

Haringey Council

Report for:	Cabinet on 20 December 2011	Item number	
Title:	Options for the future use of Larkspur Close		
Report authorised by:	Mun Thong Phung Director of Adult and Housing Services Signed: <i>M. Thong Phung</i> Date: 15.12.11		
Lead Officer:	Phil Harris, Deputy Director Community Housing Services Tel: 0208 489 4338 E-mail: phil.harris@haringey.gov.uk		
Ward(s) affected: White Hart Lane		Report for: Key Decision	

1. Describe the issue under consideration

- 1.1 In November 2009, the Cabinet considered a plan to address the specific needs of four sheltered housing schemes (Campbell Court, Protheroe House, Stokley Court and Larkspur Close), increasing the provision of Extra Care housing and enabling the Council's supported housing to be brought up to the Decent Homes standard.
- 1.2 During that meeting and subsequent meetings, the Cabinet decided that Campbell Court should be retained as a sheltered housing scheme, Stokley Court should be re-designated a Community Good Neighbour Scheme and that, subject to consultation and the redevelopment of the site being financially viable, Protheroe House should be closed and redeveloped as an Extra Care scheme.
- 1.3 A decision on the future of Larkspur Close was deferred pending the outcome of further work, including the production of the Older People's Housing Strategy.
- 1.4 This report considers the options for the future use of Larkspur Close.

- 2.2 We must ensure that all of the Council's sheltered housing is fit for purpose, is brought up to Decent Homes and modern standards, and plays its full part in meeting the current and future needs of older people.
- 2.3 The Supported Housing Review has given the Council the opportunity to look in detail at four schemes that were identified as not meeting today's modern standards for sheltered housing. Along with Haringey's multi agency Older People's Housing Strategy, this review has helped us make informed decisions about how best to improve the living conditions of older people in the borough.
- 2.4 I am delighted that improvement works to 26 of the Council's 28 sheltered housing schemes have been completed by Homes for Haringey and that all of these sheltered housing schemes now meet the Decent Homes standard.
- 2.5 We need homes that are accessible, appropriate and meet not only modern standards but also older people's changing expectations and requirements.
- 2.6 All of the research points to an over-supply of conventional sheltered housing in Haringey. Pressure on the Council's budget for housing and housing related support, together with the difficulties that the Council continues to experience in letting homes in some of its least popular schemes, adds urgency to the need to rationalise the sheltered housing stock and align it with Haringey multi agency Older People's Housing Strategy.
- 2.7 We understand the concerns of the tenants. However, the Council is required to make best use of its housing stock and, in re-designating Larkspur Close as a Community Good Neighbour Scheme, it will have addressed the Audit Commission's concerns about the standard of some of Haringey's sheltered housing and the over provision of this type of housing in the borough.

Cabinet Member for Health and Adult Services

- 2.8 The Council is committed to ensuring that all older people are able to live independently, for as long as possible, in appropriate, decent housing.
- 2.9 Haringey's Older People's Housing Strategy sets out the strategic context for future service provision and for promoting independence and safety in the home, improving the quality of the homes in which older people are living and assisting the integration of housing and social care.
- 2.10 I welcome the proposal to re-designate Larkspur Close as a Community Good Neighbour Scheme as the scheme does not meet modern space standards and cannot be adapted to meet the needs of wheelchair users.
- 2.11 It is, of course, essential that any changes to the Council's supported housing stock are handled sensitively and are well managed, and that all of the tenants affected by such changes are properly consulted and supported. To ensure that this happens, I will continue to meet regularly with the Cabinet Member for Housing and Senior Managers in the Adult and Housing Services Directorate.

