

# **MINUTES OF MEETING Cabinet HELD ON Tuesday, 6th February, 2024, 6.30pm to 8.24pm.**

## **PRESENT:**

**Councillors: Peray Ahmet (Chair), Mike Hakata, Emily Arkell, Dana Carlin, Seema Chandwani, Lucia das Neves, Ruth Gordon and Sarah Williams**

**ALSO ATTENDING: Cllr White and Cllr Emery**

## **76. FILMING AT MEETINGS**

The Chair referred to the filming at meetings notice and attendees noted this information.

## **77. APOLOGIES**

There were apologies for lateness from Cllr Jogee and apologies for absence from Cllr Brabazon.

## **78. URGENT BUSINESS**

The Chair advised that there were no new items of urgent business but some additional scrutiny recommendations on the budget to consider following their meeting on the 1<sup>st</sup> of February. The Chair agreed to accept this as late business for the reasons set out in the supplementary circulated earlier that afternoon.

## **79. DECLARATIONS OF INTEREST**

There were no declarations of interest put forward.

## **80. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS**

There were no representations received at the agenda publication stage in relation to the exempt items on the agenda.

## **81. MINUTES**

### **RESOLVED**

To approve the minutes of the Cabinet meeting held on the 16<sup>th</sup> of January 2024 as a correct record of the meeting.

## 82. DEPUTATIONS/PETITIONS/QUESTIONS

### Deputation 1 – MTFS proposal of reduction in Library opening hours

Joanna Bornat introduced the deputation on behalf of all library friends' groups in Haringey and expressed concerns about the 31% cut in library budgets. She emphasised that this cut, disproportionate to the 3% deficit, would cause irreparable harm to libraries in Haringey. Despite acknowledgement of the Council's difficult position, she stressed that libraries were a statutory service and vital free spaces for all residents. Key concerns were raised about the lack of comprehensive evidence for footfall measurement and potential declines in library usage due to varied opening hours. The loss of skilled staff and absence of an adequate equalities impact assessment were emphasised. Questions were raised about the proposed timeline and transparency regarding assessed cuts. Advocacy was made for a more transparent consultation process like those conducted by the London Borough of Enfield Council, and the need for improved co-production models based on experiences was stressed.

In response to questions from the Cabinet, the deputation party responded as follows:

- There were concerns about the proposed transformation, and there was felt to be some ambiguity about them and potential negative impacts.
- There was further consideration needed on the vital role of libraries in the community and they should not be used as experiments in co-production.
- There was scepticism about the effectiveness of co-production initiatives suggested, based on past negative experiences.
- The Stroud Green Haringey Friends Group, representative mentioned that he was from one of the friends' groups that had been alienated by the current process.
- A representative of Highgate Library Action Group commended Haringey for its successful maintenance of library services, and highlighted absence of library closures in the borough. On co-production, he expressed uncertainty and emphasised the need for further clarification. He further cited examples where other organisations assumed aspects of library management, which had resulted in undesirable outcomes. He continued to voice concern about the proposed 31% reduction in library funding whilst acknowledging the broader challenges faced by Haringey Council.

The Cabinet Member for Culture, Communities & Leisure, responded to the deputation. Libraries were acknowledged for their crucial role in the community, and provided essential services for literacy, social interaction, and mental well-being. Despite financial constraints, efforts had been made to protect and enhance Haringey's libraries. It was noted that since 2010, core government funding had decreased by £143 million in real terms. Haringey's libraries were protected from closures, with £4.9 million invested in upgrades for several branches. However, unsustainable hours of operation had necessitated a review.

Data and staff knowledge would be utilised to optimise library hours and peak times. The Cabinet Member confirmed that an individual equality impact assessment would be undertaken for each library. Appropriate action would follow this to mitigate impacts on vulnerable groups. The budget decision timeline was constrained by legal requirements, which limited the duration of consultations. The comparison with the London Borough of Enfield Council's consultation was noted as misleading, as their consultation focused on a wider library strategy rather than budgetary concerns.

The Cabinet Member stressed the importance of the partnerships with external entities aimed to generate income and extend library-opening hours. Input from the Friends of Libraries and the community was valued in the future of Haringey libraries.

## Deputation 2

The Leader of the Council invited Mr Burnham to address the meeting and make his representations in relation to item 9 on the agenda, 2024/2025 Budget and 2024-2029 Medium Term Financial Strategy, concerning tenant rent level increases and tenant service charges increases.

Mr Burnham recognised that the Council were not getting the required levels of funding needed from the government and this was causing budget difficulties, but he called on the Council to unite with residents and challenge for a better funding deal.

Mr Burnham continued to highlight the large additional costs being placed on Council tenants and leaseholders through increased service charges. The charges included cleaning inside housing blocks being increased by 47%, waste management by 43% and concierge by 31%. He illustrated that this was increasing the service charge burden for a flat with a concierge service from £42 pounds a week to £53 pounds a week and this was coupled with an £18 pounds rent increase as well. Mr Burnham expressed that, without the concierge charging smaller blocks, the aggregate increase would still be around 13% or 9% higher than the current charges.

Mr Burnham added that for converted properties, the cleaning charge for cleaning the communal entrances to shared converted street properties was set for a 92% increase. This was the one area where the charges were set by double charging both tenants and leaseholders, and the deputation intended to put forward a further deputation to full Council next month on this issue.

Mr Burnham continued to highlight the impact of the proposed increases, the probity around them and lack of consultation.

He contended that the Council's reliance on Universal Credit to mitigate the impact of excessive rents increases was not workable given that 95% of food bank users in Haringey were already claiming Universal Credits and nationally, 47% of food bank users were social housing tenants.

The deputation questioned the value for money motives of the Council in respect of these charges and considered that there was no indication of where these required additional costs had emanated. The deputation contended that there had been a

change in the communication on this issue with repeated assurance provided in previous years that service charges were being set at full cost. However, the deputation believed that the Council were not seeking value for money for residents, and that there was not a fair split between tenant, and leaseholders charge increases. They illustrated that tenant service charges were set to rise by £5 million or fully 45% and leaseholder charges rise by half a million pounds or 6%.

The deputation contended that the Council was breaching government guidelines for tenant service charges, which specified that providers must endeavour to limit increase in service charges by the same formula increase that applies to social rents, i.e. 7.7% this year, in order to keep charges affordable and this has not happened.

The deputation felt that the Council had a moral responsibility to tenants to consult on tenant service charges and this should be taken forward.

The deputation concluded by calling on the Cabinet to reconsider the tenant rent increases and further reconsider the service charge increases.

In response to questions to the deputation party from Cllr Hakata, the deputation responded as follows:

- Regarding the difference in rent payments made by residents in the private sector compared to rent payments in social housing with the benefit of secure tenancy, the deputation replied that security of tenure and affordable rent were both important and not comparable. The deputation also contended that it was not appropriate to consider the private housing regime in this discussion as this was a failed regime implemented by previous conservative governments.
- Reference was made to the Joseph Rowntree Foundation findings that Universal Credit payments were not enough to live on to meet basic needs and this further increase would make rent and service charge payments more difficult for Council tenants.

The Cabinet Member for Housing, Private Renters and Planning responded to the deputation and shared concerns about the issue of Universal Credit payments and use of food banks. However, there was a need to ensure that the HRA account was balanced and could ensure that tenants were safe in their homes. Also, that there were funds for future investment in Council homes. The Cabinet Member referred to the Housing Improvement Plan that contained key programme for investment in estates to ensure homes were to a decent standard, which the HRA fund would need to support.

The Cabinet Member could not comment on previous communications on cost recovery for service charges but underlined the full cost of service charges would need to be recovered and there could not be subsidised services that tenants and leaseholders received.

Increases in services charges had occurred in recent years due to increasing energy prices and as one example, this would have had an impact on costs for lighting in estates.

The Cabinet Member outlined that the division between the cost of the Council providing services to tenants and the amount it charged tenants for those services had been growing, so the disparity had been coming to light and if service charges were not reset to cover the costs of providing services, the gap would continue to increase, impacting the HRA.

In response to the issue raised on consultation with residents on the changes to the rent increases and service charges; residents were consulted on rent increases as part of the budget consultation as the case in previous years. In addition, increases to existing rents and service charges were set in line with government guidance and the recovery of costs. There was no requirement to consult on service charges except where new services were introduced.

In relation to concern raised on the different increases between leaseholders and tenants' charges, the Cabinet Member advised that the leaseholders were already charged for services on a full cost recovery basis and this resetting of tenant's service charges on a full cost recovery basis meant that the Council was treating tenants and leaseholders in the same manner.

### **83. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE**

The Scrutiny Budget recommendations would be considered as part of Item 9.

### **84. 2024-25 BUDGET AND 2024-2029 MEDIUM TERM FINANCIAL STRATEGY REPORT**

The Cabinet Member for Finance and Local Investment introduced the report which set out details of the final proposed General Fund (GF) Budget for 2024/25; the Medium-Term Financial Strategy (MTFS) 2024/29; the HRA Budget 2024/25 and its Financial Plan, as well as the capital programmes for both funds. It also included proposed dedicated school's budgets for 2024/25.

The Cabinet Member continued to outline the context for compiling the 2024/25 Budget and Medium-Term Financial Strategy which included: significantly reduced government funding over the last 14 years, increased demand for social care services, and rising inflation which was further increasing spend on statutory services.

The Cabinet Member expressed that setting a balanced budget meant being prudent about the affordability of borrowing and some Council projects would have to be delayed to a time when the cost of borrowing was lower.

The budget further considered:

- value for money through reducing use of agency staff,

- the ambitions for the Council house building programme of 3000 new Council homes by 2031,
- helping support families out of temporary accommodation and homelessness pursuing climate and air quality goals.

The Council would continue to resource libraries, children's centres, parks, leisure facilities, affordable homes, and youth services.

The Leader invited the Chair of Overview and Scrutiny to introduce the scrutiny recommendations and apologies for absence were noted from Cllr Connor, Vice Chair of Overview and Scrutiny, and chair of the scrutiny review of the budget process.

The Chair of Overview and Scrutiny advised that scrutiny colleagues recognised the scale of the challenge in putting forward a balanced budget for consideration and they acknowledged that the budget proposals continued to protect vital frontline services. The Chair of Overview and Scrutiny welcomed the Cabinet responses to the scrutiny recommendations and noted that a vast majority had been agreed.

