

Chair
Councillor Clare Kober

Deputy Chair
Councillor Lorna Reith

INTRODUCTION

- 1.1 This report covers matters considered by the Cabinet at our meeting on 16 November 2010. For ease of reference the report is divided into the Cabinet portfolios.
- 1.2 We trust that this report will be helpful to Members in their representative role and facilitate a fruitful dialogue between the Cabinet and all groups of Councillors. These reports are a welcome opportunity for the Cabinet on a regular basis to present the priorities and achievements of the Cabinet to Council colleagues for consideration and comment. The Cabinet values and encourages the input of fellow members.

ITEMS OF REPORT

Planning and Regeneration

2. NEW FOOTBALL STADIUM AND ASSOCIATED DEVELOPMENT AT TOTTENHAM

- 2.1 We considered a report arising from which we agreed in principle to the use of Compulsory Purchase powers and in principle to acquire or appropriate a site for planning purposes pursuant to Sections 226 and/or 237 of the Town and Country Planning Act 1990 (as amended), to enable Tottenham Hotspur Football Club (THFC) to build its new football stadium in Tottenham along with associated development supporting regeneration.
- 2.2 We also authorised the Head of Legal Services and the Head of Corporate Property Services to issue requisitions for information pursuant to Section 16 of the Local Government Act (Miscellaneous Provisions) Act 1976 to all potential owners of legal interests affected by the Scheme. Authority was also delegated to officers to complete and settle the land referencing exercise with THFC to identify all owners, tenants, occupiers and others with a legal interest affected by the Scheme and which might be included in any future Compulsory Purchase Order or become eligible for compensation. The Head of Corporate Property Services be appointed as the authorised officer pursuant to Section 15 of the Local Government (Miscellaneous Provisions) Act 1976.
- 2.3 These resolutions were conditional on -
 - THFC using all their reasonable endeavours to assemble the development Site by agreement/private treaty by 31 March 2011; and
 - In the event that THFC were unable to assemble the Site by agreement/private treaty, by 31 March 2011 a further report being presented to us seeking authority to make a full and unconditional CPO for the Site and to acquire or appropriate the site for planning purposes so as to trigger the provisions of Section 237.

- 2.4 We also agreed that a request to authorise a full unconditional CPO or use its appropriation powers under Section 237 for the Site would not be considered unless the following pre-conditions were met by THFC:
- a) THFC unequivocally stated that it was staying in Tottenham and not pursuing any interest in moving to a stadium or site elsewhere;
 - b) The Council being satisfied that there was a legally binding delivery mechanism (a Section 106 Agreement) with THFC which ensured that there was a comprehensive redevelopment of the whole Site and that the new football stadium would be built on the Site and completed within a reasonable time period of any other development on the site such as the supermarket being occupied or opened for business.
 - c) The Council being satisfied that THFC had a viable business plan and funding strategy, together with a full and sufficient indemnity agreement and appropriate financial bond covering the costs of making and confirming any such CPO/Section 237 appropriation.
 - d) That an Equalities Impact Assessment (EqIA) was undertaken of the potential impact of the proposed Compulsory Purchase Order.
 - e) That the Council was satisfied that it was not providing an illegal indirect subsidy or State Aid to THFC in the use of the CPO powers or Section 237 land appropriation powers.

Housing

3. NEW HOUSING ALLOCATIONS POLICY

- 3.1 We considered a report which set out the results of a comprehensive consultation exercise carried out in relation to the review of our housing allocations policy and sought our endorsement of the proposed new housing allocations policy that prioritised applications on the basis of housing needs bands rather than housing points as we had previously agreed on 15 June 2010. The report also set out the implementation process which included the introduction of an online re-registration between January and March 2011 for lower priority applicants with safeguards built in to support vulnerable applicants.
- 3.2 Having noted the results of the extensive consultation exercise carried out with a wide range of stakeholders between June and October 2010 which had overwhelmingly supported the proposed changes to the way in which applications for housing were administered and prioritised, we endorsed our previous decision to introduce a new housing allocations policy based on housing needs bands rather than housing points be affirmed.
- 3.3 Having also noted the results of the Equality Impact Assessment which had been carried out we granted approval to the planned implementation process including the plans for the re-registration of applicants in Bands C, D and E between January and March 2011.

