lived in these properties for many years and considered the community there to be akin to a family. There was deep concern that proposals to move these residents to alternative accommodation would break up this close, mutually supportive group of people. Dignity and respect in old age were considered to be of paramount importance and the deputation considered it unacceptable that the wishes of this group of residents were overlooked. They asked that the issue be looked at again to ensure that every effort was made to find a solution that did not require people to move. Questions were then asked of the deputation and answers given.</p> <p>The Cabinet Member for Housing then responded to the deputation and conceded that one disadvantage of the current proposals if adopted was that some older people would be asked to live in a different place. The Council was concerned that any changes were handled sensitively and had held a number of informal briefings to which the families of residents of sheltered housing schemes had been invited. The Council valued older residents and there were good neighbour schemes and sheltered housing schemes providing supported housing for older people.</p>	

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	<p>With regard to the proposals now under consideration, although 25 of the Council's sheltered housing schemes had already been included in the decent homes programme, 4 schemes (Campbell Court, Larkspur Close, Protheroe House and Stokley Court) had been the subject of an options appraisal. These four schemes had been chosen because they were unsuitable for supported housing, did not have modern facilities or needed a large investment to bring them up to the decent homes standard. In reviewing the future of the 4 schemes, the Council was seeking to improve the quality of supported housing, increase the supply of 'extra care' housing in the borough, provide residents with more choice in how their housing and support needs were met, and help older people to remain independent.</p> <p>While an assessment carried out by the Housing Quality Network (HQN) had set out an 'optimum' solution that would involve the closure of all four schemes, the Cabinet was now being recommended to approve the redevelopment of Protheroe House as 'extra care' supported housing, it was not being recommended that Campbell Court be converted to 'general needs' housing nor, at this stage, that Larkspur Close be disposed of nor that Stokley Court be redeveloped as social rented housing as suggested in the HQN report.</p> <p>Our Chair thanked the deputation for their attendance and invited them to remain for the consideration of item 9 on the agenda – Supported Housing Review (see minute CAB.92 below).</p>	
<p>CAB89.</p>	<p>THE COUNCIL'S PERFORMANCE: SEPTEMBER 2009 (PERIOD 6 - QUARTER 2 2009) (Joint Report of the Chief Executive and the Chief Financial Officer - Agenda Item 6)</p> <p>We noted that the report set out on an exception basis financial and performance information for the year and provided an update on progress against current Council Plan actions for the year to the end of September 2009. The report also asked us to agree the proposed budget virements in accordance with financial regulations.</p> <p>RESOLVED:</p> <p style="padding-left: 40px;">That the progress being made against Council's priorities be noted and approval be granted to the proposed budget virements as set out in Appendix 2 to the interleaved report.</p>	<p>CFO</p>
<p>CAB90.</p>	<p>FINANCIAL PLANNING 2010/11 – 2012/13 (Joint Report of the Chief Financial Officer and the Director of Corporate Resources - Agenda Item 7)</p> <p>Our Chair agreed to admit the report as urgent business. The report was late because of the need to complete necessary consultations. The report was too urgent to await the next meeting because approval of the recommendations contained in the report was necessary to release the pre-business reviews for consultation and budget scrutiny.</p>	

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	<p>We noted that the report provided us with an update on the financial and business planning process and proposed the release of the pre-business plan reviews.</p> <p>Clarification was sought about the rate of rent escalation, the scale of temporary borrowing, of assumptions about the rates of fees and charges and whether these issues were dealt with in the Pre Business Plan Reviews.</p> <p>We were informed that, with regard to the rents issue, the determination by the Government was still awaited. The scale of temporary borrowing would be dependent on the outcome of the scrutiny process and the end budget agreed but was thought to be likely to be in the range of £4 to £8 million. An assumption about inflation in relation to the pay award settlement for 2010/11 had been included but an assumption about other elements would not be made until January 2010.</p> <p>RESOLVED:</p> <p style="padding-left: 40px;">That the national and local updates as set out in the interleaved report be noted and approval granted to the release of the pre-business plan reviews for consultation and budget scrutiny.</p>	CFO
<p>CAB91.</p>	<p>CHILDREN'S CENTRES - PHASE 3 REVIEW (Report of the Director of the Children's Service - Agenda Item 8)</p> <p>We noted that the report provided more details about the intended capital investments to ensure that the Council met their target of delivering two designated centres and a number of children's centre link sites by March 2010. In addition, it provided an overview of the strategic direction of the continued development of Haringey's children's centre services and information about the planned Children's Centre capital and revenue expenditure for 2010/11.</p> <p>Concern was expressed about possible access difficulties arising from the proposed use of the Muswell Hill Community Centre as a children centre link site and we were informed that the potential problem had been anticipated and that Highways staff had been asked to ensure that safety considerations were addressed.</p> <p>Clarification was sought of the suitability of the North Bank Methodist Church for use as a designated main site and of what measures would be put in place in relation to the adequacy of the services to be provided there. We were informed that the building itself was suitable for the use proposed and did not require a major capital investment. Discussions about a service level agreement had already taken place and details of the Church's governance arrangements had been sought.</p> <p>In response to a further question it was confirmed that the Chettle Court community centre referred to and which it was proposed to bring back into use was the Homes for Haringey community centre.</p>	

