

'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.

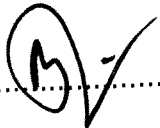
- The Cabinet decision on 8th September to ratify the decision of the Housing Management Board in 2005 is flawed, as the Housing Management Board did not have decision-making power. This means the Cabinet cannot ratify the decision and should instead explain who did make the decision.

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.