Approval having been granted to the new Housing Allocations Policy we authorised the Director of Urban Environment in consultation with the Cabinet Member for Housing to make further minor changes and to confirm the exact date of implementation.

4. USE OF INTRODUCTORY TENANCIES IN THE BOROUGH

- 4.1 We considered a report which provided us with the feedback obtained on the consultation that had taken place with key stakeholders in relation to the use of introductory tenancies and which sought our approval for the use of such tenancies as a means of preventing, managing and controlling anti-social and disruptive behaviour.
- 4.2 We noted that introductory tenancies had been used very effectively by many local authorities and social landlords and were encouraged as an important measure to tackle anti social behaviour. An introductory tenancy would be for a probationary period of one year for new tenants at the end of which period the tenancy automatically became secure unless action was taken to bring the tenancy to an end. The probationary period could be extended for up to six months.
- 4.3 The scheme proposed for Haringey would apply to all new Council tenants from the date that the scheme started. The scheme would not apply to -
- Council tenants who were already secure tenants and who moved home through a transfer of mutual exchange
 - RSL tenants who were already assured tenants and who moved home through a transfer or mutual exchange
- 4.4 In order to obtain a possession order from a court against a secure tenant the Council had to prove one of the grounds of possession set out in Schedule 2 to the Housing Act 1985 and, in most cases, satisfy the court that repossession was reasonable. Whereas, to obtain a possession order against an introductory tenant, the Council would simply need to satisfy the court that the correct procedure for ending the tenancy had been followed. This procedure included notifying tenants that they had the right to request that the decision to end the tenancy was reviewed by a person who was independent of the person who made the decision to end the tenancy.
- 4.5 We noted that concern had been expressed that secure tenants who were required to leave their accommodation because of domestic violence, serious harassment or hate crime and were then placed in temporary accommodation would be seriously disadvantaged when they were eventually offered settled accommodation as an introductory tenant. These concerns had been addressed by amendments to the Lettings Policy that provided for such households to be moved as an urgent management transfer (ideally within 8 weeks) rather than spend years in temporary accommodation. Under these circumstances, the tenant would be given a secure tenancy.
- 4.6 Having considered the feedback received from tenants, leaseholders and other stakeholders during the consultation we agreed to the use of introductory tenancies with effect from 1 April 2011. We also agreed the rights that the Council would give to introductory tenants which were set out in an appendix to the report.

5. HOMES FOR HARINGEY PERFORMANCE REPORT

5.1 We considered a report which provided us with an update on Homes for Haringey's (HfH) performance for the period from 1 April to 30 September against the key indicators set out in the business plan. Those areas performing well included -

- The Decent Homes Programme;
- Design and Engineering;
- Repair Indicators;
- Estate Services;
- Feedback Performance
- Headline Telephone Answer Rate;
- Home Ownership Team - Service Charges Collected
- Visits to New Tenants

5.2 Other areas moving in the right direction were –

- Void Properties with HfH Repairs Team;
- Income Collection Measures;
- Evictions due to Rent Arrears;
- Percentage of Invoices Paid.

5.3 We were also informed that void turnaround performance continued to be an area of concern and remained out of target and tolerance. This was despite a positive movement in the indicator over the course of the month. HfH was primarily responsible for the repairs part of the process and this had seen a significant improvement in performance over the last twelve months.

Adult and Community Services

6. BEREAVEMENT SERVICES – FUTURE PROVISION

6.1 We considered a report which provided us with an assessment of the current performance and investment needs of the Bereavement Services, identified options to secure future viable and sustainable service delivery and recommended that the Council cease its Bereavement Services operation and dispose of its three operational sites. We also received a deputation from the Sustainable Haringey Group who asked for a reconsideration of the recommendation and proposed that rather than spending any more money on disposal costs at this point other options be considered.