There were a few issues to address in the way the budget was presented to both the Cabinet and Overview and Scrutiny Committee and improvements to the process had been outlined to be taken forward in next year's process.

The Chair of Overview and Scrutiny referred to scrutiny recommendation 17, outlining a couple of errors identified by scrutiny members in the savings calculations and presentational issues regarding the growth figures, which, although had not that led to any errors in the budget itself, had made the whole process of scrutinising the proposed areas of growth quite challenging.

Similarly, when amended savings proposals were considered post December 2023, when it came to the library service, it was not clear how this was being set out in financial terms. The Cabinet response provided confidence that a balanced budget was proposed, and Overview and Scrutiny would continue to scrutinise the budget compilation process, taking into consideration these experiences.

In response to questions from Cllr Hakata and Cllr Emery, the following information was provided:

- The Council was not alone in setting a budget with difficulties, and it was reported that there were one in five local authorities in financial difficulties. However, the proposed budget still managed to protect all of the Council's frontline services, and this had been a priority throughout the process.
- The Cabinet Member appreciated the issues raised by Overview and Scrutiny, but these presentational errors needed to be considered in the context of a very difficult budget process, with a lot of work done by officers to actually close the budget gap and to set a balanced budget this year.
- With regards to the savings figures allocated to the libraries service concerning self-service not going ahead, it was noted that these assigned savings figures would still stay in the budget. The service would be developing a

comprehensive Library strategy, which would include areas for: income generation, working with different partners, and how the Council can work with trusts and grant awarding bodies to make sure that libraries develop a sustainable financial footing for the future.

- In relation to £60,000 of growth that has been added to the budget for re - evaluated senior management roles in the Culture, Strategy and Engagement directorate, this was reflecting the cost of the establishment as it was now, and it was a relatively minor budget amendment to get in line with the latest forecasts.
- With regards to the savings proposal to redesign charges for tennis courts, officers had carried out a benchmarking review to ensure that the pricing in some tennis courts, was consistent across the borough and in line with neighbouring borough prices. There was also a need to consider how to offset some of the ongoing maintenance costs of the tennis courts and to make sure that income was recycled into targeted programmes to encourage more people to play tennis, particularly young people across the borough.
- In conclusion, there was a need for consistent charging across tennis costs, the Council were looking at peak demand times, and the review would enable the Council to look at where it can introduce concessions for residents where possible.

#### **RESOLVED:**

1. To consider the outcome of the budget consultation as set out in Appendix 7, to be included in the report to Council.
2. To approve the responses made to the Overview and Scrutiny Committee recommendations following their consideration of the draft budget proposals as set out in Appendix 8.
3. To propose approval to the Council of the 2024/25 Budget and MTFS 2024/29 Budget new growth and savings proposals as set out in appendices 2a, 2b, 3a and 3b.
4. To propose approval to the Council of the 2024/25 General Fund Revenue Budget as set out in Appendix 1, including specifically a General Fund budget requirement of £279.305m, but subject to final decisions of the levying and presenting bodies and the final local government finance Settlement.
5. To propose approval to the Council of the General Fund Medium Term Financial Strategy (MTFS) 2024/2029 as set out in Appendix 1.
6. To propose approval to the Council that the overall Haringey element of Council Tax to be set by London Borough of Haringey for 2024/25 will be £1,635.92 per Band D property, which represents a 2.99% increase on the 2023/24 Haringey element and with an additional 2% for the Adult Social Care Precept amount.

7. To note the Council Tax Base of the London Borough of Haringey, as agreed by the Section 151 Officer under delegated authority (Article 4.01(b), Part 2, of the Constitution), as 81,875 for the financial year 2024/25 (Appendix 10).
8. To propose approval to the Council of the 2024/25 Housing Revenue Account budget as set out in Table 9.6.
9. To propose approval to the Council of the Housing Revenue Account Medium Term Financial Strategy (MTFS) 2024/2029 as set out in Table 9.6.
10. To approve the changes to the rent levels for residents in temporary Accommodation, Council tenants in General Needs and Sheltered/Supported homes and shared ownership rents. Following compliance with the notification provisions contained in s103 Housing Act 1985, this will increase the average weekly rents as set out in Section 9.
11. To agree the changes to service charges to tenants as set out in Tables 9.4 and 9.5, which will come into effect following compliance with the notification provisions contained in s103 Housing Act 1985.
12. To propose approval to the Council of the 2024/25 – 2028/29 General Fund capital programme detailed in Appendix 4.
13. To propose approval to the Council of the 2024/25 – 2028/29 Housing Revenue Account (HRA) capital programme detailed in Table 9.7.
14. To propose approval to the Council of the Capital Strategy detailed in Section 8 of the report.
15. To propose approval to Council of the strategy on the use of flexible capital receipts to facilitate the delivery of efficiency savings including capitalisation of redundancy costs (Appendix 6).
16. To propose to the Council the Dedicated Schools Budget (DSB) allocations for 2024/25 of £234.04m as set out in Table 10.1.
17. To note the funding to be distributed to primary and secondary schools for 2024/25 based on the figures advised to Schools Forum and submitted to the Education Funding Agency in January 2023 set out in Section 10.
18. To note the budgets (including the use of brought forward DSG) for the Schools Block, Central Services Block, High Needs Block and Early Years Block set out in Table 10.1.
19. To delegate to the Director of Children Services, following consultation with the Cabinet Member for Children, Education and Families, authority to amend the Delegated Schools Budget to take account of any changes to Haringey's total schools funding allocation by the Education and Skills Funding Agency.



20. To delegate to the Section 151 officer, following consultation with the Cabinet Member for Finance, authority to make further changes to the 2024/25 budget proposals to Full Council up to a maximum limit of £1.0m.

### **Reasons for decision**

The Council has a statutory obligation to set a balanced budget for 2024/25 and this report forms a key part of the budget setting process by setting out the final forecast funding and expenditure for that year. Additionally, in order to ensure the Council's finances for the medium term are maintained on a sound basis, this report also sets out the funding and expenditure assumptions for the following four years in the form of a Medium-Term Financial Strategy. The Budget/MTFS report will be presented to Full Council on 4 March 2024 for approval.

### **Alternative options considered**

The Cabinet must consider how to deliver a balanced 2024-25 Budget and sustainable MTFS over the five-year period 2024-29, to be reviewed and ultimately adopted at the meeting of Full Council on 04 March 2024.

The Council has developed the proposals contained in this report in light of its current forecasts for future income levels and service demand. These take account of the Council's priorities; the extent of the estimated funding shortfall; the estimated impact of wider environmental factors such as inflation, interest rates, the cost of living crisis on households and, in some service areas, the legacy of the Covid-19 pandemic; and finally, the Council's overall financial position. It is this appraisal that has led to this report.

These final proposals now presented take into consideration the funding allocations announced in the Provisional Local Government Finance Settlement, the responses to the budget consultation and the initial Overview & Scrutiny process. There is not an option to do otherwise as the Council has a legal duty to set a balanced budget by 11 March each year.

## **85. SCHOOL STREETS - 2022/23 STATUTORY CONSULTATION( NON- KEY)**

The Cabinet Member for Climate Action, Environment, and Transport, introduced a report detailing Haringey Council's plan to implement School Streets at 8 schools to reduce air pollution, promote active travel, and enhance road safety for children. With 26 existing School Streets covering nearly 7km, over 11,000 pupils benefitting from cleaner air and reduced traffic risk.

The Cabinet Member highlighted that the success of School Streets was attributed to the dedicated sustainable travel team's engagement with schools. Demand for School Streets was high, with schools eager to participate based on positive experiences. The initiative involved collaboration among various Council teams to create child-friendly streets, with 8 schools expressing interest and plans to expand to 13 schools, benefiting an additional 4,500 students.

There were questions from Councillor Chandwani, Cllr Carlin and Cllr Emery and the following information was noted in response:

- The Parking Transformation Project Officer highlighted the extensive monitoring efforts already in place for the School Streets program. With 26 streets introduced, mostly under experimental orders, rigorous monitoring had shown an increase in walking and cycling along with a decrease in car usage. This monitoring was expected to continue for proposed permanent orders, including hands-up surveys with pupils and observations by officers to assess any necessary adjustments. Additionally, on-street monitoring would address parking issues, ensuring the program's effectiveness while providing ongoing feedback mechanisms.
- In relation to the monitoring process for understanding any negative displacement of traffic on surrounding roads including when and how amendments are made to address such issues, there would be extensive monitoring conducted across School Street schemes to understand the issues. Additionally, the introduction of school street zones in the package aimed to mitigate such issues from the outset.
- There was mixed consultation responses and adjustments were made based on objections though Councillor Hakata stressed that this should not be viewed as a referendum. He stressed the importance of understanding objections and prioritising children's safety. Councillor Hakata affirmed that minor inconveniences might arise, but prioritising children's safety was paramount, noting that most parents and staff were supportive of the initiative.

**RESOLVED:**

1. To consider all feedback, including objections to the proposed traffic management orders, as set out in Appendix A together with officer's recommended response set out in Appendix G.
2. To agree that the Council shall exercise its discretion to not cause a public inquiry to be held (see paragraph 6.32).
3. To approve that the following School Streets projects (as shown in Appendix B) are implemented:

1. Coleridge Primary (Crescent Road) School Street (SS46)
2. Lancasterian Primary School and The Vale Primary School (SS12)
3. Lea Valley Primary, Duke's Aldridge Academy and The Vale Secondary School Street (SS37)
4. North Harringay School Street (SS34 and SS35)
5. South Harringay Primary School Street (SS40 and SS41)
6. St Mary's CofE School Street (SS43)
7. St Mary's Priory RC School Street (SS42)
8. Stroud Green School Street (SS39)

4. To authorise the Head of Highways and Parking to make all necessary traffic management orders (TMOs) and install/undertake all necessary highway infrastructure and works necessary to give effect to the School Street design set out in Appendix B of the report.

### **Reasons for decision**

School Streets are a key priority for the Council, as set out within the School Street Plan<sup>1</sup>, the Walking and Cycling Action Plan<sup>2</sup> and the Corporate Delivery Plan 2022-2024<sup>3</sup>.