3. Recommendations

3.1 It is recommended that Cabinet:

- (a) Notes that, although the sheltered housing scheme in Larkspur Close compares very poorly with modern standards of housing for older people and cannot be brought up to an appropriate standard, there is a strong community spirit at Larkspur Close and it is valued by its residents;
- (b) Notes the high level of investment that will be required in Larkspur Close if it is retained as a sheltered housing scheme or re-designated as a Community Good Neighbour Scheme;
- (c) Notes the interest that Hornsey Housing Trust has expressed in acquiring Larkspur Close, continuing to operate it as a sheltered housing scheme, and investing in the improvements required to bring the homes up to the Decent Homes standard;
- (d) Notes the outcome of the Equalities Impact Assessment that has been carried out to assess the impact of re-designating Larkspur Close as a Community Good Neighbour Scheme and moving some of the residents to alternative sheltered housing schemes;
- (e) Agrees that the merits and viability of Hornsey Housing Trust's proposal should be evaluated by Officers and that, if the Director of Adult & Housing Services (in consultation with the Cabinet Member for Housing) is satisfied that it is in the Council's interests to dispose of Larkspur Close in this way, expressions of interest are sought from registered providers that wish to acquire Larkspur Close and continue to operate it as a sheltered housing scheme;
- (f) Agrees that, subject to formal consultation with the tenants of Larkspur Close on the future of their homes (and there being no registered provider that is able to put forward a viable and acceptable proposal for continuing to operate Larkspur Close as a sheltered housing scheme), Larkspur Close will be re-designated as a Community Good Neighbour Scheme;
- (g) Agrees that, with immediate effect and until further notice, properties that become vacant at Larkspur Close will be re-let only to those applicants on the Supported Housing Register who have been assessed as requiring accommodation in a Community Good Neighbour Scheme; and
- (h) Agrees that, on completion of the formal consultation with tenants and the assessment of proposals from Hornsey Housing Trust and/or other registered providers, Cabinet will receive a further report and confirm the date on which Larkspur Close will be either re-designated as a Community Good Neighbour Scheme or transferred to a registered provider that is able to continue operating it as sheltered housing; and
- (i) Agrees that, until a decision is made on its future ownership, Larkspur Close should be excluded from the Decent Homes programme.

Reasons for recommendations

- 3.2 Officers and Members have met with the tenants of Larkspur Close and their representatives on a number of occasions during the past couple of years. From those discussions, it is clear that there is a good community spirit at Larkspur Close and the tenants do not wish to leave their homes.
- 3.3 During the consultation on the Older People's Housing Strategy, older people and other stakeholders called for minimum standards for sheltered housing that will ensure that such housing is accessible and appropriate. This is one of the priorities in the new Strategy. Larkspur Close does not meet these standards.
- 3.4 Although the amount of investment needed to bring Larkspur Close up to the Decent Homes standard is substantial – and a decision will need to be made on the future of the communal facilities because they will no longer be provided or maintained as part of a Community Good Neighbour Scheme – there are six times as many applicants on the Supported Housing Register seeking accommodation in a Community Good Neighbour Scheme than there were vacancies in 2010/11.
- 3.5 By re-designating Larkspur Close as a Community Good Neighbour Scheme, the Council will be supporting the objectives of Haringey's Older People's Housing Strategy, reducing the pressure on the Decent Homes budget, minimising the impact on most of the residents of Larkspur Close, addressing the over-provision of sheltered housing, and meeting some of the unmet demand for Community Good Neighbour Schemes. It will also mean that Larkspur Close can be included in Haringey's Decent Homes programme.
- 3.6 Hornsey Housing Trust has written to the Council to say that, subject to valuation, it would be interested in taking on Larkspur Close "as sheltered housing at social rents, allowing [the Council's] tenants to remain in situ".
- 3.7 Although there is no guarantee that Hornsey Housing Trust will make a formal offer to the Council for the site, it is important to the residents of Larkspur Close that the Council and Hornsey Housing Trust explore this option.
- 3.8 Any disposal would be subject to the approval of the Secretary of State and dependent upon the support of the existing tenants of Larkspur Close. It would also have to comply with the Council's policies, Standing Orders and financial regulations and would be dependent on the Council being satisfied that this offers a better option than re-designating it as a Community Good Neighbour Scheme.

