



<b>Report Title:</b> Decent Homes Programme 2012-13 (Year 5)	
<b>Report of:</b> Mun Thong Phung, Director of Adult and Housing Services	
Signed: _____ Date: _____	
<b>Contact Officers :</b> Phil Harris, Deputy Director for Community Housing Services Tel: 0208 489 4338 E-mail: phil.harris@haringey.gov.uk  Keith Carter, Executive Director for Property Services Homes for Haringey Tel: 0208 489 1269 E-mail: keith.carter@homesforharingey.org	
Wards(s) affected: <b>All</b>	Report for: <b>Key Decision</b>
<b>1. Purpose of the report</b>	
1.1 The purpose of this report is to provide Members with details of the investment priorities and procurement arrangements that are proposed for the 2012-13 Decent Homes programme, together with details of a number of other investment priorities that are recommended for inclusion in the programme when funding becomes available.	
1.2 It seeks Cabinet approval of the proposed investment priorities and procurement arrangements for 2012-13, together with a 'reserve list' of homes that can be added to the programme when funds allow.	
<b>2. Introduction by Cabinet Member</b>	
2.1. The Government's Comprehensive Spending Review of a year ago has set the stage for some far reaching changes in the content and scope of Haringey's Decent Homes programme.	

- 2.2. Given the constraints on capital investment, it is inevitable that Housing will face increased competition when bidding for adequate investment. Although we will need to consider all of the options available to meet the investment needs of the Council's housing stock – whilst, at the same time, supporting other key priorities – we must continue to deliver the Decent Homes programme along the lines proposed in this report. .
- 2.3. I do support the direction of travel of the proposed priorities for 2012-13 and will, of course, work with the Director of Adult and Housing Services to ensure the timely approval of the 2012-13 Decent Homes contracts in accordance with paragraphs 4.1 (c) and 7.6 of this report. .
- 2.4. Finally, I welcome the opportunity that the Homes and Communities Agency has given Haringey to bring forward £4 million of the Decent Home funding from the 2012-13 budget, since this will allow more homes to be improved in 2011-12. I would like to congratulate both Homes for Haringey and Community Housing Services for securing this forward funding which was due, in no small part, to Haringey's ability to deliver at short notice and the reputation it has earned for delivering Decent Homes efficiently.

### **3. Link(s) with Council Plan Priorities and actions and /or other Strategies**

- 3.1 Changes in funding will have a significant impact on our ability to deliver our Housing Strategy 2009-19, including key priorities:
- To meet housing need through mixed communities
  - To ensure housing in the borough is well managed, of high quality and sustainable
  - To provide people with the support and advice they need

### **4. Recommendations**

#### **4.1 It is recommended that Cabinet:**

- (a) Notes the Decent Homes funding that is anticipated between 2012 and 2015 (including the provisional allocations in 2013-14 and 2014-15);
- (b) Agrees the proposed priorities for 2012-13 (Year 5 of the Decent Homes programme) as detailed in **Appendix 1** of this report;
- (c) Notes and agrees the 'reserve list' of homes, detailed in **Appendix 2** of this report, and agrees that these homes should be added to the Decent Homes programme when funds allow; and
- (d) Agrees that the 2012-13 programme is delivered through a mini-tender of the 4 Decent Homes programme contractors and that delegated authority for the approval of these contracts is given to the Director of Adult and Housing Services in consultation with the Cabinet Member for Housing.

## 5. Reasons for the recommendations

5.1 The table below sets out Haringey's current, anticipated Decent Homes Backlog funding allocation. It includes £4m of funding that has been moved, at the request of the Homes and Communities Agency, from 2012-13 to 2011-12.

	2011-12	2012-13	2013-14	2014-15	Total
<b>Revised Funding August 2011</b>	£19m	£ 17m	£ 6.451m	£ 27.48m	£ 69.931m

5.2 The funding allocations for 2013/14 and 2014/15 are provisional at this stage and will only be confirmed when the government confirms its future financial plans.