The reasons for recommendation 3.3 are:

- to improve the health of children by increasing active travel, and to reduce road danger and improve air quality near the school gate;
- the schools are supportive of the plans;
- the proposals contribute towards the strategic objectives of the Council (see Section 7).

The reason that this is a non-key decision is because, although it discusses the implementation of 8 School Streets which cover more than two wards, it will not result in expenditure of £500,000 or more. It also will not be significant in terms of its effects on communities living or working in an area covering two or more wards or electoral divisions in the area of the local authority, hence is unlikely to result in substantial public interest or social, economic or environmental risk.

### **Alternative options considered**

Do nothing

This option was rejected as not delivering School Streets would not meet the objectives set out in the Corporate Delivery Plan, the Transport Strategy, the Climate Change Action Plan, the Walking and Cycling Action Plan and the School Street Plan.

## **86. HARINGEY SEND TOP UP AND HIGH NEEDS FUNDING BANDING**

The Leader introduced the report, which sought approval to proposed changes to the banding descriptors used to allocate funding to children in Early Years and of statutory School age in Haringey.

The following was noted in the introduction of the report from the Leader of the Council:

- That funding to support children with special educational needs and disabilities is part of the Dedicated Schools Grant (DSG) from central government was located within the High Needs Block (HNB). Ensuring these resources were allocated fairly and transparently to support all children with special needs was a critical task and had underpinned this report.

- That in entering into the Safety Valve agreement with the DfE, and as a condition of participation, the Council committed to review the way in which resources for children with SEND were allocated. This had led to a review of the funding structure involving bandings and top-up allocations to ensure these are fair, open, and transparent.
- The review has been extensive, detailed and wide ranging, and officers had worked with many vital and key stakeholders over a long period to develop new proposals with the aim of allocating funding more equitably. The working review group had included parents and carers, representatives from mainstream and special schools, specialist teaching staff, health colleagues and education psychology. The aim has been to develop two sets of banding descriptors, designed to meet the needs of children and young people with SEND more effectively and accurately than the current system.
- The proposals had been consulted on.

In response to a question from Cllr Emery on whether recommending these changes to the banding would have come forward without the requirements of the Safety Valve programme, it was noted that the decision allowed for fairer, equitable banding funding arrangements for children and young people with SEND in the borough. This was also a transformation programme, which enabled the Council to expedite planned work for supporting children and young people with SEND.

In further response to a second question from Cllr Emery on learning from other boroughs that had already implemented the Safety Valve Programme and the positive impacts it has on outcomes for children, the meeting noted that the nationwide programme was still in its early stages and impact across the country not yet assessed. Assurance was given that the Council were learning from areas that have implemented the Safety Valve programmes successfully. The Council had been implementing this programme for 12 months and were starting to see more children supported at an earlier stage and less children requiring specialists and the high-cost statutory support.

#### **RESOLVED:**

To approve the proposed changes to the banding descriptors used to allocate funding to children in Early Years and of statutory School age in Haringey as outlined within section 4.12 of the report, Appendix Five: Proposed Early Years Inclusion Banding Descriptors and Appendix Six: Proposed SEND Bandings for School aged children and young people.

#### **Reasons for decision**

Haringey Council has a statutory duty to deliver support to children and young people with SEND. These responsibilities are described in the Children and Families Act 2014 which sets out the Local Authority's duties to assess children and young people's SEND needs and to make provision to meet these needs.

Funding to support children and young people who require additional support to meet their SEND needs is allocated to Haringey Council via the Dedicated Schools Grant (DSG). Included in the DSG, is the High Needs Block which is specifically allocated to make financial provision to meet the identified SEND needs of children and young people.

Funding for children and young people with Education and Healthcare Plans (EHCP) in mainstream schools is comprised of three elements. The first element is the Age Weighted Pupil Unit (AWPU - the individual money for pupils) which is approximately £4,000 per child; the second element is the notional £6,000 Special Educational Needs (SEN) support money. These elements are allocated directly to schools from their DSG allocation based on the national schools funding formula. If a child has an EHCP, additional financial top-up is allocated by the Local Authority from the High Needs Block. The SEND Bandings are the way in which the Local Authority provides transparency about the amount of top-up money being allocated and the rationale for this. This is a local arrangement, and each Local Authority has its own system based on its evaluation of local need and allocation of funding within the DSG.

Funding for special schools is comprised of two elements; place funding (£10,340) which is paid for every child at a special school and top-up money. In Haringey, this is either £24,000 or £27,000 depending on where the child attends. All the money for special schools comes from the High Needs Block of the DSG. Top-ups for special schools are allocated and agreed locally.

At present Haringey only has one band of top-up to Special schools so the amount of money allocated from the High Needs Block to support children in special schools is based not on needs of the child but on the type of school they are attending.

The SEND top-up funding for Early Years is applied for by settings when they identify a child with additional needs. Currently the setting can apply for either medium or high top up funding which is paid at a different rate per hour. The Local Authority has a number of commissioned SEND places for Early Years in the Nursery Schools, LA maintained Children's Centres and Broadwater Farm which are for high needs children and paid at a higher rate than the high top up funded children. As part of our Early Years Strategy, we are reviewing all the funding rates to ensure that the process is equitable and fair for all children in Haringey.

Haringey Council is part of the Safety Valve Programme which is a transformation programme designed to assist local authorities in reducing overspend in their High Needs Block expenditure and achieve an in year balanced budget. Haringey has agreed a Safety Valve deal until 2027-2028, with 18 projects designed to firstly, improve outcomes for children and young people with SEND and secondly, deliver services within a balanced budget. If successful, this will reduce the projected deficit of £80m to £30m and draw down additional funding of £30m to clear the projected deficit. As of 1 April 2023, the deficit was £23.8m. Based on the strength of, and confidence in the proposals within our plan, Haringey has received £11.96m to date which has reduced the cumulative deficit to £11.8m. As of December 2023, Haringey is reporting an in year overspend of £2.22m which is within the financial target set for 2023-2024 and is forecasting cumulative surplus of £0.1m by 2027/28. Haringey has

successfully drawn down a further £2m for 2023-2024, which is 66% of the funding available to date within this year. It is anticipated that we will draw down 100% of the funding to offset against the accumulative deficit as per our agreed Safety Valve plan for this financial year.

As part of the conditions of participation within the Safety Valve programme Haringey council have committed to review their bandings and top-up allocations to ensure that these are fair, open and transparent and calculated within the existing budget allocated to the Council to meet such needs.

Accordingly, Haringey Council has worked with key stakeholders, including but not exclusively, parents and carers, schools, specialist teaching staff, health colleagues and education psychology to develop two sets of banding descriptors, which are designed to meet the needs of children and young people with SEND.

Appendix Four describes the proposed new Banding descriptors for children aged 0-5 in Early Years settings. Key changes are outlined as follows:

- a) These bandings are applied fairly and equally across all early years settings in Haringey.
- b) there will be an increase from 2 to 4 Bands allowing for a better description of children's needs.
- c) that these bandings are applied until children reach the end of the Early Years Foundation stage allowing support for children to be extended until the age of 5 in line with developmental stages with regular 6 monthly progress reviews.
- d) that these bandings are funded jointly from the Early Years block and the High Needs Block of the Dedicated schools Grant (DSG) to ensure that sufficient funding is available to support children at the earliest point of intervention but that the amount of support from the High Needs Block (HNB) is reviewed in accordance with the terms and conditions the council's Safety Valve agreement and what is allowable within the HNB grant and conditions.
- e) bandings will be agreed at 'Early Years Review' meetings held by the Early Years provider and parent and based on evidence supplied and supported by relevant health and local authority education specialists. The decision to award the top-up band will be agreed at this meeting and subject to a termly review to ensure parity and equity of funding across settings.
- f) the amount of funding which each of the individual 4 bands is allocated will be calculated annually based on the financial allocation within the DSG and will be published annually in April to allow for budget setting for settings by academic year.
- g) each band will be clearly described with the highest financial award being allocated to children with the most complexity of need.
- h) it is proposed that the services move incrementally into the new system over a 3-year period to ensure minimum disruption to children and settings, with the new system being incrementally introduced through settings as new children are assessed.

Appendix three describes the new bandings formulations for children and young people aged 5-19 who attend a mainstream or special school located within the London Borough of Haringey (either maintained or academy) but not Independent Schools (which are subject to different funding arrangements). Key changes are outlined as follows:

- a) There will be an increase from 4 to 8 bands with 3 bands describing SEN support available to children prior to consideration of an education, health and care plan (EHCP),
- b) That the Bandings are used to describe children and young people's needs on a continuum.
- c) That there is an additional band introduced which allows for additional financial support to schools to allow for early intervention and support, to prevent a child's needs from escalating further and without the need for an EHCP.
- d) The amount of money allocated to each of the individual bands is calculated annually based on the financial allocation within the High Needs Block of the Designated Schools Grant and each banding amount will be published annually in April to allow for budgetsetting for settings by academic year. The methodology for this calculation and oversight of this is via a Stakeholder Steering Group of schools, Local Authority SEND Leads and Haringey SEND Power (Parent Carer Forum), this will be repeated annually. It is not anticipated that any school will be disadvantaged by this methodology, but should schools receive lower funding than previous years the Local Authority will work with the Head and school business managers to understand risks and make mitigation for this. The intention was to provide a fairer distribution of resources, and also create resources to support the Local Authority's intention to provide early intervention and support.
- e) Bandings and top-ups will be reviewed at each child's SEN or EHCP annual review, in accordance with the SEND Code of Practice and Children and Families Act 2014.
- f) The amount of money allocated to each child (Top-Up funding) will be agreed by Haringey SEND Panel based on considering the evidence and recommendations of the parents, Special Education Needs and Disability Co-ordinator (SENDCO) and specialist education professionals who are responsible for supporting the child or young person.
- g) During the current transition year, September 2023 – August 2024, every child or young person who currently has top-up funding from the High Needs Block of the DSG will have an EHCP audit. A new banding allocation will be made based on the needs evidenced within the child or young person's existing plan, and any banding which deviates from the existing scale by 2 or more points will be taken to Haringey SEND Panel for further moderation following an Annual Review. These policy changes were subject to public consultation via an on-line consultation form published on the Haringey SEND Local Offer website for a period of 8 weeks to ensure that families, schools and other parties have sufficient time to respond to the proposed changes. The consultation ran from 5th October until 1st December 2023.