4. Other options considered

- 4.1 In the course of the review, consideration has been given to the full range of options available to the Council in relation to Larkspur Close, including:
 - (a) Retaining Larkspur Close as a sheltered housing scheme and bringing it up to the Decent Homes standard;
 - (b) Transferring Larkspur Close to a registered provider with a view to it continuing as a sheltered housing scheme and being brought up to the Decent Homes standard;
 - (c) Demolishing Larkspur Close and redeveloping it as sheltered housing;

- (d) Demolishing Larkspur Close and redeveloping it as an extra care supported housing scheme;
- (e) Demolishing Larkspur Close and redeveloping it as general needs housing or a supported living scheme;
- (f) Selling Larkspur Close and generating a capital receipt.

- 4.2 When considering other options, the Council must decide what to do with Larkspur Close, what to put in its place and how this can be achieved. It must also consider the current and future needs of older people, the impact on the residents of Larkspur Close, how it fits with the overall strategic direction for meeting the needs of an ageing population, and the impact on revenue and capital budgets.

Retaining Larkspur Close as a sheltered housing scheme

- 4.3 It is clear from the wide ranging consultation on the Older People's Housing Strategy that organisations and older people feel very strongly that all specialist housing schemes should have minimum space standards and be fit for purpose.
- 4.4 Given the very high level of investment needed in Larkspur Close during the next 5 years (including the replacement of the heating system and a level of expenditure on Decent Homes that is 3 times higher than the average unit cost for sheltered housing) – and the fact that Larkspur Close is incapable of meeting minimum space standards – it is clear that retaining it as a sheltered housing scheme would not meet the Council's strategic objectives with regard to older people.
- 4.5 In view of the poor space standards at Larkspur Close and the over-provision of rented sheltered housing in Haringey, it is also very likely that the bungalows will become increasingly difficult to let in the future. This will have an adverse effect on voids and the medium and long term viability of the scheme.
- 4.6 For these reasons, it is recommended that the Council does not retain Larkspur Close as a sheltered housing scheme.

Transferring Larkspur Close to a registered provider

- 4.7 Although the Council could seek to transfer the ownership / management of Larkspur Close to a registered provider on terms that ensure that it continues as a sheltered housing scheme, informal discussions with two registered providers suggested it was most unlikely that a registered provider would be willing and able to take on Larkspur Close and operate it as a sheltered housing scheme.
- 4.8 It was assumed that most registered providers would be put off by the fact that Larkspur Close cannot be brought up to an appropriate standard and the construction and configuration of the buildings make it impossible to achieve satisfactory outcomes by internal re-modelling. They would also be worried that Larkspur Close would become a 'low demand' sheltered housing scheme at a time when there is already over-provision of rented sheltered housing in the borough.
- 4.9 Despite these concerns, Hornsey Housing Trust has stated that, subject to valuation, it would be interested in taking on Larkspur Close "as sheltered housing at social rents, allowing [the Council's] tenants to remain in situ".

- 4.10 Any disposal would, of course, be subject to the approval of the Secretary of State and dependent upon the support of the existing tenants of Larkspur Close. It would also be dependent on the Council being satisfied that this option is in the best interests of the Council and the borough.

Demolishing Larkspur Close and redeveloping it as sheltered housing

- 4.11 Although the demolition of Larkspur Close and the construction of a new sheltered housing scheme in its place would ensure that the homes are fit for purpose and meet modern space standards, the number of new homes built would be far fewer than the 37 homes that are there at the moment.
- 4.12 A significant amount of capital investment will be required to enable the new sheltered housing scheme to be developed. Given the over-provision of sheltered housing in Haringey, this level of investment could not be justified from the Council's limited capital resources – or even the transfer of the site, at nil cost, to a registered provider – to replace the sheltered housing at Larkspur Close.

Demolishing Larkspur Close and redeveloping it as extra care supported housing

- 4.13 The demolition of Larkspur Close and provision of a new extra care supported housing scheme in its place would be consistent with the Council's objective of increasing the provision of extra care housing in the east of the borough.
- 4.14 Unfortunately, however, the Larkspur Close site is not big enough to accommodate an extra care scheme of 45 homes (the minimum required to make such a scheme viable), so this is not a feasible option.