5.3 Given the uncertainty of these future funds, programmes are being prepared on a year-by-year basis. This report details the works that it is proposed are funded from the 2012-13 Decent Homes programme (Year 5). It also identifies a "reserve list" of homes, that will be developed in preparation for being added into the Decent Homes programme when funding allows.

5.4 On 26 April 2011, Cabinet approved the investment priorities for the 2011-12 Decent Homes programme and agreed that these works should be procured through a mini-tender between the 4 contractors on the Decent Homes framework. The Decent Homes Framework Agreement (as amended) allows for a mini-tender to be conducted between the 4 contractors.

5.5 Following this mini-tender, Wates and Mulalley's have been chosen as the preferred contractors to carry out Decent Homes work for 2011/12 and this decision has been approved by the Director of Adult and Housing Services in consultation with the Cabinet Member for Housing. Wates will cover work in Hornsey, South Tottenham and the Council's hostels. Mulalley will cover Wood Green and North Tottenham.

5.6 As a result of the revised procurement arrangements, savings of £1.1m (equivalent to 18%) have been achieved. Most of the Decent Homes contracts are programmed to start on site in September 2011.

## 6. Other options considered

6.1 N/A

## 7. Summary - Proposals for the Decent Homes Programme 2012-13 (Year 5)

7.1 Proposals for homes to be included in the Year 5 programme have been prepared on the basis of the following priorities:

- Continuation of decent homes work on estates in order to complete works that are already underway;
- Worst roofs' (based on repairs history) and roof and window priorities

In homes identified by the Haringey Repairs Service (HRS);

- Community Good Neighbour Schemes;
- Stock condition survey data has also been analysed to determine the 'priorities based on investment need'; and
- Other homes in the immediate vicinity area of the above

7.2 As some of the dwellings are within CESP eligible areas, there may be an opportunity to attract additional funding for CESP eligible works. It should be noted, however, that CESP is due to end in December 2012.

7.3 Based on the above criteria, **Appendix 1** of this report details the properties that it is proposed are included in the 2012-13 Decent Homes programme.

#### Procurement

7.4 It is proposed that the Year 5 programme is procured through a further mini-tender between the 4 Decent Homes contractors. As this final call off from the Decent Homes framework must be instructed by the end of December 2011, a tender process is already underway to comply with this timescale.

7.5 It is recommended that delegated authority is given to the Director of Adult and Housing Services in consultation with the Cabinet Member for Housing to authorise these contracts on completion of the procurement.

7.6 It is also recommended that delegated authority is given to the Director of Adult and Housing Services in consultation with the Cabinet Member for Housing for the inclusion of any of the homes on the 'reserve list' (Appendix 2) in the Decent Homes programme when funding is made available.

7.7 **Appendix 2** of this report details the homes that will be included in the Decent Homes programme when funding is confirmed.

## **8. Chief Financial Officer Comments**

8.1 On 26 April 2011, Cabinet was advised of the £69.931m of resources estimated to be available for Decent Homes funding over the next four years. They were also advised of the provisional status of the 2013-14 and 2014-15 estimates, of potential uncertainties arising from the self-financing regime beginning on 1 April 2012 and of the revenue implications of the Decent Homes work.

8.2 This report advises that the Council has accepted an offer from HCA to bring forward £4m of funding from 2012-13 to 2011-12.

8.3 The additional spending in 2011-12 will increase the Council's borrowing requirement but will be repaid in full by DCLG as part of the self-financing settlement on 28 March 2012. The Chief Financial Officer was involved in the discussions with DCLG and HCA concerning the bringing forward of the £4m

and is satisfied that there is no financial disbenefit to the Council.

## **9. Head of Legal Services Comments**

- 9.1 The Acting Head of Legal Services notes the contents of the report.
- 9.2 The amended Framework Agreements for Decent Homes work allow for mini-tenders to be conducted between the four contractors who are participants to the Framework Agreement.
- 9.3 The Cabinet has power under Section 15 of the Local Government Act 2000 to delegate the discharge of its functions to an officer of the authority.
- 9.4 The Acting Head of Legal Services confirms that there are no legal reasons preventing approval of the recommendations in this report.