6.2 We were informed that the Bereavement Service was a discretionary commercial service with a budgeted net income to the authority, and operating in an increasingly competitive market. The recent trend in both burials and cremations was down although efficiency saving led price increases in the last 3 years had partly masked the downturn in business volumes. In addition to the question of the crematorium's 'fitness for purpose' and ability to meet today's customer expectations, there was also the imminent challenge and requirement to meet new environmental standards. Work had been commissioned and undertaken to better understand the challenge and explore possible solutions and this work had identified both the investment need and potential of between £6.6 and £13.4

million with a minimum requirement to meet the latest environmental standards, future burial supply and a net income target.

- 6.3 Having considered the report and the representations made to us by the Sustainable Haringey Group, we granted approval to the Enfield Crematorium, Tottenham Cemetery and Wood Green Cemetery being marketed for disposal as a going concern, such disposal to be on the basis of leasehold arrangements with a specialist operator with the heads of terms of the leases agreed by the Head of Corporate Property Services and subject to officers progressing and securing a detailed Planning Permission for the new burial provisions at Enfield Crematorium Cemetery should the marketing exercise demonstrate that this would increase the site value of Enfield Crematorium.
- 6.4 We also agreed that the result of the marketing exercise including responses, evaluation, disposal arrangements and recommendations be reported back to us for approval and that subject to the foregoing the Council should cease to directly provide crematorium and cemetery services. Approval was also given to the disposal on the open market of 1 and 2 Grenville Cottages located at the north-east end of the Enfield Crematorium site, with the associated receipt being ring-fenced to support the one off business disposal costs.

Children's Services

7. DELIVERING AN EARLY YEARS SINGLE FUNDING FORMULA FOR HARINGEY

- 7.1 We considered a report which set out draft proposals for an Early Years Single Funding Formula (EYSFF) to be implemented in April 2011 on which there would be further consultation during the autumn term 2010. The Schools Forum would also have to be consulted on the process for operating the EYSFF and we were asked to agree the proposals put forward in the report, subject to further consultation with providers and the Schools Forum.
- 7.2 Following these consultations, the Schools Forum would receive feedback in December 2010 and make a recommendation to us for final decisions in January 2011.
- 7.3 We noted that the Formula comprised a number of base rates which reflected the main costs of providing the free entitlement within the different types of settings including variations in pay rates; contact ratios; and support costs; were taken into account. The base rate, which would account for around 80% of the resources distributed, was augmented by a number of supplements which reflected fundamental differences in the cost of providing the free entitlement or to prioritise expenditure in line with the Council's Early Years Policy; in this way quality, flexibility in provision and deprivation were particularly recognised.
- 7.4 We noted also that the EYSFF would replace a number of disparate funding arrangements such as payments to PVI providers based broadly upon the previous Nursery Education Grant which paid providers at a single hourly rate and the arrangements for Nursery Schools and Nursery Classes which were previously part of the Haringey Formula for Financing Schools.

- 7.5 We report that we approved the process for introducing the EYSFF in Haringey in April 2011 and the broad components of the formula and we agreed that a concluding report including the recommendations of the Schools Forum be submitted to our meeting in January 2011 setting out any changes that had been made following the consultation process on the detail of the Formula.