Demolishing Larkspur Close and redeveloping it as general needs housing or a supported living scheme

- 4.15 If it is decided that Larkspur Close should not be retained as a sheltered housing scheme, re-designated as a Community Good Neighbour Scheme or redeveloped as sheltered housing or extra care supported housing, the site could be redeveloped as general needs housing or a supported living scheme.
- 4.16 There are a number of constraints affecting the development potential of the site. It is relatively small and linear in nature and is bounded on three sides by existing development. Access is comparatively tight for a modern development.
- 4.17 In accordance with current Planning Policy, any development must be a minimum of 25 metres from existing development while the dwellings would need to be of single storey construction, with the potential for a dormer in the roof space, in order to overcome any overlooking issues. Maximum density of the site is between 6 and 15 dwellings depending on unit size and car parking provision.
- 4.18 The Council has commissioned a development appraisal of the site. Initial findings show the site is prone to periodic flooding caused by rainfall. To mitigate against the effects of flooding, any new development would need to be raised by 200/300mm which will have significant cost implications and affect scheme viability. This has the potential to limit development options and, given the size and nature of the site, preclude a high density scheme.
- 4.19 Three potential options have been identified for the site:

- (1) A supported living for adults with autism

- (2) A supported living scheme for adults with dementia
 - (3) A small mixed tenure general needs scheme
- 4.20 All three options represent viable development potential to provide good quality housing. Options 1 and 2 will maintain the site as a form of supported accommodation; Option 3 will provide mixed tenure accommodation
- 4.21 Density and property type is limited by site constraints and planning policy, and all options would require further market testing to establish their relative merits.
- 4.22 The provision of housing for adults with autism or dementia has been identified as a priority by Adult and Housing Services, due to the growing need in the borough and the Council's reliance on high cost private sector provision.

Sell Larkspur Close and generate a capital receipt

- 4.23 If it is decided that Larkspur Close should not continue as a supported housing scheme and a way cannot be found to redevelop the site as specialist or general needs housing, the site will need to be sold to generate a capital receipt that can be used to fund part of the Council's future capital investment programme.

5. Background information

Review of supported housing

- 5.1 In April 2005, the Council commissioned Ridgeway Associates to carry out a borough-wide analysis of supported housing that included an assessment of Haringey's current and future needs and potential future delivery options. This analysis was informed by a stock condition survey, carried out by Savills.
- 5.2 After considering the Ridgeway & Savills reports, Officers concluded that 25 of the Council's 29 sheltered housing schemes should be included in Haringey's Decent Homes Programme and that the other 4 schemes (Campbell Court, Larkspur Close, Protheroe House and Stokley Court) should be the subject of an options appraisal.
- 5.3 Campbell Court, Larkspur Close, Protheroe House and Stokley Court were chosen because they are unsuitable for supported housing, do not have modern facilities or need a lot of investment to bring them up to the Decent Homes standard.
- 5.4 To inform its decision on the future of the 4 schemes, the Council asked the Housing Quality Network (HQN) – an independent consultancy – to carry out a detailed assessment of the different options for each scheme. The inclusion of each scheme in the Decent Homes Programme would be dependent on the outcome of the review.

Larkspur Close

- 5.5 Larkspur Close (see **Appendix A**) is a sheltered housing scheme that was built in the 1970s and comprises 37 bungalows occupied by 40 residents.
- 5.6 The shape of the site is distinctive with a narrow entry to the site, opening out slightly and then narrowing again. It is bounded on one side by the Lesser Moselle Brook and on the other sides by the rear boundaries of neighbouring residential properties.

- 5.7 The majority of dwellings comprise a continuous terrace of single storey units along the northern boundary. These are all oriented with a narrow elevation facing Larkspur Close. The remaining units are along the southern boundary, backing onto the Lesser Moselle Brook and oriented with the longer elevation facing Larkspur Close.
- 5.8 Access to Larkspur Close is gained from Jellicoe Road through an area surfaced for car parking and a grassed area. The communal facilities are located at the entrance to the site at its narrowest point.
- 5.9 The communal facilities are limited but well used, comprising a lounge area, a very small kitchen, a laundry and the scheme manager's office. This is located at the rear of the building with no direct line of sight to the entrance to the building or, indeed, the entrance to the site. The communal facilities can only be accessed by tenants walking through the scheme in the open air.