## **Head of Procurement Comments**

- 10.1 A framework for Decent Homes was originally set up with four contractors.
- 10.2 These contractors have agreed to have a Mini Competition between the parties due to the reduction in programme.
- 10.3 However the programme of works needs to be tendered and awarded before the expiry of the Decent Homes Framework Agreement. This is currently underway from the Year 5 programme.
- 10.4 The Head of Procurement therefore supports a mini competition from the framework and notes the further information regarding funding.
- 10.5 The Head of Procurement also notes that the remaining work for 2011/12 will be allocated to the two successful companies from an earlier procurement exercise.

## **Equalities and Community Cohesion Comments**

- 11.1 Homes for Haringey's Asset Management Strategy, 2007/2017, covers all investment in the Council's housing stock, including Decent Homes. In drawing up the Strategy, an Equalities Impact Assessment was undertaken. The findings have been incorporated into Homes for Haringey's planning processes for delivering decent homes. This includes ensuring that all residents receive the same standard of work, and consideration of specific language and other needs are identified and addressed when drawing up programmes of work.
- 11.2 A high proportion of households living in temporary accommodation are vulnerable and from Black and Minority Ethnic (BME) communities

## **12. Consultation**

### Resident consultation

12.1 The resident Asset Management Panel and Homes for Haringey Resident Board members met on 24 August 2011 and considered the proposed priorities for the 2012-13 Decent Homes programme and agreed a proposed resident consultation process that includes the following:

- **October 2011:** Writing to residents informing them whether or not it is being proposed that their homes be included in the 2012-13 programme,
- **Late October / early November 2011:** Holding drop-in sessions for residents to discuss issues relating to the Decent Homes programme

12.2 The details of this communication with residents is being shaped by the Resident Asset Management Panel and the Homes for Haringey resident Board members.

12.3 Feedback from these consultation events will be fed back to the Capital Programme Board and consideration given to any further action or changes that may be required.

## **13. Service Financial Comments**

13.1 The Service Finance Comments are incorporated into the text of this report.

13.2 Homes for Haringey's Director of Resources has been involved in the preparation of this report and their comments are incorporated in the body of the report.

## **14. Use of Appendices**

Appendix 1 – Proposed Priorities for 2012-13 (Year 5)

Appendix 2 – 'Reserve list' of Decent Homes Priorities

## **15. Local Government (Access to Information) Act 1985**

15.1 The background papers relating to the subject of this report are:

- 'The Award of Framework Agreements to four Decent Homes Constructors Partners'.
- Pre Qualification Questionnaires (PQQ) Responses from Constructors dated September 2006.
- Short List Report dated October 2006
- Invitation to Tender Document dated October 2006

- Tender Reports dated February 2007

15.2 These can be obtained from Larry Ainsworth or Pauline Hinds (Senior Project Managers, Homes for Haringey) on 020 8489 1134.

## PROPOSED PRIORITY STREETS AND BLOCKS FOR 2012/13 PROGRAMME

### HORNSEY

Estate	Street Name	Block Name	No of dwellings	KEY ELEMENTS					
				Pitched Roof	Flat Roof	Windows	Exposed Front Door	Boiler	Electric Wiring
Hillcrest	NORTH HILL	CUNNINGHAM HOUSE	8	No	Renew	Renew	No	Renew	Renew
	NORTH HILL	MONTGOMERY HOUSE	8	No	Renew	Renew	No	Renew	Renew
	NORTH HILL	DOWDING HOUSE	28	No	Renew	Renew	No	Renew	Renew
	NORTH HILL	WAVELL HOUSE	28	No	Renew	Renew	No	Renew	Renew
	NORTH HILL	ALEXANDER HOUSE	8	No	No	Renew	No	Renew	Renew
	NORTH HILL	MOUNTBATTEN HOUSE	28	No	No	Renew	No	Renew	Renew
	NORTH HILL	TEDDER HOUSE	8	No	No	No	No	Renew	Renew
		<b>No of dwellings</b>	<b>116</b>						