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	<p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the plans for capital investment to meet the Department for Children, Schools and Families (DCSF) target of delivering two new designated children's centres by March 2010 and the additional plans in place to deliver universal access to children's centre services for children under 5 living in Haringey by March 2011 be noted. 2. That the continued strategic development of children's centres and centres services as progression was made towards the mainstream delivery of integrated early childhood services from April 2010 be noted. 3. That a further report be submitted setting out a sustainability strategy for children's centre services following the impending announcement from the DCSF on future funding arrangements for early years and children's centres. 4. That a report be submitted in June 2010 following a review of the fee charging arrangements and funding for childcare places, including targeted provision for disadvantaged and vulnerable children in Haringey. 	<p>DCYPS</p> <p>DCYPS</p>
<p>CAB92.</p>	<p>SUPPORTED HOUSING REVIEW (Report of the Director of Urban Environment - Agenda Item 9)</p> <p>We noted that the proposals contained in the report were intended to help to promote sustainable communities by providing older people with greater choice in their housing, housing-related support and social care. 'Extra care' supported housing was under-provided in Haringey, and this severely limited the choices and life chances of particularly vulnerable older people who might find themselves restricted to residential care options.</p> <p>We also noted that any proposals to decommission sheltered housing schemes and to transfer tenants to alternative accommodation would be matters that fell within the requirement on the Council to consult with secure tenants on housing management matters which were likely to affect them. The consultation arrangements would allow the tenants to make their views known within a specified period and the Council had to take those views into consideration before making a final decision on the matter. Although the residents of Campbell Court, Larkspur Close, Protheroe House and Stokley Court had received a number of informal briefings on the progress of the Supported Housing Review and the options appraisal, no formal consultation had yet taken place. We further noted that most residents attending the briefings had expressed understandable concern and anxiety at the prospect of moving from their home and some had wanted to know whether there was scope for them to remain within a friendship group if they needed to transfer to alternative supported housing.</p>	

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Clarification was then sought of how much had been included in the original decent homes bid in respect of the 4 schemes in question. Also, of why decisions were being made at the present time in advance of the proposed Older People's Housing Strategy of which sheltered housing would be a key component. Clarification was also sought of the role of residents in the decision making process and what weighting would be given to their views. It was accepted that difficult decisions had to be made and it was suggested the whole decision making process should be referred to the Overview and Scrutiny Committee for review.

We were informed that while the views of the residents would be taken into account before a final decision was made, the Council also had to have regard to wider considerations including the need for the shortage of extra care housing to be addressed and the availability of Council and Government capital funding. The views of the tenants at Campbell Court had been taken into account and it was now being recommended that it be retained as a sheltered housing scheme and included in the decent homes programme.

Officers confirmed that the four schemes had been included in the original decent homes bid and that details of the amounts sought would be provided to Councillor Gorrie and to Cabinet Members. However, the HQN report had set out detailed cost estimates of the various options and had concluded that it was not viable to bring the schemes up to the decent homes standard. There had been resident engagement and involvement in the process to date and a formal consultation process was now proposed.

DUE

RESOLVED:

That the key outcomes of the Supported Housing Review be noted and approval be granted in principle to the following recommendations in relation to the sheltered housing schemes at Campbell Court, Protheroe House, Larkspur Close and Stokley Court:

DUE

1. That Campbell Court be maintained as a sheltered housing scheme and included within Haringey's decent homes programme;
2. That, subject to formal consultation with the tenants and completion of a detailed financial appraisal, Protheroe House be closed and the site redeveloped as a mixed tenure 'extra care' supported housing scheme;
3. That Larkspur Close continue as a sheltered housing scheme but not be included in the decent homes programme until completion of a comprehensive options appraisal and financial assessment, including the feasibility and cost of completing remedial works converting Larkspur Close to a 'good neighbour' scheme and redeveloping the site and pending a decision being

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	<p>made on its future use.</p> <ol style="list-style-type: none"> 4. That Stokley Court continue as a sheltered housing scheme but will not yet be included in the decent homes programme until December 2010 when a decision will be made on its future use. 5. That formal consultation take place with the residents of Protheroe House on the future of their homes, and that the results of that consultation and the Equalities Impact Assessment be reported back to a future meeting. 6. That, with immediate effect and until further notice, properties that become vacant at Protheroe House must not be re-let. 	
<p>CAB93.</p>	<p>OUTCOME OF CONSULTATION ON THE REVISION OF THE STATEMENT OF GAMBLING POLICY(Report of the Director of Urban Environment - Agenda Item 10)</p> <p>We noted that the Council's Statement of Gambling Policy for the exercise of its functions under the Gambling Act 2005 had been published in December 2006 and that the Council was required to update this policy document every three years. Consultation had taken place on a revised document and a decision was now required to agree the revised policy which would need to be formally adopted by the Full Council.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the background details in Section 5 of the interleaved report and the consultation responses and analysis in Appendix 1 thereto be noted. 2. That the revised policy as set out at Appendix 2 to the interleaved report be approved recommended to the Council for adoption. 	<p>DUE/ HLDMS</p>
<p>CAB94.</p>	<p>NDC SUCCESSION ARRANGEMENTS (Report of the Director of Urban Environment - Agenda Item 11)</p> <p>Councillor Bob Harris and our Chair both declared personal interests in respect of this item by virtue of being members of the Board off the Bridge NDC.</p> <p>We noted that there was a legal requirement for approval to be sought for the New Deal for Communities (NDC) succession and legacy arrangements to ensure that the successful outcomes were sustained beyond the end of the programme in 2011 in line with Government requirements.</p> <p>We also noted that the report introduced the NDC Succession and legacy arrangements beyond March 2011 which included the setting up of a company limited by guarantee with charitable status as a successor body.</p>	

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The report sought our approval to proposals for asset/funding support for the Bridge Renewal Trust and to the NDC succession arrangements ahead of the required submission to the Department of Communities and Local Government by 27 November 2009.