The homes at Larkspur Close

- 5.10 Although it is clear that Larkspur Close is valued by its residents and that there is a strong community spirit, it compares very poorly with modern standards of housing for older people.
- 5.11 All of the homes at Larkspur Close are very small: no more than 3m wide and only about 11m deep. At just 33-35m² in size, the bungalows at Larkspur Close are substantially smaller than the 50-55m² that the Homes & Communities Agency would now expect, as a minimum floor area, for a one bedroom home in sheltered housing or other schemes intended for older people to occupy long-term.
- 5.12 The size and layout mean that the homes at Larkspur Close are not suitable for wheelchair users. An Occupational Therapist has confirmed (see **Appendix B**) that Larkspur Close is not suitable (and cannot be specially adapted) to meet the needs of a self propelling wheelchair user or frail / elderly people.
- 5.13 The Occupational Therapist has confirmed that, as all but one of the 37 bungalows have just one bedroom, Larkspur Close is not suitable for a live-in carer. It is also clear, from the report, that the bedrooms and bathrooms are not adequate to accommodate any additional equipment (such as a mobile hoist) that may be required by elderly or disabled residents, and that the bungalows' limited scope for adaptation will not meet the requirements of supported housing.
- 5.14 The fabric and construction methods (including the use of plywood internal partitions) at Larkspur Close are poor, and reflect the prefabrication and alternative construction systems being developed at the time of the scheme's construction in the 1970s.
- 5.15 The nature of their construction makes the homes at Larkspur Close prone to rapid deterioration if there is any ingress of water, and the resulting problems are difficult and expensive to remedy. The buildings have flat roofs throughout and these are also subject to periodic failure and involve high maintenance costs.
- 5.16 Due to the nature of their construction, the homes are thermally inefficient and expensive to heat. This is compounded by the existence of a "district heating" system serving the homes which gives individual households only limited control over the level of their heating. It is understood that the jointing of pipework for heating that runs under floors has failed in a number of the units.
- 5.17 Homes for Haringey has confirmed that, if the properties at Larkspur Close are retained, the existing communal heating system will either need to be renewed or

replaced with individual heating systems. If it is to be replaced with individual heating systems, there will need to be enough space within the bungalows to hang the boiler the route of the flue. Furthermore, as the bungalows are all electric, a gas supply would need to be run to each property and the existing communal heating system decommissioned. The estimated cost of either option is £250,000.

5.18 Natural light is provided by a window at the front of the property and a space about half-way down each property which is only a metre or so square; although it may be regarded as a "light sink", it is too small to serve any other practical purpose. The properties present as dark, and ventilation is likely to be a problem for residents.

5.19 Following the Cabinet meeting in November 2009, an outline feasibility study and draft business plan was produced for Larkspur Close, in October 2010, by an independent specialist, Contact Consulting.

5.20 Contact Consulting concluded that Larkspur's built form is not fit for purpose and that, due to the limitations of the initial design, the nature of the construction methods used and the general dilapidation of the structures and systems, Larkspur Close cannot be brought up to an appropriate standard.

5.21 It has also concluded that the construction and configuration of the buildings make it impossible to achieve satisfactory outcomes by internal re-modelling. Substantial investment would not address the fundamental nature of the problems on this site.

Supported housing for older people

5.22 The model that we now recognise as conventional sheltered housing began to emerge shortly after the Second World War. Growth during the 1950s was relatively slow. Most of the accommodation, in the form of flats and self-contained bungalows, was developed by local authorities.

5.23 Government guidance on sheltered accommodation set the tone for the next thirty years. It suggested a model of housing that combines self-contained accommodation with communal facilities, and supported a particular model of community care which ensured that people move along a continuum of built provision as their need for care increases: moving from general needs housing to sheltered housing, on to residential care when care needs become more pronounced and, for some, on to nursing care, whether in a nursing home or in a long-stay hospital setting.