The consultation, whilst not a statutory duty, was promoted via the SEND Newsletter, Special Schools and Parent Carers' Forum and a range of other relevant networks within the education, health and care sector. Appendix Three: Bandings and Top Ups Consultation Report describes in detail the work which took place to undertake the consultation and the responses recorded via the web-pages. The consultation responses indicated broad agreement with the proposed changes with some useful suggested amendments and indicated

that SEND consultations, whilst offering an outlet for expressing wider discontent in the system also offer a useful opportunity for the Local Authority to ensure that it has access to wider opinions and a chance to develop good practice informed by both practitioners, parents and carers.

Consultation responses were mainly received from parents and carers of children and young people with SEND with some comments from practitioners. A summary of the key responses are outlined below. Refer to: Appendix Three: Bandings and Top Ups Consultation feedback and responses. As a result of the responses to consultation amendments have been made to the original Bandings Framework.

For ease they are marked in red on Appendix Five and Six (Proposed Bandings) A summary of the key responses are outlined below.

- a) Recognition of the wider SEND improvement agenda of which these Bandings form a part.
- b) Inclusion of the importance of impact as well as severity of Hearing Loss in determining children's needs in this area.
- c) Recognition and consideration of the impact of 'masking' behaviours for children with social communication difficulties.
- d) Recognition of the interface between the Early Years Bandings (Which apply to children in earlier stages of their development assessed by their good levels of development) and the school-age Bandings which assess older children's ability to function within a schoolbased learning environment and achievements in relation to the National Curriculum (including entry-level learning).

EHCPs will continue to clearly outline in detail, the provision required for children and young people with sufficient flexibility to meet individual and assessed needs which will be monitored through the statutory annual review process.

The financial envelope for the High Needs Block Grant is based on a national formula based on pupil numbers. Funding allocations to the bandings are agreed by the Schools' Forum. Where schools may be adversely affected financially as a result of the new bandings, financial modelling support will be provided by Haringey Schools Finance to Schools to assess the impact of any changes and any options to minimise impact. This may include adopting a phased incremental approach and/ or a review of pupil numbers.

### **Alternative options considered**

Consideration has been given to retaining the bandings in their current form with no changes made. This option is not considered to be sustainable in light of the feedback from stakeholders regarding developing a more equitable system. This option is not sustainable and requires review in the context of the Safety Valve programme.

## **87. ADMISSION TO SCHOOLS DETERMINED ADMISSION ARRANGEMENTS FOR 2025/26**

The Leader of the Council introduced the report in Councillor Brabazon's absence. Cabinet was asked to decide on the proposed admission arrangements for the 2025/26 school year for the borough's community and voluntary controlled (VC)



schools. The recommendations also sought Cabinet approval for their publication on the Council's website by March 15, 2024, including information on the right to object to the Schools Adjudicator. This year's proposals involved reducing the published admission number (PAN) for several primary schools by one form of entry (1fE), affecting 30 Reception pupils each from September 2025/26. The Cabinet had agreed to conduct statutory consultation on the proposed arrangements between November 24, 2023, and January 5, 2024. The attached report provided details and analysis of the received representations regarding all admission arrangements and provided recommendations on the proposed arrangements.

In response to a question from Cllr Emery on consultation responses in favour of merging two Catholic schools instead of reducing the number of pupils at each, and clarification on decision making on this matter, the Head of Admissions, advised that collaboration with the diocese occurred regularly on educational matters. Consolidating schools into one entity would streamline operational costs, ensuring sustainability. The proposed reduction aimed to maintain the breadth of primary school offerings in Haringey and address risks associated with unused capacity. Schools required time for restructuring to align teacher numbers with class sizes. Collaboration with the diocese was integral to broader education strategies, including the establishment of an education strategy board. Pan reductions represented one solution among various approaches, such as mergers, amalgamations, and federations, which would be explored with input from the diocese and other stakeholders, including headteachers and governors.

## **RESOLVED**

1. To consider and take into account the feedback from the consultation undertaken which is set out in appendix 8.
2. To consider and take into account the equalities impact assessment of the proposals on protected groups at appendix 7.
3. To agree the recommendation set out in this report to proceed with the proposal to reduce the published admission number (PAN) for the primary schools listed in table 1 below by one form of entry (1FE) – 30 Reception pupils each from September 2025.
4. To determine the Council's admission arrangements for the academic year 2025/26 as set out in Appendices 1 – 4.
5. To agree Haringey's fair access protocol as set out in Appendix 5 to come into force from 1 March 2024.
6. To agree that the determined arrangements for all maintained primary and secondary schools in the borough are published on the Council's website by 15 March 2024 with an explanation of the right of any person or body, under the School Admissions (Admission Arrangements and Co-ordination of Admission

Arrangements) Regulations 2012, to object to the Schools Adjudicator in specified circumstances<sup>1</sup>

## **Reasons for decision**

In common with many London authorities, Haringey has experienced a decrease in demand for reception school places for several years. This is due, in part, to the turbulence brought about by Covid-19 and Brexit. However, the decrease in applications is likely to reflect a wider set of factors at play that have been impacting demand for primary reception places for the past few years.

This has contributed to a higher than necessary number of reception places in some of Haringey's educational planning areas where supply is predicted to outstrip demand. This report sets out our continued response to the change in demand for reception places in the borough and seeks agreement from Cabinet to proceed with the proposal to reduce the published admission number (PAN) for the 3 primary schools listed in table 1 below by one form of entry (1FE) – 30 Reception pupils each from September 2025.

This follows agreement by Cabinet in February 2023 to reduce the planned admission number for 8 primary schools from September 2024. Falling rolls due to lower birth rates and out-migration rate has demanded changes to PAN in recent years whilst our Reception place surplus is forecast to grow further without more reductions. The proposals for reductions in PAN are designed to improve schools' ability to efficiently plan their staffing and educational provision by offering a more accurate number of places.

This work forms part of a bigger Education Strategy which places the LA as a catalyst and partner with the aim of creating resilience and reducing vulnerability in our schools. We have continued our conversation with school leaders and governors through a series of additional workshops (Autumn 2023) to explore collaboration and sustainability opportunities to ensure that schools can continue delivering a high quality of education. PAN reduction is one of several solutions that schools can explore, and future sustainability can also be achieved through other strengthening partnership e.g. amalgamations, soft/hard federations, and memorandums of understanding between schools etc.

## **Alternative options considered**

We are not proposing a change to the oversubscription criteria for our community and VC schools for 2025/26. Whilst there are other ways admission arrangements can influence the allocation of school places set out in the Code (e.g., designated catchment areas, identified feeder schools or giving priority in our oversubscription criteria to children eligible for the early years premium/ pupil premium) no alternative option is being considered at the time of writing this report.

Although other London authorities (e.g. Camden and Hackney) have taken radical measures to address surplus capacity at primary level (school closures / amalgamations) this is not currently under consideration in Haringey. We are keen to

maintain the mix and spread of all of our existing primary schools so that parents and carers have the optimum choice of school type and location.

## **88. SHAP (SINGLE HOMELESS ACCOMMODATION PROGRAMME) FUNDING**

The Cabinet Member for Housing, Private Renters and Planning introduced the report which recommended accepting grant of capital allocation of £2,011,642 to acquire 10 homes during 2024/25 from the Mayor's Single Homelessness Accommodation Programme (SHAP) and accepting revenue allocation for £1,007,468 to provide 3 years revenue funding to support 20 clients in a Housing First service.

The Cabinet Member continued to outline that acquiring the ten new homes for residents with experience of rough sleeping and who may have additional complex needs would further create a pathway for them towards independence and recovery.

In response to a question from Cllr Emery, the 10 new homes would be purchased with the funding, and these could be previous local authority homes brought under the right to buy scheme. These would not be a purpose-built scheme for homeless residents.

Following consideration of exempt information at item 24,

### **RESOLVED**

1. That Cabinet: in accordance with Contract Standing Order 17.1 and Contract Standing Order 9.07.1(d), approves the acceptance of Capital (£2,011,642) and Revenue (£1,007,468) grant funding from the Mayor's Single Homelessness Accommodation Programme (SHAP), the terms of which are summarised in part 6 of the report.
2. To delegate authority to agree the final grant documentation and contracts to the Director of Housing, Planning and Regeneration, after consultation with the Director of Finance and the Head of Legal and Corporate Governance (Monitoring Officer).

### **Reasons for decision**

The Council is committed to providing housing and support for vulnerable residents in the Borough. This decision is an important step in achieving that aim.

Accepting this grant is an opportunity to lever more funding into our programme - which will mean overall the council will be able to deliver more homes for rent.

### **Alternative options considered**

The only alternative is not to accept the grant. Choosing that option will directly impact on the council's ability to purchase 10 homes and extend the service to 20 people, resulting in more people sleeping rough.

## **89. ACQUISITION OF NEW AFFORDABLE HOMES AT THE ST ANN'S HOSPITAL SITE**

The Cabinet Member for Council House building, Placemaking, and Local Economy, introduced the report which provided an update on the proposed deal structure for purchasing new homes at the Peabody Group development on GLA-owned land at St. Ann's General Hospital. It sought authority to acquire 38 homes in the first phase and to grant a pedestrian easement over Council land. It also proposed an Option Agreement for purchasing up to 116 additional homes in subsequent phases, pending Cabinet approval.

The Cabinet Member outlined that the St. Ann's Hospital site was strategically important, with 154 affordable Council homes planned to contribute to the target of 3000 Council homes by 2031. The first phase would provide sheltered accommodation for Haringey residents over 55 years old. Subsequent phases would include larger family homes, with a total of 41 three-bedroom homes, 14 four-bedroom properties, and 34 two-bedroom properties. This diverse mix of homes supported the delivery of the housing programme.