RESOLVED:

1. That approval be granted to the Bridge NDC succession and legacy arrangements as set out in paragraph 7.4 of the interleaved report to ensure that the successful outcomes were sustained beyond the end of the programme in 2011 in line with Government requirements and noting that the new entity was to be called The Bridge Renewal Trust (“the Trust”).
2. That it be noted that the succession and legacy arrangements would be subject to approval by the Department for Communities and Local Government (CLG) and Government Office for London (GOL) before any claw back on the NDC grants was removed.
3. That approval be granted to the assignment of the Council’s sub under lease of part of the Laurels Healthy Living Centre to the Trust as detailed in paragraph 7.3.3 of the interleaved report.
4. That approval be granted to :
 - a. The payment of the annual rent received under the Under lease currently equivalent to £285,000 annual rent to the Trust for a period of 10 years as detailed in paragraph 7.3.6. of the interleaved report on the understanding that this rental income from the Laurels Healthy Living Centre might go up or down as it was subject to 5 yearly rent reviews and would be used by the Trust to meet the rent, proportional maintenance costs, insurance and service charges and other charges under the Sub Under lease, the remainder of the rental income to provide core funding for the successor body and ensure it developed into a viable and sustainable charitable organisation.
 - b. A one-off grant funding from the unspent Laurels income to the Trust subject to CLG approval of the NDC succession strategies and the provision of a robust and viable business plan for the successor body.
5. That approval also be granted to:
 - a. Any future repayments of the £1.5 million (plus any interest) interim Gap Funding paid back under the Development Agreement dated 2 August 2007 for the Wards Corner redevelopment being ring fenced in a special Council escrow

DUE

DUE

DUE

DUE

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	<p>account and used to address housing needs in the NDC area, the Council to ensure that both the Trust and CLG were consulted on the use of the funds;</p> <p>b. Any future repayments arising out of the Wards Corner overage arrangements being ring fenced in the Council escrow account and used to address housing needs in the NDC area.</p> <p>6. That, In line with Government requirements, an assurance be given that all the assets funded wholly or substantially through NDC grant including the Laurels Healthy Living Centre, Triangle Children's Centre and St Ann's Library Hall which were owned by the Council would continue to be used to benefit NDC area residents into the long term.</p> <p>7. That it be noted that the Council had been invited to nominate two representatives to serve as Trustees on the Board of the Trust.</p> <p>8. That approval be granted to the Council entering into a Funding Agreement with the Bridge Renewal Trust to give effect to 4a and 4b above and to the delegation of authority to sign off of the final Funding Agreement between the Council and the Trust to the Director of Urban Environment in consultation with the Leader of the Council.</p>	<p>DUE</p> <p>DUE</p> <p>DUE</p>
<p>CAB95.</p>	<p>LOCAL DEVELOPMENT SCHEME (Report of the Director of Urban Environment - Agenda Item 12)</p> <p>We noted that approval was sought for the revised Local Development Scheme (LDS) for Haringey for the preparation of a set of planning policy documents to complement the emerging Core Strategy.</p> <p>RESOLVED:</p> <p>1. That Haringey's Local Development Scheme be submitted to the Greater London Authority (GLA) and the Government Office for London (GoL) for approval.</p> <p>2. That any amendments which needed to be made to the Local Development Scheme document be approved by the Director Urban Environment in consultation with the Leader of the Council before finalising the Local Development Scheme for submission and, following submission to and comments from the GLA and GoL, the Director in consultation with the Leader be authorised to make any further amendments to the LDS prior to submission to the Secretary of State.</p>	<p>DUE</p> <p>DUE</p>
<p>CAB96.</p>	<p>MEMBERS' PANEL - SAFEGUARDING ADULTS (Report of the Director of Adult, Culture and Community Services - Agenda Item 13)</p> <p>We noted that the Independence, Well-being and Choice Service</p>	