# APPENDIX 1

## NORTH TOTTENHAM

				KEY ELEMENTS					
Estate	Street Name	Block Name	No of dwellings	Pitched Roof	Flat Roof	Windows	Exposed Front Door	Boiler	Electric Wiring
Reed Rd	SCALES ROAD		13	Renew	Renew	Renew	Renew	Renew	Renew
	DEVON CLOSE		24	No	Renew	Renew	No	Renew	Renew
	CIRCULAR ROAD (Gen Needs)		12	No	Renew	No	No	Renew	Renew
	HOLCOMBE ROAD		25	Renew	Renew	Renew	Renew	Renew	Renew
	CIRCULAR ROAD (Good Neighbour)		28	No	No	Yes	No	Renew	No
		<b>No of dwellings</b>	<b>102</b>						

# APPENDIX 1

## SOUTH TOTTENHAM

Estate	Street Name	Block Name	No of dwellings	KEY ELEMENTS					
				Pitched Roof	Flat Roof	Windows	Exposed Front Door	Boiler	Electric Wiring
BWF	WILLAN ROAD	TANGMERE	104	No	Renew	No	No	No	No
	ADAMS ROAD	MANSTON	56	No	Renew	No	No	No	No
	ADAMS ROAD	MARTLESHAM	96	No	Renew	No	No	No	No
	GLOUCESTER ROAD	DEBDEN	104	No	Renew	No	No	No	No
	GLOUCESTER ROAD	LYMPNE	80	No	Renew	No	No	No	No
	GLOUCESTER ROAD	CROYDON	74	No	Renew	No	No	No	No
	GRIFFIN ROAD	ROCHFORD	80	No	Renew	No	No	No	No
	WILLAN ROAD	STAPLEFORD	88	No	Renew	No	No	No	No
	GRIFFIN ROAD	NORTHOLT	102	No	Renew	No	No	No	No
	WILLAN ROAD	1-27 houses	25	No	No	No	No	No	No
	GLOUCESTER ROAD	KENLEY	102	No	Renew	No	No	No	No
	GLOUCESTER ROAD	HAWKINGE	70	No	Renew	No	No	No	No
	GLOUCESTER ROAD	HORNCHURCH	80	No	No	No	No	No	No

# APPENDIX 1

## SOUTH TOTTENHAM (continued)

Estate	Street Name	Block Name	No of dwellings	KEY ELEMENTS					
				Pitched Roof	Flat Roof	Windows	Exposed Front Door	Boiler	Electric Wiring
Ferry Lane	REEDHAM CLOSE		182	No	Renew	Renew	Renew	Renew	Renew
	ERSKINE CRESCENT		50	Renew	No	Renew	Renew	No	No
	JARROW ROAD		17	Renew	No	Renew	Renew	No	No
	QUEENSFERRY WALK - GOOD NEIGHBOUR		15	Renew	No	Renew	No	No	No
	GOSPORT WALK - GOOD NEIGHBOUR		24	Renew	No	Renew	No	No	No
	RUNCORN CLOSE - GOOD NEIGHBOUR		22	Renew	No	Renew	No	No	No
		<b>No of dwellings</b>		<b>1371</b>					