Leader

8. THE COUNCIL'S PERFORMANCE

- 8.1 We considered a report which presented, on an exception basis, performance information for the year to September 2010, sought our agreement to budget virements in accordance with financial regulations and to other action necessary in order to address the in year budget reductions imposed by the Government.
- 8.2 We noted that of the 37 key service indicators monitored 24 had improved since 2009/10, 4 were roughly the same, 5 were worse with no comparison possible for the remaining 4 indicators. Some areas where targets were being met or where there had been an improvement were:
- Continued good performance on adult social care clients receiving self directed support and further improvement on delayed transfers of care, both exceeding targets set.
 - Some positive responses from a social services survey of adults receiving equipment and minor adaptations in 2009/10 including 93.7% of clients satisfied with the most recent piece of equipment or minor adaptation received.
 - Progress on children's social care assessments continued with an improvement on the timely completion of core assessments in September just short of the 70% target.
 - Performance on processing benefit claims improved to 23 days in September and whilst this remained above the target level of 17 days it was significantly better than the 45 days reported at this time last year.
 - The number of most serious violent crimes had reduced by 23.2% compared with the same period last year.
 - Recycling and cleanliness targets continued to be exceeded.
- 8.3 However, there were also areas where targets were not being met and these included:
- 64% of calls to the Call Centre were answered in 30 seconds in September a reduction from the 73% achieved in August and below the 70% target. A seasonal increase in call volumes linked to enquiries around school admissions and Council Tax enquiries had affected performance.
 - 15.25% of looked after children had had 3 or more placements, higher than average.
 - Average re-let times for local authority dwellings decreased in September to 34.2 days but remained significantly higher than the target of 25 days.

- The number of households in temporary accommodation continued to reduce but not at the targeted level and the pace of reduction had slowed.

8.4 With regard to financial information, we noted that the overall general fund revenue budget, based on the September position stood at a projected £6.0 million above budget, a decrease of £2.5 million since the last period. While the actions to restrict expenditure put in place since July continued the underlying causes of the forecast over spend remained, namely the high level of service demand particularly within the Children and Young Peoples Services (CYPS) along with the increased financial liability due to changes in Housing Benefit Subsidy rules. The forecast level of overspend remained extremely serious and if not addressed would utilise most of the Council’s general fund general reserve. The Council was also planning for very significant reductions in funding from Government as confirmed in the Spending Review announced on 20 October. It was imperative that there was no significant overspend in 2010/11 in advance of the tight budget position expected in years to come. We also noted that of the reduction in the forecast overspend now reported only a small sum was due to reduced service expenditure and there could be no let up in effort to bring the budget in on target by the year end.

8.5 The Council’s Non-Service Revenue (NSR) budget had a £1.0 million general contingency built in for 2010/11 as part of the budget planning process. This was now being held uncommitted thus contributing a year end under spend of £1.0 million to help offset the significant service pressures being experienced. An additional under spend was now being forecast as a result of the use of internal cash balances instead of external borrowing which would reduce debt repayments by £2 million this year. The dedicated schools budget (DSB) element of the overall Children & Young People’s (CYP) Service budget was projected to spend at budget while the forecast revenue over spend within the Housing Revenue Account (HRA) had reduced further to £0.3 million from £0.7 million reported last period. The main pressure remained the high costs of gas maintenance within the building services section of the accounts. The projected capital year end variance, based on the September position, was an under spend of £1.8 million compared to the £1.4 million reported last period.

8.6 We report that we agreed as follows -

- To note the report and the progress being made against the Council’s priorities;
- To require Directors to take necessary action to bring current year spending to within their approved budget;
- To agree the allocation of the Performance Reward Grant (from the 2007-09 Local Area Agreement) between LSP partners as set out below and to agree the application of £0.7 million of capital funding in support of road repairs –

Lead Agency	Targets	Approximate Performance Reward Grant (£ million)
Council	9.9	2,525
Police	2.0	0.704
NHS	1.0	0.325