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	<p>Inspection, January 2009, had suggested that aspects of performance monitoring needed to be further enhanced and the Advisory Committee now proposed would provide additional overview and scrutiny by Members in the safeguarding of vulnerable adults.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That approval be granted to the establishment of an Adult Safeguarding Members' Panel (Adult Protection) as an advisory committee of the Cabinet. 2. The approval be granted to the proposed membership and terms of reference as set out in paragraphs 7.1 and 7.2 of the interleaved report and it be noted that the quorum of the Committee would be 2. 	<p>DACCS</p> <p>DACCS</p>
<p>CAB97.</p>	<p>APPOINTMENT OF COUNCILLOR TO SERVE ON THE HORNSEY TOWN HALL COMMUNITY PARTNERSHIP BOARD (Report of the Assistant Chief Executive (People and Organisational Development - Agenda Item 14)</p> <p>We noted that the report proposed the appointment of a replacement Member to serve on the Hornsey Town Hall Community Partnership Board.</p> <p>RESOLVED:</p> <p>That Councillor Goldberg be appointed to serve as a member of the Hornsey Town Hall Community Partnership Board in place of Councillor Cooke.</p>	<p>ACE- POD</p>
<p>CAB98.</p>	<p>RESPONSE TO RECOMMENDATIONS FROM THE CHILDREN'S SAFEGUARDING POLICY & PRACTICE ADVISORY COMMITTEE (Report of the Director of the Children and Young People's Service - Agenda Item 15)</p> <p>We noted that the purpose of the report was to consider the recommendations of the Safeguarding Policy and Practice Advisory Committee (SPPAC) and the response to those recommendations from the Director of the Children and Young People's Service.</p> <p>At this juncture our Chair welcomed to the meeting Councillor Jones as Chair and Hilary Corrick as the independent member of the Advisory Committee. SPPAC had been established as a response to the Joint Area Review report which had highlighted the need for Members to become more involved in the quality and nature of the safeguarding services provided by the Council. The Advisory Committee had been meeting since April 2009 and since August had been tracking a number of cases being dealt with by the First Response part of the Children and Families Service. The recommendations contained in the report derived from those case analyses.</p>	

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	<p>The Advisory Committee had been supported by an independent social worker, the Assistant Director (Interim) Safeguarding and the Head of Service for First Response and this had allowed for some initial response to the recommendations set out in the report. Officers had also been able to liaise with their officer colleagues in health to provide more detail about safeguarding in their services especially in relation to GPs which had been a concern of the Committee.</p> <p>RESOLVED:</p> <p>That the responses to the recommendations made by the Children's Safeguarding Policy and Practice Advisory Committee as set out in Section 4 of the interleaved report be approved.</p>	DCYPS
CAB99.	<p>MINUTES OF OTHER BODIES (Agenda Item 16)</p> <p>RESOLVED:</p> <p>That the minutes of the following meetings be noted and any necessary action approved -</p> <ul style="list-style-type: none"> a) Children's Safeguarding Policy & Practice Advisory Committee – 8 September 2009; b) Haringey Strategic Partnership Board – 23 September 2009; c) Procurement Committee – 2 October 2009; d) Corporate Parenting Committee – 20 October 2009; e) Procurement Committee – 27 October 2009 	
CAB100.	<p>DELEGATED DECISIONS AND SIGNIFICANT ACTIONS (Report of the Assistant Chief Executive (People and Organisational Development - Agenda Item 17)</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>RESOLVED:</p> <p>That the report be noted and any necessary action approved.</p>	
CAB101.	<p>EXEMPT MINUTES OF OTHER BODIES (Agenda Item 20)</p> <p>The minutes were the subject of a motion to exclude the press and public from the meeting as they contained exempt information likely to reveal the identity of an individual and information relating to an individual.</p> <p>RESOLVED:</p> <p>That the exempt minutes of the Corporate Parenting Committee meeting held on 20 October 2009 be noted and any necessary</p>	

**MINUTES OF THE CABINET
TUESDAY, 17 NOVEMBER 2009**

	action approved.	
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The meeting ended at

CLAIRE KOBER
Chair

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Agenda item

[No.]**CABINET****On 17 November 2009**Report Title: **Supported Housing Review**Report authorised by: **Niall Bolger, Director of Urban Environment**

Signed:

4 November 2009

Contact Officer : **Dale Phillipson**
Assistant Director (Business Improvement & Strategy)

Tel: 020 8489 4715

Ward(s) affected: **Hornsey, Tottenham Hale
and White Hart Lane**Report for: **Key Decision****1. Purpose of the report**

- 1.1 To provide the Cabinet with an update on the review of supported housing and to seek approval of a plan for addressing the specific needs of 4 sheltered housing schemes, increasing the provision of 'extra care' housing and enabling all of the Council's supported housing to be brought up to the decent homes standard.

2. Introduction by Cabinet MembersCabinet Member for Housing

- 2.1 I welcome and support the recommendations in this report because, in Haringey, there is no place for unsuitable, poor quality social housing.
- 2.2 We must ensure that all of the Council's sheltered housing is fit for purpose, is brought up to decent homes and modern standards, and plays its full part in

meeting the current and future needs of older people.

- 2.3 All of the research that has been carried out points to an over-supply of conventional sheltered housing in Haringey and a shortage of 'extra care' supported housing, especially in the east of the borough.
- 2.4 The high number of voids in sheltered housing, coupled with the difficulties that the Council has continued to experience in letting homes in some of its least popular schemes, adds urgency to the need to rationalise the sheltered housing stock and align it with a new multi agency Older Persons Housing Strategy.