In response to questions from Cllr Hakata and Cllr Emery, the following was noted:

- The first phase of accommodation provision was specifically for elderly, these 38 units were due to be completed in mid-2026. In terms of the neighbourhood moves, scheme, this would apply for 250-metre radius from the site.
- In relation to dealing with overcrowding on the Tiverton estate, the availability of the Remington estate nearby which was almost ready for occupation was highlighted and there would be another 46 homes on this estate as well. The Interim Head of Development advised that if any part of the surrounding estates was within the 250 metres, then the whole estate was included within the neighbourhood moves scheme. However, the Interim Head of Development, committed to discussing this further with the Neighbourhood Moves Officer and providing a response after the meeting.
- No retrofitting was expected soon due to high-quality standards already being in place, including landscaping and near passive House designs, promoting energy conservation and biodiversity. Overall, there was confidence in the value of this purchase.

Further to considering exempt information at item 25,

### **RESOLVED**

1. To approve the long leasehold acquisition (for housing purposes) at preconstruction stage of 38 sheltered homes and ancillary communal spaces at block C1 within Phase 1 of Peabody Group scheme on GLA-owned land at St. Ann's General Hospital, St Ann's Road, N15 3TH for the purchase price set out in the Exempt Part B report and on the basis set out in the Heads of Terms in the Exempt Part B report.

2. To consider the representations made and set out in paragraphs 6.21 to 6.30 as a result of the consultation carried out under section 105 of the Housing Act 1985 and approve the granting of a Pedestrian Easement for public use across adjacent Council owned land (shown coloured blue on the first plan at Appendix 2) held in the Housing Revenue Account portfolio, for the value set out in the Exempt Part B report, netted off the purchase price;
3. To approve the Total Scheme Cost, including the on-costs budget and contingency allowances, as well as the rent levels and GLA grant subsidy as set out in the Exempt Part B report;
4. To grant delegated authority to the Director of Placemaking and Housing in consultation with the Director of Finance (S151 Officer), the Head of Legal and Governance and Cabinet Member for Council House-building, Placemaking and Local Economy to agree the final terms of the acquisition including legal documentation and complete the transactions for the long leasehold acquisition, associated Development Agreement, pedestrian easement and Option Agreement; and
5. To approve the entering into an Option Agreement with Peabody Group for purchasing up to a further 116 affordable homes in subsequent phases of the St Ann's Hospital development.

### **Reasons for decision**

The acquisition of these residential units will allow the Council to secure the delivery of 38 new Council homes for use as sheltered accommodation for older people.

There is an overwhelming need for affordable homes in Haringey. This acquisition will help the Council provide accommodation for rent to those on the Council's Housing Register who most need them and help the Council fulfil its political commitment to build 3000 Council homes by 2031.

The homes to be delivered are very well located and will be high quality, within a major strategic regeneration scheme of significant local importance.

The acquisition is supported by GLA Grant Funding.

### **Alternative options considered**

*Not to acquire the homes.* This option has been rejected as doing so would both result in significant abortive costs and represent a missed opportunity for the Council to:

- Secure 38 homes to let as social rent tenancies.
- Avail of substantial GLA Grant Funding.
- Assist in maintaining momentum and progress in the overall aspiration to provide affordable housing in the borough.
- Enter into an option agreement for a further up to 116 affordable homes in subsequent phases of the scheme.

## **90. APPOINTMENT OF COMMERCIAL PROPERTY MANAGEMENT PROVIDER FOR 40 CUMBERLAND ROAD**

The Cabinet Member for Council House building, Placemaking, and Local Economy introduced the report which sought approval of the appointment of a specialist commercial property management services supplier for 40 Cumberland Road (“Wood Green Enterprise Hub”) for a period of three years, with options to extend by a year, and a subsequent option to extend by a further year, as an interim measure which would enable the Council to develop its capacity to self-deliver workspace.

The Cabinet Member outlined the following:

- Delivering the Wood Green Enterprise Hub project at 40 Cumberland Road presented a unique opportunity for the Council to support local businesses and enterprises through the creation of workspace.
- There was increasing demand for workspace to support local SMEs, as well as a need to provide opportunities for growth. The Enterprise Hub would not only protect the existing 3<sup>rd</sup> and 4<sup>th</sup> floor occupiers in the building and provide space for new occupiers, but also transform an underutilised building into a hub for local people to access events, culture and networks.
- The Enterprise Hub would enable the Council to demonstrate its commitment to the delivery of workspace for local businesses through its own property by leveraging external funding, and in doing so secure social value outcomes for the people and businesses of Wood Green, now and in the future. It would also enable the Council to develop an innovative self-delivery approach for future workspace across the borough.

In response to questions from Cllr Emery, the following was noted:

- Regarding, the balance between the commercial and the affordable rent occupiers in terms of the rent collection, the first two floors were occupied by artists of varying degrees, and they would remain as tenants on those floors. Then the Council would be seeking to offer some commercial rentals and some subsidised rented space to allow the building needs to be met and for it to be able to maintain itself. There would be some grant funding and the management would be able to ensure that there is a fit out on the other floors, which would also provide some ground floor event space as well, which would be a useful addition to the area.
- With regards to the expected spend in order to build up the capability to manage properties such as this one in the Council’s portfolio, this was part of the property recruitment and the resourcing plan which the Property service would need to build a full business case around. There was existing capability within the team, and this was a capacity issue at the moment and relied upon moving and shifting projects going forward.

Further to considering exempt information at item 26,

**RESOLVED:**

To approve the Authority entering into a services contract with a third-party supplier to provide commercial property management services for 40 Cumberland Road for an initial period of three years, with options for extension to a total duration of up to five years from the commencement of the contract.

### **Reasons for decision**

It is a longer-term ambition of the Council to build its capability to successfully manage modern “workspace” environments on Council properties (such as 40 Cumberland Road) in a self-sufficient manner which maximises the property’s local impact and benefits. The Council does not currently have this capability. As such, it is proposed that the Council will appoint a suitably skilled and experienced commercial property management services supplier to manage 40 Cumberland Road over an interim period whilst the Council seeks to build its own internal capabilities in this area.

This approach is in line with ‘Opportunity Haringey’ which was adopted at Cabinet in November 2023. Opportunity Haringey is Haringey Council’s new inclusive economy framework. The Opportunity Haringey vision is to create a fairer and greener local economy that builds on local creativity to harness Haringey’s strengths. It has been developed through listening to residents and businesses. It sets out how the council will work with local and strategic partners to create an inclusive, more resilient local economy where local businesses can grow and thrive and residents benefit from rewarding, well-paid work. The framework has five themes, one of which is ‘Work Places and Spaces’; with which this project aligns.

It is proposed that the commercial property management services supplier is engaged for an initial three-year period, which will allow 40 Cumberland Road to become fully operational and develop a community of occupiers across the property, before a process takes place for handing over the management of the property to the Council’s in-house team which will manage this property and potentially other Council commercial properties across the borough. There will be the option to extend to the contract with the supplier for a fourth year, and a subsequent option to extend the contract with the supplier for a fifth year, should it be deemed beneficial. The contract will therefore have a maximum term of five years

The successful supplier was selected following an open procurement process, managed by the Council’s strategic Procurement team, which concluded on 18th December 2023. As well as written submissions, tenderers were also scored on clarification presentations, given to the evaluation panel. The panel was made up of officers from Property, Regeneration and Economic Development team.

The procurement tender pack included a fully drafted services contract, so as to ensure that bidders were aware of the legal / contractual requirements. Changes to the contract can be made only via the change control process outlined within the contract, and only once it has been entered into by both parties (successful supplier and Council).

Should the outlined approach be successful, it could provide a model that could be replicated in other Council commercial properties to activate and optimise vacant sites and inform wider property strategy.

The commercial property management services at 40 Cumberland Road will include several statutory and legal duties in addition to supporting the occupier community and delivery of social value outcomes. The commercial property management services supplier will be responsible for a number of activities such as planned and preventative maintenance of the building, collecting of occupier fees such as service charge and licence fees, and ensuring compliance in matters such as fire safety, health and safety, maintaining appropriate insurance etc.

The Council has external capital grant funding available which will enable the fitout improvements of 40 Cumberland Road to provide an exciting new workspace environment. The Commercial property management services supplier will support this process. They will feed into the design and delivery process, support existing occupiers and work on pre-letting and management plans to ensure a swift transition to operation following completion of construction.

Existing occupiers of the third and fourth floors entered new license to occupy agreements in August 2023. They will be impacted by the change in management arrangements. However, it is anticipated that this will be a positive change, with a dedicated organisation in place to contact to discuss issues, faster response times to repairs and a clear understanding of the operation of the building. This change will be managed through sustained engagement with these stakeholders and nurturing the relationship between the commercial property management services supplier and the occupiers. A high-level overview of the new approach and upcoming changes have been communicated to the occupiers, with more detail to be provided as and when approvals are granted.

The officer recommendations set out in the report take into consideration the below factors:

- the time required to build an in-house workspace management team
- the opportunity for learnings that can be obtained through contracting with an expert commercial property management services supplier.

This approach will seek to reduce delivery risk to the Council as it assumes an intelligent client role. Alternative options are explored further in Section 5.

The Council will maintain a direct legal relationship with existing occupiers, via occupation agreements (licences and leases). The revenue from occupier fees is intended to cover the costs of commercial property management services and third-party service provider costs (that the commercial property management services supplier would source), e.g. for facilities management related costs. All surpluses would then be retained by the Council. The Council will have a clear, detailed services contract with the supplier.

The deliverables of the contract with the commercial property management services supplier will include (but are not limited to): a. Property management plan; b. Planned



and preventative maintenance plan; c. Health and safety compliance plan; d. Marketing and letting plan; e. Financial plan; f. Progress reports; g. Executed occupational agreements; h. Systems and set up of software to provide the services; i. Finance transferred to the authority; j. Handover plan; and, k. Third party service providers agreements and invoices.