# APPENDIX 1

## WOOD GREEN

Estate	Street Name	Block Name	No of dwellings	KEY ELEMENTS					
				Pitched Roof	Flat Roof	Windows	Exposed Front Door	Boiler	Electric Wiring
Acacia Rd	WINKFIELD ROAD	55; 78; 49-53	32	No	Renew	Renew	Renew	Renew	Renew
	ACACIA ROAD	CEDAR HOUSE	26	No	Renew	Renew	Renew	Renew	No
	ACACIA ROAD	BIRCH HOUSE	8	No	No	Renew	Renew	Renew	Renew
	ACACIA ROAD	DAPHNE HOUSE	26	No	Renew	Renew	Renew	Renew	No
	ACACIA ROAD	ERICA HOUSE	25	No	No	Renew	Renew	No	Renew
	ACACIA ROAD	FIRS HOUSE	24	No	No	Renew	Renew	Renew	No
Bounds Grn Crt	BOUNDS GREEN ROAD	BOUNDS GREEN COURT	40	No	Renew	No	No	Renew	Renew
The Hollies	BOUNDS GREEN ROAD	THE HOLLIES	9	No	Renew	Renew	No	Renew	Renew
Sandra Close	SANDRA CLOSE		31	No	Renew	Renew	Renew	Renew	Renew
Coldham Crt	LORDSHIP LANE	COLDHAM COURT	32	No	Renew	No	No	Renew	Renew
			<b>No of dwellings</b>	<b>253</b>					

**PROPOSED PRIORITY**  
**SCHEMES total**  
**dwellings all Areas: 1842**

## APPENDIX 2

### RESERVE STREETS AND BLOCKS FOR 2012/13 PROGRAMME

#### HORNSEY

Estate	Street Name	Block Name	No of dwellings	KEY ELEMENTS					
				Pitched Roof	Flat Roof	Windows	Exposed Front Door	Boiler	Electric Wiring
Campsbourne	BROOK ROAD	STOKLEY COURT	46	No	Renew	Renew	No	Renew	Renew
		<b>No of dwellings</b>	<b>46</b>						

#### NORTH TOTTENHAM

Estate	Street Name	Block Name	No of dwellings	KEY ELEMENTS					
				Pitched Roof	Flat Roof	Windows	Exposed Front Door	Boiler	Electric Wiring
Northumberland Park	TRULOCK ROAD	TRULOCK COURT	60	No	Renew	Renew	No	Renew	No
	NORTHUMBERLAND PARK	KENNETH ROBBINS HOUSE	129	No	Renew	No	No	Renew	No
	WILLOUGHBY PARK ROAD	ROBERT BURNS HOUSE	69	No	Renew	No	No	Renew	Renew
	WILLOUGHBY LANE	CHARLES BRADLAUGH HOUSE	55	No	Renew	No	Renew	Renew	Renew
		<b>No of dwellings</b>	<b>313</b>						

# APPENDIX 2

## SOUTH TOTTENHAM

Estate	Street Name	Block Name	No of dwellings	KEY ELEMENTS					
				Pitched Roof	Flat Roof	Windows	Exposed Front Door	Boiler	Electric Wiring
Ferry Lane	ARMADALE CLOSE		112	No	Renew	Renew	No	Renew	Renew
	KESSOCK CLOSE		117	No	Renew	Renew	Renew	Renew	Renew
	YARMOUTH CRES.		68	Renew	Renew	Renew	Renew	Renew	Renew
Loobert Rd	LOOBERT ROAD - GOOD NEIGHBOUR		10	No	No	Renew	Renew	Renew	Renew
Ida Rd	WEST GREEN ROAD	CHEDWORTH HOUSE	46	No	Renew	Renew	No	Renew	Renew
			<b>No of dwellings</b>	<b>353</b>					

## WOOD GREEN

Estate	Street Name	Block Name	No of dwellings	KEY ELEMENTS					
				Pitched Roof	Flat Roof	Windows	Exposed Front Door	Boiler	Electric Wiring
Commerce Rd	NIGHTINGALE ROAD		45	No	No	Renew	No	Renew	Renew
	COMMERCE ROAD	JOYCE BUTLER HOUSE	26	No	Renew	Renew	No	Renew	No
	COMMERCE ROAD	BASIL SPENCE HOUSE	26	No	No	Renew	No	Renew	No
			<b>No of dwellings</b>	<b>97</b>					

<b>RESERVE SCHEMES total dwellings all Areas:</b>	<b>809</b>
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