Fire/VCS	0.1	0
Total	13.0	3.554

- To agree the budget changes (virements) in the table below –

Revenue Virements						
Period	Service	Key	Amount current year (£'000)	Full year Amount (£'000)	Reason for budget changes	Description
6	ACCS	Rev	101	101	Corrective Budget Realignment	Virement from Older People Residential Care to Emergency Response to cover underachieved income
6	ACCS	Rev	133.3	112.3	Corrective Budget Realignment	Adjustment to recharge budget for Wolves Lane
6	ACCS	Rev	125	208	Corrective Budget Realignment	Transfer budget for transition client from Learning Disabilities to Mental Health
6	ACCS	Rev	107.2	0	2010/11 Grant Allocation	Allocation of AIDS Support Grant
6	ACCS	Rev	186.7	186.7	Corrective Budget Realignment	Realignment of Park Force budgets
6	ACCS	Rev		300	Budget Savings	To make permanent the previously temporary vacancy factor budget reductions
6	ACCS	Rev*	300	300	Corrective Budget Realignment	Allocate Directors "Special Measures" (contingency) budget to care purchasing on a permanent basis.
2	UE	Rev	244.3	244.3	Corrective Budget Realignment	Transfer budget from publicity to more appropriate account
3	UE	Rev*	451	451	Corrective Budget Realignment	Review of contingency codes
4	UE/ ACCS	Rev	165	165	Corrective Budget Realignment	Realignment of budgets within Planning, Regeneration and Economic business unit and transfer of £70k groundwork budget to Recreation services where works are carried out.
5	UE	Rev*	439	0	Corrective Budget Realignment	Realignment of TFL revenue grant income
5	UE	Rev	154.5	154.5	Corrective Budget Realignment	Realignment of budgets within housing options team to reflect activities and team structures
6	UE	Rev	139.9	0	Corrective Budget Realignment	UE 10% Top Slice - Supply & Services budgets moved from service to Directors budget

6	UE	Rev*	446.8	0	2010/11 Grant Allocation	Allocation of grant from North London Strategic Alliance to fund Upper Lee Valley Partnership (£220k) & North London Strategic Alliance (£226k) projects
7	UE	Rev*	275	0	2010/11 Grant Allocation	Allocation of New Deals for communities grant to fund Dev and Emb Neighbourhood Mangt (£200K) & Succession and legacy (£75K) projects
6	POD	Rev	160	0	2010/11 Grant Allocation	Social work training grant
6	NSR	Rev	62	118	Corrective Budget Realignment	Realisation of Property value for money savings
6	Council wide	Rev*	411.2	411.2	Corrective Budget Realignment	Insurance Recharges 2010-11
Capital Virements						
Period	Service	Key	Amount current year (£'000)	Full year Amount (£'000)	Reason for budget changes	Description
5	UE	Cap*	264		Grant Allocation 2010-11	Approved capital funding for Coleridge road (S106), Muswell Hill low carbon zone project(GLA),TFL monies for Electric charging points, TFL monies for Cycling Greenways Link 04, Hermitage and Brabant roads(S106)
5	UE	Cap	101		Grant Allocation 2010-11	Capital TFL monies approved to fund High Road and Car Club projects and S106 to fund Lordship Lane

Under the Constitution certain virements are key decisions. Key decisions (highlighted by an asterisk in the table) are:

- For revenue, any virement which results in change in a Directorate cash limit of more than £250,000; and
- For capital, any virement which results in the change of a programme area of more than £250,000.

9. UPDATE ON STRATEGIC COMMISSIONING POLICY

9.1 We considered a report which outlined the progress of the early implementation of the Strategic Commissioning Programme which we agreed at our meeting on 23 March 2010 and which identified lessons learnt from the pilot projects.

9.2 The report also identified a model for commissioning in Haringey establishing standards and setting objectives for commissioning activity together with a timetable for the

decisions required on the pilot projects and the wider roll out of the approach to support the delivery of the Haringey Efficiency and Savings Programme.

- 9.3 We report that we approved the strategic commissioning model as the Council's future commissioning framework and to the adoption of this approach and change methodology in respect of other Council services.

10. HORNSEY TOWN HALL COMMUNITY PARTNERSHIP BOARD

- 10.1 We report that we appointed Councillor Strang to serve on the Hornsey Town Hall Community Partnership Board in place of Councillor Gorrie.

11. DELEGATED DECISIONS AND SIGNIFICANT ACTIONS

- 11.1 We were informed of the following significant actions taken by a Director under delegated powers -

Director of Adult, Culture and Community Services

Request for Waiver of Contract Standing Orders – Networked Neighbourhoods

Established Changes - CLL

Director of Corporate Services

505-511 Archway Road – To proceed with the disposal and agree terms following our approval of the sale in June 2008.