The scope of activities of the commercial property management services supplier includes (but are not limited to): a. Occupier management – day-to-day management of occupiers including: develop and deliver a robust property management plan; develop and deliver a marketing and sales plan; on-site presence; lead processes with occupiers and facilitate legal occupational agreements; coordinate occupier meetings; curate the customer mix to benefit the building and local area; communicate with occupiers and be their main point of contact. b. Financial management and reporting – Develop and perform against an annual and five-year plan; income collection; debt and arrears management; efficient management of third-party services & invoice settlement; provide performance reports / open book accounting and meet with LBOH (leading key performance indicators will relate to compliance monitoring, occupier feedback, income and occupation rates). c. Facilities management – Contracting with, managing and paying utility and facilities suppliers; soft and hard facilities management; event and meeting room management. d. Animation of the property – Facilitating networking and encouraging collaboration between occupiers and other local organisations; ongoing provision of studios for creative micro businesses on upper two floors, enabling creative anchor tenant Alexandra Palace to utilise the ground floor, facilitating business support; enable providers of social value to carry out activities at the property such as events, workshops etc. e. Handover to the Council – Working with the Council to develop its in-house capability to support future management of this and other similar properties during the contract term, and handing over management of the building at the end of the contract term

In advance of the tender being formally issued in December, a market warming exercise took place in early September for the commercial property management services contract, resulting in interest being expressed from several organisations. This exercise included providing information to interested parties to register on the Council's procurement framework.

Major Projects are managing the design and fit out works for 40 Cumberland Road. These works are jointly cliented by the Wood Green Regeneration and Property teams. The design team is being managed by architects Assemble and QS services are being provided by IKS. The fit-out contractor is yet to be commissioned but Major Projects have added approval of the successful contractor to the cabinet forward plan for spring 2024.

### **Alternative options considered**

Officers considered the following alternative options to manage 40 Cumberland Road and achieve the ambitions for the property as set out:

Council Direct Delivery of Whole Site in 2024: The Council currently provides facilities management and wider property management to 40 Cumberland Road, which mainly

involves managing the upper two floors of occupiers, and provision of repairs, cleaning, maintenance and security. While deliverable, it is resource intensive. The level of resource required will only increase as the building is developed into a fully functioning workspace environment. It is unlikely that LBH would be in a position to mobilise a full team on the opening of the Enterprise Hub, due to timescales and challenges associated with within the property profession. Failure to deliver within the time constraints or meet service level requirements would have a repercussions on the financial return that the Council can expect.

**Council Manages Occupiers and Appoints External FM Management:** This option would involve a split of responsibilities between the Council, who would manage occupiers; and a third-party supplier who would undertake facilities maintenance duties under a services contract. The time to implement the services contract would be similar to the Property Management Services Contract due to legal and procurement rules. In this case, the Council would need to be highly diligent as client, as the management of the property and the facilities would be separated. This would cause complexities including an impact on the occupier experience, higher level of Council resource required to manage the site, and risks around communication and the loss of synergy and economies of scale in delivery. Overall, the cost of delivering Property Management directly and facilities management via a supplier is likely to reduce the financial return.

**Do Nothing:** The responsibilities associated with property ownership mean that not providing services to the building is not an option. The Council has statutory and legal responsibilities to ensure that the building is safe and being used appropriately. The longer-term cost of implementing occupational agreements and not providing services or management will be significant reducing the overall return.

## **91. HARINGEY SAFETY VALVE PROGRAMME: SEND RESOURCE PROVISIONS**

The Leader of the Council introduced a report stating that the Department for Education (DfE) had requested Haringey's application for the 2022/23 Safety Valve Programme, aimed at helping local authorities reduce overspending in the High Needs Block expenditure for Special Educational Needs and Disabilities (SEND). Haringey was projected to have a significant overspend in SEND by 2027/28, posing a risk to council finances. The government's offer to eliminate historic deficits hinged on LBH developing detailed plans for systemic change and service transformation.

This challenge aligned with the ongoing strategic transformation of SEND services in Haringey, supported by partnerships with schools, education, health, and care sectors, along with children, young people, and families. Capital projects, like the ones discussed, were crucial for fostering systemic changes and service transformation, facilitating bespoke provision for children with SEND. These initiatives aimed to prioritise early intervention and support and aligned SEND services with wider education strategies.

Councillor Emery inquired about how the creation of 118 places compared to the anticipated demand. In response, it was noted that it was difficult to accurately project

future demand however the calculations suggested that creating 118 places would be beneficial moving forward.

Further to considering exempt information at item 27,

## RESOLVED

To approve the creation of six new SEND resource provisions (see table one below), as agreed in the original cabinet paper for the bid to the Department for Education (DfE). These form the main part of the capital projects within Haringey's Safety Valve Programme, each provision will be delivered within the financial funding envelope of £12.4m.

Table One: Resource Provisions to be Approved.

Provision	Number of places	Start date for pupils (phasing)	End date for places to be filled
Primary SEMH Alexandra Primary School	10	Sept – 2025	Sept – 26/27
Primary Autism School (A) Earlsmead School	15	Sept – 2025	Sept – 27/28
Secondary and Post 16 Autism Fortismere Secondary School	34	Sept – 2025	Sept – 27/28
Secondary and post 16 SEMH Park View Secondary school	34	Sept – 2025	Sept – 27/28
Severe Learning Difficulties The Brook Primary Special School	10	Sept – 2025	Sept – 26/27
Secondary and Post 16 Complex Needs Placements Riverside School	15	Sept – 2025	Sept – 26/27
<b>Number of placements</b>	<b>118</b>		

For further background information please refer to the Safety Valve Paper submitted to cabinet in in September 2022 (see Appendix C).

### Alternative options considered

Do Nothing – This option was discounted, the cumulative DSG deficit as of 31st March 2023, was £23.83m, is continuing to increase and is unsustainable. If unmitigated, this is predicted to increase to £77.6m by 2027/28.

## 92. EXTENSION OF TWELVE BLOCK CONTRACTS FOR THE PROVISION OF HOME SUPPORT AND REABLEMENT SERVICES

The Cabinet Member for Health, Social Care, and Wellbeing introduced the report which sought approval for the execution of an 18-month extension to twelve (12) Call-Off contracts for the provision of bundled hours home support and reablement services (listed in Appendix 1 of the attached report), as provided for in the original tenders.

The Cabinet Member outlined the following:

- The purchase of care for residents requiring home support and reablement services was judged a success due to not having significant waiting lists that was seen in other parts of London and in the country.
- The Council were not seeing the level of care packages being handed back to them and had seen less complaints since the Council had embarked on this journey due to developing close working relationship with providers. This allowed the Council to have a better control and support providers better and in turn meet key themes such as improving adult social care and also improving the financial side of social care.
- The current high cost of care was recognised and was not something that could necessarily be influenced, but the way forward was to work with providers to ensure better care.

In response to questions from Cllr Hakata and Cllr Emery, the following was noted:

- Having a set number of providers that the Council were working closely with and had regular contact with, enabled effectively managing standards and ensuring that the Council were getting the best service possible for residents. The Assistant Director added that the theme of quality of service and value for money was replicated across health services commissioned by the Council and with the integrated teams as well. There was a quality assurance framework that was worked to across the North Central London Group.
- In Haringey the objective of these contracts was to increase the sustainability and the quality of provision. This was done through pricing at a sustainable level for providers to ensure that they could recruit retain a workforce of carers.
- Having 12 contracts meant that the Council could really hone that resource and build those relationships. Also having on site visits enabled a good understanding on what was happening on the ground level and helping support providers to continue to develop.
- Client satisfaction surveys were done on a contract-by-contract basis. There were a sample of clients chosen and the Council would call the client or speak to their families. There would also be consideration of any complaints that were coming through to both to the providers and to the Council. The Council team would then assess any themes emerging across providers together with any specific issues with contractors to deal with at contractual level.

Further to considering the exempt information at item 28,

**RESOLVED:**

1. To approve, pursuant to Contract Standing Order 10.02.1 (b) , the extension of twelve (12) contracts for the provision of bundled hours home support and reablement service, for an 18-month period, from 1 March 2024 to 31 August 2025. The twelve contracts are listed in Appendix 1 (exempt) of this report.

2. The maximum cost of extending for 18 months, if all care hours are utilised, is £15,064,920, taking the combined total contract values to a maximum of £42,786,315. For the avoidance of doubt, payment will be made on services called-off and delivered only, and the estimated likely spend for the 18 month period, based on current utilisation, is £12.3m.

## Reasons for decision

Haringey's model of care for home care support was developed using a codesign process that engaged with front line care workers, provider agencies, service users, and social care staff, and reflected best practice in delivering home support and reablement services from across the country.

The contracts have been running for between two and three years, and a review of performance across the contract shows the contracts are performing well:

- between 70 and 80% of the contracts' care hours are being utilised. The ambition is to increase to 90-100% within the contract extension period.
- 89% of packages are commissioned with a few hours of referral; and most packages are commissioned within 24-48 hours
- Package hand backs are low with just a handful of packages handed back since the start of these contracts where it was felt that the provider could not meet the needs of the client or at the client's request. □ Client satisfaction is reported as top quartile, with the Council receiving fewer complaints from clients, family or social care staff.
- Around 90% of planned visits are made and continuity of care provider is good.
- Although workforce recruitment and retention issues persist, as they do regionally and nationally, providers have reported that the ability to offer greater pay, more care hours and in defined geographical areas that limit the need for travel, has perhaps shielded them from the worst effects of the prevailing climate, has allowed them to increase their employment of Haringey residents and has facilitated some overseas recruitment. All providers are reporting use of fixed hour contracts and payment of London Living Wage (LLW).

Although there have been issues with several providers being CQC rated Requires Improvement, leading to a suspension in new packages, one of the strengths of the new model, with a smaller number of providers, has meant we have been able to target our finite Provider Quality Assurance (QA) resource to work intensively with these providers to ensure their improvement plan is implemented in a timely manner. To date, five providers have been suspended, and three of the five providers have had their suspension lifted.

Areas for focus moving forward are reporting and achievement of reduction in care hours and delivery of outcomes-based care, and supporting clients to connect into their local community and networks.

As part of the implementation plan for the Adult Social Care Commissioning Peer Review undertaken in Autumn 2022, a Quality Assurance and Contract Monitoring Framework (QACMF) has been launched, and we will also be increasing the number of officers working in these areas. This will ensure that going forward regular contract monitoring and on-site provider visits will take place; these providers will also receive at least two Contract Monitoring meetings and two QA visits a year. This will enable a more proactive approach to addressing and resolving contractual performance and quality assurance issues.

The move towards adult social care service localities will further assist efficacy of service delivery for these contracts, as it will facilitate area knowledge and enable greater collaborative working with social care professionals. Care workers to more easily reduce travel time for care workers and the move to localities-based working for adult social care services which is already underway with new work allocated on a locality basis and defined locality teams due to be in place by April 2024, and will enable greater collaborative working with the service providers.