Cabinet Member for Adult, Culture & Community Services

- 2.5 The Council is committed to ensuring that all older people are able to live independently, for as long as possible, in appropriate, decent housing.
- 2.6 I welcome the proposals to increase the supply of 'extra care' supported housing, since this will reduce the Council's use of residential care and extend housing choice across all tenures as an alternative to residential and nursing care.
- 2.7 The proposed Older Persons Housing Strategy is also to be welcomed as it will set out the strategic context for future service provision, promote independence and safety in the home, improve the quality of the homes in which older people are living and assist the integration of housing and social care.
- 2.8 It is, of course, essential that any changes to the Council's supported housing stock are handled sensitively and are well managed, and that all of the tenants affected by such changes are properly consulted and supported. To ensure that this happens, I will continue to meet regularly with the Cabinet Member for Housing and Senior Managers in Adult Social Care, Homes for Haringey and Strategic & Community Housing Services.

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

- 3.1 The Supported Housing Review supports the Council's objective of improving housing conditions in the borough, and the implementation of the recommendations in this report will help to meet the following priorities in the Council Plan:
- **Priority 3 – 'Encouraging lifetime wellbeing, at home, work play and learning';**

By addressing the deficiencies and limitations of the Council's supported housing schemes, the proposed changes will support and encourage lifetime well being.
 - **Priority 4 – 'Promoting independent living while supporting adults and children when needed'.**

Supported housing promotes, encourages and enables independent living.

'Extra care' supported housing provides 24 hour on-site care and support, offers older people a viable alternative to residential care and affords them the opportunity to live safely in an environment where they are actively encouraged to be as independent as possible.

- **Priority 5 – 'Delivering excellent, customer focused, cost effective services'**

If implemented, the recommendations in this report will ensure that, on completion of the decent homes programme, all of the Council's supported housing will meet the decent homes standard.

Where a scheme is not fit for purpose, the site will be either redeveloped (to provide modern general needs / 'extra care' housing) or disposed of.

Two of the 4 supported housing schemes included in the review are not fit for purpose and are expensive to maintain. For the Council, the provision of 'extra care' offers better value for money when compared to residential care options.

4. Recommendations

4.1 The Cabinet is asked to note the key outcomes of the Supported Housing Review and to approve, in principle, the following recommendations in relation to the sheltered housing schemes at Campbell Court, Protheroe House, Larkspur Close and Stokley Court:

- (a) That Campbell Court is maintained as a sheltered housing scheme and is included within Haringey's decent homes programme;
- (b) That, subject to formal consultation with the tenants and completion of a detailed financial appraisal, Protheroe House will be closed and the site redeveloped as a mixed tenure 'extra care' supported housing scheme;
- (c) That Larkspur Close will continue as a sheltered housing scheme (but will not yet be included in the decent homes programme) until completion of a comprehensive options appraisal and financial assessment (including the feasibility and cost of completing remedial works, converting Larkspur Close to a 'good neighbour' scheme and redeveloping the site) and a decision is made on its future use.
- (d) That Stokley Court will continue as a sheltered housing scheme (but will not yet be included in the decent homes programme) until December 2010 when a decision will be made on its future use.

(e) That formal consultation takes place with the residents of Protheroe House on the future of their homes, and that the results of that consultation and the Equalities Impact Assessment are reported back to the Cabinet.

(f) That, with immediate effect and until further notice, properties that become vacant at Protheroe House will not be re-let.

5. Reason for recommendation(s)

5.1 Although 25 of the Council's sheltered housing schemes have already been included in the decent homes programme, 4 schemes (Campbell Court, Larkspur Close, Protheroe House and Stokley Court) have been the subject of an options appraisal..

5.2 Campbell Court, Larkspur Close, Protheroe House and Stokley Court were chosen because they are unsuitable for supported housing, do not have modern facilities or need a lot of investment to bring them up to the decent homes standard.

5.3 In reviewing the future of the 4 schemes, the Council is seeking to improve the quality of supported housing, increase the supply of 'extra care' housing in the borough, provide residents with more choice in how their housing and support needs are met, and help older people to remain independent.

5.4 In August 2009, the Housing Quality Network (HQN) completed its assessment of the different options for each scheme. These are summarised in the table below:

	Larkspur	Protheroe	Campbell	Stokley
DHS/refurbishment 'as is'	NO	NO	MAYBE	MAYBE
Convert to General Needs	NO	NO	YES	MAYBE
Redevelop - Extra-Care	NO	YES	NO	YES
Redevelop - General Needs (housing association)	MAYBE	YES	NO	YES
Redevelop - General Needs (local authority homes)	NO	YES	NO	YES
Dispose	YES	YES	NO	YES

5.5 The HQN report sets out detailed cost estimates of the various options, including an 'optimum' solution that would involve the closure of all four schemes, the conversion of Campbell Court to 'general needs' housing, the redevelopment of Protheroe House as 'extra care' supported housing, the disposal of Larkspur Close and the redevelopment of Stokley Court as social rented housing.

5.6 Although Cabinet is recommended to approve the redevelopment of Protheroe House as 'extra care' supported housing, it is **not** recommended that Campbell Court is converted to 'general needs' housing or, at this stage, that Larkspur Close

is disposed of and Stokley Court is redeveloped as social rented housing.

Campbell Court

- 5.7 The 34 one-bedroom flats and 19 two-bedroom flats at Campbell Court (a nine storey block) are in a reasonable condition and, although relatively expensive, the cost of bringing the block up to the decent homes standard is not excessive compared to other schemes that are included in the decent homes programme.
- 5.8 Although Campbell Court's effectiveness as a sheltered housing scheme is inhibited by its height and the lack of communal facilities, there is a very strong sense of community within the block.
- 5.9 If Campbell Court is not retained as sheltered accommodation, the most appropriate solution would be to convert it to 'general needs' housing, with a mix of 2, 3 & 4-bedroom homes. This would reduce the number of homes from 53 to 44.
- 5.10 As Campbell Court is already a high rise building in a very low-level neighbourhood, redevelopment of the block will not provide an opportunity to increase the height of the development.
- 5.11 Taking everything into account, it is recommended that Campbell Court is retained as a sheltered housing scheme and included in the decent homes programme.

Larkspur Close

- 5.12 The 37 one-bedroom homes at Larkspur Close are small, have flat roofs and are difficult and expensive to maintain and keep warm. Running costs are high and the site has a poor layout and is prone to flooding.
- 5.13 The Housing Quality Network has concluded that, even if it is possible to bring Larkspur Close up to modern standards (in terms of layout and space), the cost of these improvements will be very high.
- 5.14 Consideration was given to the possibility of converting Larkspur Close to 'general needs' or 'extra care' housing. However, given the poor size and layout of the existing accommodation – and the high cost involved in bringing the properties up to a modern standard – neither of these options appear viable.
- 5.15 Given the restricted access, the narrowness of the site and the flooding problem, the options for the future use of Larkspur Close are unclear. More work is needed to establish whether it is suitable for any other type of accommodation or land use.
- 5.16 If Larkspur Close cannot be redeveloped by the Council or a housing association, it could be sold and the sale proceeds (estimated to be around £900,000) invested in the development of 'extra care' housing and/or other social housing.

5.17 Taking everything into account, it is recommended that Larkspur Close continues as a sheltered housing scheme (but is not yet included in the decent homes programme) until completion of a comprehensive options appraisal and financial assessment (including the feasibility and cost of completing remedial works, converting Larkspur Close to a 'good neighbour' scheme and redeveloping the site) and a decision is made on its future use.

Protheroe House

5.18 The 42 one-bedroom flats at Protheroe House have high running costs, are poorly designed and make poor use of the space available. The scheme is not suitable for retention as a sheltered housing scheme or conversion owing to the high levels of investment that would be required.

5.19 The Housing Quality Network has advised the Council that, even if it is possible to bring Protheroe House up to modern standards (in terms of layout and space), the cost of these improvements will be enormous.

5.20 Consideration was given to the possibility of converting Protheroe House to 'general needs' or 'extra care' housing. However, given the high cost involved in bringing the properties up to a modern standard, redevelopment will offer better value than conversion.

5.21 Although the site is also suitable for family housing, the Housing Quality Network has advised the Council that, of the 4 sheltered housing schemes it has looked at, Protheroe House is the most suitable for redevelopment as 'extra care' housing.

5.22 It is estimated that, if redeveloped, the Protheroe House site has the capacity to provide approximately 40 'extra care' homes. .

5.23 Taking everything into account, it is recommended that Protheroe House is redeveloped as a mixed tenure 'extra care' housing scheme, with up to a quarter of the new homes (probably 9 or 10) being offered for sale / shared ownership;

5.24 If this option is supported by the Cabinet, further work will need to be undertaken to determine exactly how the new scheme will be developed, paid for and managed.

Stokley Court

5.25 The 47 one-bedroom flats at Stokley Court are grouped together in a series of 3-storey blocks and situated within a residential neighbourhood close to amenities and Hornsey High Street.

- 5.26 Although the scheme's running costs are reasonable, the blocks of flats suffer from poor design and land use. As the accommodation is spread over 3 floors and is not served by a lift, Stokley Court has obvious limitations as a supported housing scheme for people with limited, or reducing, mobility.
- 5.27 Consideration was given to the possibility of converting Stokley Court to 'general needs' or 'extra care' housing. However, a more fundamental redevelopment of the scheme will offer better value than conversion and, besides, there are already two 'extra care' schemes in the west of the borough and it is known that most of the unmet need for 'extra care' is in the east of the borough.
- 5.28 Of the 4 housing schemes under review, Stokley Court offers the best potential for redevelopment, given the site's size and shape and the scope for including an adjoining site in any redevelopment.
- 5.29 With better use of space and land, redevelopment of Stokley Court could increase the number of homes on the site by up to 25%. There is also the potential to bring neighbouring sites into the consideration of options.
- 5.30 One of the options available would be to redevelop the site as 100% social rented housing (creating up to 60 new council homes) through Homes for Haringey. Such an option would enable Homes for Haringey to establish its role as a developer (and not just as a manager) of new homes.
- 5.31 In order to make an informed decision on the future use of Stokley Court (and to assess the merits and feasibility of increasing the supply of rented social housing and improving the appearance of the local area), the Council first needs to consult with residents, Councillors and other stakeholders.
- 5.32 The solution that is eventually chosen for Stokley Court must be sustainable and in keeping with Haringey's Older Persons Housing Strategy which is due to be published in December 2010. It must also contribute to the well being of residents and the community, and make effective use of all of the resources available.
- 5.33 Taking everything into account, it is recommended that a decision on the future use of Stokley Court is delayed until December 2010, by which time Haringey's Older Persons Housing Strategy will have been approved and published.
- 5.34 This will also afford the opportunity for the Council to carry out an extensive and inclusive consultation with residents, Councillors and other stakeholders (and to complete a detailed appraisal of the cost, merits and feasibility of the various options) relating to the future use of Stokley Court.