### **Alternative options considered**

Do nothing: the contract would end on 28 February 2024 and would undermine all the progress the Council has made with the successful providers to-date. It would also put at risk continuity of care for clients as providers may choose to hand back packages of care.

Go out to tender: It would be possible to go back out to tender but given the imminent expiration of the contract, will not allow for a full procurement process to be undertaken. It would also disrupt the good relationships and progress made with the providers to date. Given the challenges in the market and our duty to ensure sustainable fee rates, it would be unlikely to produce a reduction in cost.

### **93. APPROVAL FOR MEANWHILE USE OF THE OSBORNE GROVE NURSING HOME BUILDING AS THE VENUE FOR THE ROUGH SLEEPER NIGHT SHELTER AND INSOURCING THE ROUGH SLEEPING NIGHT SHELTER SUPPORT PROVISION**

The Cabinet Member for Housing, Private Renters and Planning introduced the report, emphasising the challenges faced by people experiencing homelessness and the borough's commitment to ending street homelessness. The report highlighted the need for high-quality supported accommodation to help vulnerable individuals rebuild their lives. A night shelter was seen as a crucial step towards achieving this goal, aligning with Haringey's ambition to provide quality services that meet the needs of residents facing street homelessness. The Cabinet Member stated that Haringey Council would now be delivering this service directly for the first time.

Councillor Emery asked if there was a long-term plan for the service to relocate if the Osborne Grove redevelopment proceeds. The Cabinet Member responded that there were existing commitments concerning the site and highlighted the opportunity for thorough evaluation within the two-year timeframe that this decision provided.

Further to considering exempt information at items 29,

## **RESOLVED**

1. To approve the meanwhile use of Osborne Grove Nursing Home, 16 Upper Tollington Park, N4 3EL, as a night shelter to be delivered by Haringey Council, starting in April 2024 until March 2025, whilst options for the long-term use of the building and site are subject to further consideration.
2. To terminate the current DLUHC ring-fenced funded Thames Reach Ltd contract and to bring the night shelter service provision in-house.

## **Reasons for decision**

The London Borough of Haringey is committed to utilising assets in a way that dynamically and flexibly responds to need. The use of Osborne Grove as supported housing commenced in 2020 in response to the COVID-19 pandemic and the Government's Everyone In directive to accommodate everyone at risk of rough sleeping. This was a valuable, positive and cost-effective use of the building, and the service was mobilised at pace to minimise any risk of transmission in this vulnerable cohort.

London Borough of Haringey was awarded £3,871,429 in the Rough Sleeping Initiative 2022 – 2025 (See Appendix 2). Of this £1,194,188 of this provision was awarded on the basis of the borough providing a night shelter. Thames Reach were identified as a partner organisation in the original report approved by Cabinet Member on 22/8/22 and due to them delivering the existing Haringey Street Outreach Team, it was felt that it made sense for them to also deliver the night shelter accommodation. An additional £230,000 was awarded to fund the fit out of a suitable building as a night shelter. The previously identified building at the Clarendon Recovery College did not become available within the required timeframe and the Council was then unable to meet this commitment. Due to the delay there was a significant risk that the Council would not be in a position to deliver a night shelter at all, which could have led to the council being asked to return the grant. Instead, approval was sought from DLUHC to deliver the service in another building and change from a commissioned provider model to self-delivery. Written confirmation was received from DLUHC on 22/01/24 to proceed on that basis. (See Appendix 3)

Over the course of the last year the borough has seen a significant increase in the number of people rough sleeping, with numbers on the streets not seen since 2018. The Department of Levelling Up, Housing and Communities (DLUHC) considers Haringey a borough of concern due to the higher number of people rough sleeping when compared with boroughs of a similar size. Repurposing the existing service as a night shelter would create nearly 35 beds of off the street accommodation, giving a safe and stable accommodation option whilst work is done to identify appropriate move on into other pathway accommodation services.

The Osborne Grove building is currently in meanwhile use as a supported accommodation service and already has a team in place. This proposal ensures that

there is no gap in provision for people experiencing single homelessness while discussions are held on the long-term use of the building and the cohort it should accommodate. The Capital Projects and Property Team have confirmed that there is no other alternative meanwhile use of the building. It is considered that there will not be a longer term application deliverable over the proposed meanwhile use period. This request has also been considered using the Corporate Property Model's Asset Performance Assessment.

The benefit of delivering the service in-house will be a streamlined recruitment process. Osborne Grove already has the majority of a staff team in place, though there are some vacant posts that would be filled by any TUPE'd staff. The TUPE liability only applies to two members of staff within Thames Reach. The team at Osborne Grove are already familiar with the client group, as well as having an excellent grasp of existing Council processes and services. Additionally, they have an understanding of the wider supported accommodation pathway and move on options, which is fundamental to delivering a successful night shelter. What's more, delivering the service in house will ensure enhanced continuity of support to those accommodated temporarily in the night shelter as they move on into more settled forms of accommodation provided by the Borough.

The Housing Related Support Team would be able to deliver the service for comparable staffing costs as Thames Reach but with the additional benefits of being able to repurpose additional funds to add an additional case coordinator to the team. It would also prevent the loss of an experienced staff team and the additional liability of severance pay.

Delivering the service in-house is income generating for the Council through the collection of rent and service charges. These projections are shown in Appendix 1. - Part B (exempt information). We have confirmed with Haringey Benefits Service that the change of use of the building would allow it to be classified as an LA Hostel as defined by HB Regulations 2006. Under those regulations there are three criteria that must be satisfied for the building to be classified as a LA Hostel: (a) the building comprises non-self-contained accommodation and is not a care home, (b) the service either provides food or has adequate facilities for the preparation of food, and (c) the claimant receives care, support, or supervision that is "more than minimal". The proposed scheme would satisfy all these criteria. Moreover, the council would cease to be capped to 2011 level of Local Housing Allowance (LHA).

The Rough Sleeping Initiative (RSI) additional grant of £230,000 will be part spent on essential repairs and maintenance in advance of the building opening and during running. It is currently estimated that we will spend approximately £60,000 for building mobilisation. Any balance remaining from the £230,000 element of the grant can be transferred to form part of the services revenue funding. The modelling of this is contained in Appendix 1. This offers value over continuing to commission the service which would incur additional costs around staffing that would use the whole of the available grant but not generate any surplus which would be used to offset maintenance costs in the building, or alternately where the lease was to cover maintenance, would likely require additional funding from the council. This is currently not identified. Insourcing this service would align with the council policy of insourcing services where it makes sense to do so.



This option is cost neutral to the Council. Ring-fenced grant funding is available via the Rough Sleeping Initiative to deliver a night shelter at Osborne Grove until March 2025. It's very likely that this grant funding would continue to be made available after March 2025. Haringey have a track record of successfully delivering services as a result of grant funding allocations, and it is important that we are able to deliver a night shelter following the inability to deliver a service at the Clarendon Hub due to delays at Canning Crescent which was supposed to have been ready to allow the decant of the services based at the Clarendon Hub which would in turn allow building works at Clarendon to start. The issues at Canning Crescent are still to be resolved which has led to the Housing Related Support (HRS) service considering alternative buildings. As a result of the short-term nature of the funding and proposed use to March 2025, we do not think any alternative meanwhile use could be operationalised in a way or timescale that would be beneficial to the Council. DLUHC have confirmed in writing that there would be no impact on the grant awarded if LBOH took the decision to insource this service complying with Annex D of the grant terms & conditions.

If the building were to be emptied and remain empty until the next use was determined there would be a cost associated with building security as well as the continued cost of building compliance works. This cost is hard to specify and would depend on the level of security needed. A conservative estimate for this would involve once daily visits by a mobile security operative and Sitex on the ground floor doors and windows which would cost approximately £33,560 per annum. This would increase significantly if the first-floor windows were covered too. These figures are based on publicly available information and information provided by the council's preferred security firm.

The current shortage of affordable nightly paid accommodation in the Borough has resulted in additional financial pressures for the Council. This forms the rationale for the proposed £3.0m growth in budget for Temporary Accommodation in 2024/25 as brought to Cabinet in December 2023. Delivery of a night shelter at Osborne Grove whilst it does not form part of that growth, a night shelter will, however, help to alleviate demand for short-term temporary accommodation including commercial hotels for single adults.

A Night Shelter provision at Osborne Grove would allow us to accommodate people who currently have No Recourse to Public Funds (NRPF). Haringey currently has a very high proportion of people rough sleeping with NRPF. Often, this cohort has significant mental or physical health needs which are unmet while street homeless. When left street homeless for months or years, these needs tend to escalate and often this results in pressure on expensive services elsewhere in the NHS or Council, including on Adult Social Care. There is strong evidence to show that those who are brought into accommodation are quickly supported to regularise their status and source appropriate accommodation.

### **Alternative options considered.**

Cabinet could choose to not agree with the request for the repurposing of Osborne Grove. This would likely result in the building continuing in its current use as supported accommodation, but this would explicitly mean that the council continues to lack appropriate off the street accommodation for people rough sleeping in the

borough and would also potentially lead to DLUHC asking for the awarded grant money to be returned. This could also cause some reputational damage with DLUHC as Haringey has already been flagged as a borough of concern due to the number of people rough sleeping and there would be challenging questions as to why we chose not to make use of an existing building and awarded grant in a way that could positively impact this.

Cabinet could choose not to bring in-house the commissioned Thames Reach night shelter service. The quote received from Thames Reach would be met by the grant but does not include the cost of maintenance. These costs would likely continue to be met by LBOH or a negotiation would need to take place with Thames Reach about these costs being met by them. This would take some time and adds a risk of the delivery date slipping significantly. As there would be no TUPE obligations on Thames Reach if they were to start delivering the night shelter out of Osborne Grove it would likely lead to job losses in the existing team at Osborne Grove and acting as an experience drain in a situation where a new team would need to get up to speed quickly around the different processes and accommodation options in the borough. Generally, embedding a new service takes between 3-6 months, which would leave only 6 months remaining on the contract. There would also be challenges around decanting the existing building to a fixed handover date which would add additional pressure to the pathway which is already near capacity.