6. Other options considered

- 6.1 In its report, the Housing Quality Network sets out the options for each of the 4 sheltered housing schemes, taking into account the state of the current property market, the likely costs of the building work, any planning issues affecting the sites and the likelihood of getting a grant from the government.
- 6.2 The HQN report sets out indicative costs of the options, and focuses on the 'optimum' solution for all four schemes:
- Converting Campbell Court to 'general needs' housing
 - Disposing of Larkspur Close
 - Redeveloping Protheroe House as 'extra care' housing
 - Redeveloping Stokley Court as a 100% social rented housing scheme with Homes for Haringey
- 6.3 The recommendations set out in this report differ from the 'optimum' solution put forward by the Housing Quality Network because, after taking into account all of the information available (including the views of residents and, crucially, the availability of Council and government capital funding), Officers consider that a more modest, incremental approach offers the best prospects of being delivered on time, within the available resources and in a manner that ensures successful outcomes for the tenants who are displaced by the closure of their supported housing scheme.
- 6.4 Consideration was also given to the option of making no changes to the 4 schemes (so allowing them to continue operating as sheltered housing schemes) or simply deferring a decision for another year or so.
- 6.5 The first option was rejected on the grounds that there is an over-supply of supported housing in Haringey and not all of the schemes are suitable for use as supported housing or can be brought up to standard at a reasonable cost.
- 6.6 The second option (the deferral of the decision) was also rejected on the grounds that the tenants of the affected schemes have already told us that they have found it difficult to live with the uncertainty of not knowing what the Council is planning to do with their homes. Unless more work is required before an informed decision can be made, the deferral may simply add to tenants' anxiety and, in the absence of the decent homes investment, contribute to a deterioration in the condition of the four supported schemes.

7. Summary

- 7.1 The Council owns 1,478 units of supported housing.
- 7.2 Two thirds of these homes are provided in the Council's 29 sheltered housing schemes. The other four hundred homes are provided in 26 community good neighbour schemes, situated on general needs estates.
- 7.3 In addition to the Council's 29 sheltered housing schemes and 26 community good neighbour schemes, housing associations own more than twenty sheltered housing schemes in Haringey, providing supported housing for more than 700 older people.
- 7.4 In April 2005, the Council commissioned Ridgeway Associates to carry out a borough-wide analysis of supported housing that included an assessment of Haringey's current and future needs and potential future delivery options. This analysis was informed by a stock condition survey, carried out by Savills.
- 7.5 The Ridgeway Report (see Appendix A) highlighted a number of key issues about the Council's supported housing, including the extent to which it is fit for purpose and the current and future demand for, and supply of, supported housing:
- (a) Some of the existing accommodation suffers from poor layout, has poor space standards and is unsuitable for people who use wheelchairs;
 - (b) Over the next ten years, it is projected that there will be an over-supply of general supported housing in Haringey;
 - (c) The supply of 'extra care' housing should be increased, in order to meet the needs of a growing number of people are moving into supported housing later in life (often when their needs include housing, care and support), provide older people with a wider range of housing choices, and assist the Council's efforts to reduce the number of households living in residential care.
 - (d) Future developments in supported housing should take into account the use of 'assistive technology', the growing number of people with dementia, and the needs of older people from black and ethnic minority communities.
 - (e) Consideration should be given to the needs of older home owners who require housing, care and support but can no longer remain in their own homes.
- 7.6 After considering the Ridgeway & Savills reports, Officers concluded that 25 of the Council's 29 sheltered housing schemes should be included in Haringey's decent homes programme and that the other 4 schemes (Campbell Court, Larkspur Close, Protheroe House and Stokley Court) should be the subject of an options appraisal.

- 7.7 Campbell Court, Larkspur Close, Protheroe House and Stokley Court were chosen because they are unsuitable for supported housing, do not have modern facilities or need a lot of investment to bring them up to the decent homes standard.
- 7.8 To inform its decision on the future of the 4 schemes, the Council asked the Housing Quality Network (HQN) – an independent consultancy – to carry out a detailed assessment of the different options for each scheme. The inclusion of each scheme in the decent homes programme would be dependent on the outcome of the review.
- 7.9 The options considered for each of the 4 supported housing schemes were:
- Retain it as supported housing and include it in the decent homes programme;
 - Convert the accommodation to ‘general needs’ housing and include it in the decent homes programme;
 - Convert the accommodation to ‘extra care’ supported housing and include it in the decent homes programme;
 - Clear the site and redevelop it (with Homes for Haringey or a registered social landlord) as 100% social rented or as a mixed tenure development in line with the Council’s mixed tenure policies;
 - Clear the site and dispose of it on the open market
- 7.10 In its report (see Appendix B), the Housing Quality Network sets out the options for each of the 4 sheltered housing schemes, taking into account the state of the current property market, the likely costs of the building work, any planning issues affecting the sites, possible levels of rent and management costs and the likelihood of getting a grant from the government.
- 7.11 The HQN report sets out detailed cost estimates of the various options, including an ‘optimum’ solution. This solution proposes all four schemes at once.
- 7.12 The optimum solution outlined by HQN would have a one-off cost of around £11.7m for the cost of redevelopment or conversion plus clearance costs. Capital receipts of around £0.9m could be set against this; additionally, HCA funding of around £2.9m may be possible. Securing a housing association partner could attract investment of around £7.2m.
- 7.13 As explained in Paragraph 5.6, however, it is recommended that the Council addresses each scheme on an individual basis, rather than pursue this ‘optimum’ solution. This process will require additional financial analysis and feasibility work to ensure the costs of the proposed changes are viable. Indicative financial estimates are set out in the HQN report attached as Appendix B.