The Council could choose to continue using The Shelton Hotel as off the street accommodation. Accommodation provision in commercial hotel accommodation offers less than optimal value for money and can impact on health, wellbeing and support outcomes for residents. In addition, the lack of dedicated office space for support staff on site and the layout of the building makes delivering support difficult. In comparison, the cost to accommodate 15 people at any time in the Shelton Hotel would allow the council to offer 35 bedspaces in Osborne Grove. There are also significant community and police concerns around anti-social behaviour (ASB) emanating from the hotel and its commercial function. It is in the Council's interest to cease use of Shelton Hotel at the earliest opportunity.

#### **94. LAHF (LOCAL AUTHORITY HOUSING FUND) HOUSING FIRST FUNDING**

The Cabinet Member for Housing, Private Renters and Planning introduced the report which sought agreement to accepting grant of capital allocation of £7,644,000 from the DLUHC LAHF2 programme that has been awarded to support an acquisition programme of up to 30 homes.

The Cabinet Member continued to outline the benefits of the grant funding which would support delivery of up to 30 new homes for Afghan families which would help to give a new start to 30 families. These additional homes would free up temporary and emergency accommodation, helping ease wider homelessness pressures.

Further to considering exempt information at item 30,

**RESOLVED:**

1. In accordance with Contract Standing Order 17.1 and Contract Standing Order 9.07.1(d), Cabinet approves the acceptance of capital grant from DLUHC LAHF2 funding, the terms of which are summarised below in part 6.
2. To delegate authority to agree the final grant documentation and contracts to the Director of Housing, Planning and Regeneration, after consultation with the Director of Finance and the Head of Legal and Corporate Governance (Monitoring Officer).
3. To delegate authority to agree further tranches of the grant funding to the Director of Housing, Planning and Regeneration, after consultation with the Director of Finance and the Head of Legal and Corporate Governance (Monitoring Officer).

### **Reasons for decision**

To providing housing and support for vulnerable residents in the Borough. This decision is an important step in achieving that aim.

Accepting this grant is an opportunity to lever more funding into our programme - which will mean overall the council will be able to deliver more homes for rent.

### **Alternative options considered**

To use Right to Buy receipts to fund the acquisitions programme. The grant associated with DLUHC funding represents lower acquisition and borrowing costs to the Council, so the Council would prioritise the use of the DLUHC grant funding in the first instance.

## **95. GOURLEY TRIANGLE: ACQUISITIONS PROGRAMME**

The Cabinet Member for Council House building, Placemaking, and Local Economy introduced the report which sought approval for the acquisition of a property located at 10 Gourley Street, N15 5NG (“the Property”) and was shown edged red on the Site Plan attached at Appendix 1.

The Cabinet Member outlined that the acquisition pertained to one property within the Gourley Triangle area, which was part of a larger land assembly strategy for future development. This aligned with a longer-term investment strategy for the site, with hopes of eventually bringing forward a viable whole scheme and development across the area. Due to construction costs and a focus on council-rented and affordable housing, development would be paused for 2-3 years. Despite the delay, acquisitions must continue for future masterplan implementation. The Council had invested over ten years in acquiring the site, now owning approximately 80% of the freehold interests. Funding from the Future High Street Fund would cover land assembly costs. Rental income from the building will cover holding costs until redevelopment resumes.

Councillor Emery inquired about the feasibility of the project proceeding after the initial three-year pause. The Cabinet Member stated that all schemes were constantly reassessed due to challenging economic conditions, including interest rate hikes and increased material costs. The Council remained open to acquisitions to avoid complications with private ownership during future development. The Cabinet Member

also stated that the acquisition of property provided an income stream for the Council while safeguarding development opportunities for the future.

Councillor Emery inquired about the amount of the Council's own funds spent on acquisitions for the Gourley Triangle site to date. It was noted that this was the second acquisition as part of the Gourley Triangle. The first acquisition was 3 to 40 Ford Street, acquired in 2022, with details available in the Cabinet Minutes. The Council already held a significant existing holding in the area, making this the second acquisition.

Further to considering exempt recommendations and exemption information at item 31,

## **RESOLVED**

1. That Cabinet agree to the acquisition for planning purposes of the freehold interest in the property known as 10 Gourley Street, N15 5NG for the price and based on the Heads of Terms detailed in the exempt part of this report;
2. To grant a lease back of 10 Gourley Street on completion of the acquisition to the seller for a term of six months;
3. To delegate authority to the Director of Placemaking and Housing, in consultation with the Director of Finance and the Cabinet Member for Council House Building, Placemaking and Local Economy, to agree the final contract terms for the acquisition of the Property on the basis noted in Recommendations 3.1(a) and (c) in the exempt part of this report.

### **Reasons for decision**

The Property sits within the Gourley Triangle site. The Gourley Triangle site is a key redevelopment site close to Seven Sisters underground and overground stations. It is promoted through the Tottenham Area Action Plan (TAAP) as a site with the potential to deliver high quality employment space and residential, including Council rented homes. The site also forms part of the Tottenham Creative Enterprise Zone.

The delivery of a comprehensive redevelopment scheme at Gourley Triangle is challenging owing to the variety of ownerships of properties within it. The Council has spent more than ten years engaging with third party owners in an attempt to bring forward a viable whole site scheme.

The Council has developed a masterplan for the site but given significant recent increases in construction costs, cost of site assembly in relation to the masterplan proposals and quantum of affordable housing requirement it is currently unviable. Reflecting the current economic situation, it is unlikely that development of the Gourley Triangle will commence within the next two to three years. However, that does not mean that the land assembly exercise must be halted.

As it stands however, the Council is in receipt of Future High Streets Fund (FHSF) (via DLUHC) monies that can be applied to the acquisition of properties within the Gourley

Triangle site area for land assembly purposes. The FHSF monies can be applied to properties that sit within a defined area that not only includes high street facing properties but also those within its immediate hinterland. A plan showing the area boundaries to which this funding may be applied is attached as Appendix 3.

Council officers contacted third party owners to discuss their appetite to sell at this time. Heads of terms have been agreed in respect of this Property only (other owners were either unwilling to contemplate a disposal or terms could not be agreed). These heads of terms are attached as Appendix 2 (Exempt). 10 Gourley Street represents an important acquisition in terms of site assembly for the future redevelopment of the whole site in due course.

Given that this larger ambition is currently on hold, it is however imperative that the purchase is also able to justify itself as a viable acquisition in its own right and that the price paid represents value for money. An RICS Red Book valuation has been commissioned and the acquisition is conditional upon this valuation supporting the purchase price.

Council officers consider, having taken third party commercial property advice and subject to satisfactory results from the due diligence to be/being undertaken (surveys, title etc), that the acquisition of this Property at the price agreed and utilising FHSF monies represents value for money. The Council is still committed to the long-term regeneration of the area, for which it has been land assembling. Until current economic conditions change to allow the Council to proceed with the long-term master plan for the site, this acquisition represents a sound investment for the Council as rental income will cover holding costs. This is supported by the fact that this is an industrial property of a size and inner London location of which there is limited supply and strong occupier demand.

Information is contained in the exempt report.

### **Alternative options considered**

To not proceed with this acquisition 5.1 The Council could choose to not proceed with this proposed purchase. In this event, the Council may face the prospect of having to repay the FHSF monies already paid to it. In addition, it would forego the opportunity to secure a property for future regeneration purposes.

## **96. MINUTES OF OTHER BODIES**

### **RESOLVED**

To note the minutes for the following meetings:

Cabinet Member Signings

17.01.2024

22.01.2024

**97. NEW ITEMS OF URGENT BUSINESS**

None

**98. EXCLUSION OF THE PRESS AND PUBLIC**

**RESOLVED**

That the press and public be excluded from the remainder of the meeting as items 25 to 31 contain exempt information as defined under paragraphs 3 and 5, Part 1, Schedule 12A of the Local Government Act 1972:

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

**99. EXEMPT SHAP (SINGLE HOMELESS ACCOMMODATION PROGRAMME) FUNDING**

The Cabinet noted the exempt information and continued to approve the recommendations as set out in agenda item 13.

**100. EXEMPT - ACQUISITION OF NEW AFFORDABLE HOMES AT THE ST ANN'S HOSPITAL SITE**

The Cabinet considered the exempt information and continued to agree the exempt recommendations and also agreed the recommendations set out at agenda item 14.

**101. EXEMPT - APPOINTMENT OF COMMERCIAL PROPERTY MANAGEMENT PROVIDER FOR 40 CUMBERLAND ROAD**

The Cabinet considered the exempt information and continued to agree the exempt recommendations and also agreed the recommendations set out at agenda item 15.

**102. EXEMPT HARINGEY SAFETY VALVE PROGRAMME: SEND RESOURCE PROVISIONS**

The Cabinet considered the exempt information and continued to agree the recommendations as set out at agenda item 16.

**103. EXEMPT - EXTENSION OF TWELVE BLOCK CONTRACTS FOR THE PROVISION OF HOME SUPPORT AND REABLEMENT SERVICES**

The Cabinet considered the exempt information and continued to agree the recommendations as set out in agenda item 17.

**104. EXEMPT - APPROVAL FOR MEANWHILE USE OF THE OSBORNE GROVE NURSING HOME BUILDING AS THE VENUE FOR THE ROUGH SLEEPER NIGHT SHELTER AND INSOURCING THE ROUGH SLEEPING NIGHT SHELTER SUPPORT PROVISION.**

The Cabinet considered the exempt information and continued to agree the recommendations as set out at agenda item 18.

**105. EXEMPT - LAHF (LOCAL AUTHORITY HOUSING FUND) HOUSING FIRST FUNDING**

The Cabinet considered the exempt information and continued to agree the recommendations as set out at agenda item 19.

**106. EXEMPT - GOURLEY TRIANGLE: ACQUISITIONS PROGRAMME**

The Committee considered the exempt information and agreed the exempt recommendations and also agreed the recommendations set out at agenda item 20.

**107. EXEMPT - MINUTES**

**RESOLVED**

To approve the exempt minutes of the Cabinet meeting held on the 16<sup>th</sup> of January 2024.

**108. NEW ITEMS OF EXEMPT URGENT BUSINESS**

None

CHAIR: Councillor Peray Ahmet

Signed by Chair .....

Date .....

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