8. Chief Financial Officer Comments

- 8.1 At this stage, it is not possible to determine accurate costs without more detailed analysis of the recommended options. However, where a property is to be retained, it will normally cost in the region of £500k to bring it up to the decent homes standard. The cost for Campbell Court, however, is expected to be less.
- 8.2 Where a site is to be redeveloped, the exact costs would depend on the size and nature of the new scheme, but there may be capital costs of upwards of £7m. The Council would seek to mitigate these costs from grant funding or by working with a partner but, at this point, grant funding cannot be guaranteed.
- 8.3 Any change in the nature of care provided may impact on the revenue budget within Adult Social Services. However, until a decision has been reached on the type of accommodation that will be provided (and the extent to which new provision is likely to impact on the Council's use of residential care), it is not possible to accurately assess the likely impact on the revenue budget.

9. Head of Legal Services Comments

- 9.1 The Head of Legal Services has been consulted in the preparation of this report.
- 9.2 The Council has a responsibility to make arrangements to provide residential accommodation for persons aged 18 or over who because of age, illness, disability and any other circumstances are in need of care and attention which is not otherwise available. The sheltered housing scheme is part of such a responsibility.
- 9.3 In making such arrangements, the Council must have regard to the welfare of all persons for whom accommodation is provided and in particular to the need for providing accommodation of different descriptions suited to the different needs of the people to whom it has the responsibility. In order to fulfil its responsibility, the welfare of those people at present in occupation of premises situated at Protheroe House must be addressed.
- 9.4 Protheroe House, Larkspur Close and Stokley Court are held by the Council for housing purposes. Disposal cannot take place unless the consent of the Secretary of State is first obtained. The Secretary of State has issued some general consents. Further reports must be produced once proposals for redevelopment or disposal have been agreed and further legal comments will be provided on those proposals and on whether or not specific consents will be required or whether the Council can rely on the General Consents.
- 9.5 If the tenants of Protheroe House need to move out to enable the site to be redeveloped, suitable alternative accommodation must be provided to those that the Council has a duty under the homelessness provisions, under paragraph 9.2

above and/or those with a secure tenancy.

- 9.6 There is a statutory duty to engage in formal consultation with residents before deciding the future of their sheltered housing scheme. This is described more fully in paragraphs 12.1 to 12.4 below.

10. Head of Procurement Comments

Not applicable

11. Equalities and Community Cohesion Comments

- 11.1 The recommendations set out in this report will help to promote sustainable communities by providing older people with greater choice in their housing, housing-related support and social care.
- 11.2 'Extra care' supported housing is under-provided in Haringey, and this severely limits the choices and life chances of particularly vulnerable older people who may find themselves restricted to residential care options.

12. Consultation

- 12.1 The Housing Act 1985 places an obligation on the Council to consult with secure tenants on housing management matters which are likely to affect them, This includes matters that relate to the management, maintenance, improvement or demolition of their homes.
- 12.2 Any proposals to decommission sheltered housing schemes and to transfer tenants to alternative accommodation would be matters that fall within this requirement. The consultation arrangements must allow the tenants to make their views known to the Council within a specified period and the Council must take those views into consideration before making a final decision on the matter.
- 12.3 Although the residents of Campbell Court, Larkspur Close, Protheroe House and Stokley Court have received a number of briefings on the progress of the Supported Housing Review and the options appraisal, no formal consultation has taken place.
- 12.4 Most residents attending the briefings expressed understandable concern and anxiety at the prospect of moving from their home. Some wanted to know whether there is scope for them to remain within a friendship group if they need to transfer to alternative supported housing.

13. Service Financial Comments

13.1 The HQN report sets out estimated costs for each scheme.

13.2 Although the recommendation is to delay a decision on the use of Stokley court, Members need to be aware that if a decision is taken to redevelop the site at a later date, the capital costs of that scheme will be of a significant scale.

13.3 Although the estimated capital costs are shown in the HQN report (Appendix B, it would be prudent for the Council to review this data and costings before a final decision is taken on each scheme.

14. Use of appendices

15. Local Government (Access to Information) Act 1985

15.1 The following background papers were used to inform the production of this report:

- Ridgeway Report – Older Person’s Housing and Support Needs Analysis (July 2005)
- HQN Report – Sheltered Housing Options Appraisal (August 2009)

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