5.24 These sheltered housing schemes included communal facilities, warden accommodation and office, an alarm system, a guest room, laundry facilities and a common room. However, this model of people moving when their needs increase is now being superseded by a more holistic approach that is designed to provide people with the support they require to continue living in their own homes for as long as possible with care and support being delivered to them.

5.25 It is for this reason that the size, construction and configuration of the bungalows at Larkspur Close – which severely limit the scope for re-modelling – are such important considerations, given the substantial amount of investment that is required to bring Larkspur Close up to the Decent Homes standard.

Supply of supported housing in Haringey

5.26 The Council owns 1,478 units of supported housing.

5.27 Two thirds of these homes are provided in the Council's 28 sheltered housing schemes. The other four hundred homes are provided in 27 Community Good Neighbour Schemes, situated on general needs estates. Most of the social rented housing for older people is located in the east of the borough.

5.28 In addition to the Council's 28 sheltered housing schemes and 27 community good neighbour schemes, housing associations own more than twenty sheltered housing schemes in Haringey, providing supported housing for more than 700 older people.

5.29 In 2005, Haringey's Supporting People Strategy highlighted the fact that Haringey has a higher-than-average supply of supported housing for older people (and a lower-than-average population aged 65+) than the average for London and England. Although housing for older people is defined as being 65 years plus, most local authorities will consider people aged 50+ if they have a support need.

5.30 The following table shows the number of units of supported housing (per 1000 people aged 65+) in Haringey, London and England. For outside of Haringey it is not possible to break the figures down into just sheltered housing as the definition includes extra care housing and schemes similar to Good Neighbour Schemes. It can be assumed, however, that most of these homes will be sheltered.

	Units per 1000 people aged 65+
Haringey	107
London (average)	51
England (average)	68

5.31 Compared with other local boroughs in London, it is clear that Haringey (which has 107 units of sheltered housing per 1000 people aged 65+) has substantial over-provision of sheltered housing for older people:

	Number of units	Units per 1000 people aged 65+
Hackney	1731	80
Westminster	2069	64
Tower Hamlets	1032	55
Waltham Forest	1298	46
Barnet	1638	37
Redbridge	1362	34
Enfield	1350	29

5.32 At present, there are only 381 applicants on Haringey's Supported Housing Register and, of these, 209 (55%) are seeking sheltered housing. A quarter of the applicants seeking sheltered housing are awaiting a review to confirm that they are still interested in sheltered housing.

5.33 During 2010/11, a total of 203 units of supported housing (council and housing association homes) became available for letting to older people in Haringey. Of these, 28 (14%) were in Community Good Neighbour Schemes and 175 (86%) were in rented sheltered housing schemes.

- 5.34 As half of the applicants on the Supported Housing Register are seeking accommodation in a Community Good Neighbour Scheme but only one seventh of the vacancies that occur in supported housing are in Good Neighbour Schemes, consideration could be given to the merits and feasibility of re-designating some of the Council's sheltered housing to Community Good Neighbour Schemes.
- 5.35 Haringey's previous housing allocations policies resulted in some older people moving into sheltered housing when they could have successfully remained in their own homes with appropriate support. The shortage of accommodation in Community Good Neighbour Schemes also encouraged applicants to consider sheltered housing as a housing option when they had either no support needs or only minimal support needs. For many it was a way of avoiding a long wait for general needs housing.
- 5.36 Applicants for supported housing are now assessed by Supported Housing Assessment Officers whose responsibility it is to assess the housing and support needs of each applicant, together with their level of priority in accordance with the Supported Housing element of the Housing Allocations Policy 2011.
- 5.37 Although it is often assumed that a large proportion of older under-occupiers living in social rented family housing will 'downsize' to sheltered housing, this is certainly not the case. In 2010/11, for example, only 16 of the 78 under-occupiers who moved into a smaller home moved into sheltered housing.
- 5.38 The 2001 Census recorded an increase in older people who are owner occupiers. For Haringey, it showed that, although 58% of people aged over 50 in Haringey were owner-occupiers, there were large variations in the percentage of owner-occupiers in each ward: 73% in Muswell Hill; 78% in Alexandra; 38% in White Hart Lane; 40% in Northumberland Park.
- 5.39 According to the 2001 Census, the proportion of Haringey's population aged 55-64, 65-74, 75-84 and over 85 (broken down by tenure) was as set out below:

	Aged 55-64	Aged 65-74	Aged 75-84	Aged 85 and over
Owned	61.26%	57.8%	51.9%	41.35%
Rented from Council	19.39%	23.11%	26.40%	27.81%
Other social rented	8.33%	9.19%	8.28%	14.%
Private rented or living rent free	11.02%	9.9%	13.42%	16.83%

- 5.40 It is anticipated that the 2011 Census will show a further increase in the number of older people owning their own homes in Haringey. As we already know (from what people have told us during the development of the Older People's Housing Strategy) many owner-occupiers do not want to move from homes that they own into rented sheltered housing, we are expecting the demand for rented sheltered housing to reduce even further over the coming years.
- 5.41 In contrast to the over-provision of sheltered housing, Haringey has significant under-provision of extra care supported housing. Although 40 units of extra care housing opened in Hornsey this year – and another 40 units are due to open in the west of the borough in 2012/13 – the 45 units planned for Protheroe House are the only other ones in the pipeline.

Future investment needs of Larkspur Close

- 5.42 Drawing on the results of the Savills stock condition survey and updating the data and life cycles to more accurately reflect the scheme's current and future investment needs, Homes for Haringey has calculated the indicative maintenance costs for Larkspur Close.
- 5.43 As the survey was originally carried out in 2005 and no major capital works have taken place at Larkspur Close since then, all replacement years in the original survey have been updated as appropriate. This means, for example, that an element requiring replacement in Year 10 at the time of the survey is now shown as requiring replacement in Year 4.
- 5.44 The table below shows the cost of the major works needed over the next 30 years if Larkspur Close is retained as a sheltered housing scheme and it is brought up to the Decent Homes standard and maintained at that standard.

Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26-30	TOTAL COST
£1,478,600	£128,500	£161,700	£58,400	£434,000	£128,500	£2,139,700

- 5.45 Homes for Haringey has confirmed that the major costs incurred in Years 1-5 include communal repairs, such as:
- Environmental and security improvements
 - Upgrade of communal areas
 - Upgrade of mechanical and electrical supplies (fire alarms and warden call systems)
- 5.46 However, Homes for Haringey has confirmed that, if Larkspur Close is re-designated as a Community Good Neighbour Scheme, the cost of a basic package of work (that is required during Years 1-5 and will bring the 37 homes up to the Decent Homes standard) will be approximately £900,000: an average of £24,300.
- 5.47 These works will comprise the following:
- | | |
|------------------------------|-----------------|
| Roof renewal | £177,000 |
| Windows and external repairs | £213,816 |
| Insulation | £ 7,400 |
| Kitchens | £ 95,372 |
| Bathrooms | £ 75,250 |
| Rewire | £ 84,730 |
| Central heating | £250,000 |
| TOTAL: | £903,568 |
- 5.48 The above figure excludes professional fees (normally 5%) and does not allow for contingencies. However, based on the results of a recent procurement exercise, it is hoped that the contract price will be less than this figure.
- 5.49 As explained in Paragraph 5.17, the cost of a new communal heating system (or of installing individual heating systems in the bungalows) is estimated to be in the region of £250,000. A detailed feasibility is required for this element of the work to assess

the practicality of renewing the existing communal heating systems compared to the installation of new, individual systems. The latter option would require the installation of new gas mains and the decommissioning of the existing system, which accounts for the higher than average estimate of costs.

5.50 At present, there is no budgetary provision within the Decent Homes Programme for the refurbishment of Larkspur Close. Funding for the refurbishment of Larkspur Close will need to be considered in the context of the overall investment needs of the Council's housing stock, a reduced Decent Homes programme and the new freedoms and flexibilities that are offered by the HRA self financing regime.

5.51 A stock options appraisal is currently being carried out to determine the long term investment needs of the Council's housing stock and the resources available to meet those needs over the next 30 years. This will take into account the fact that the Government has reduced Haringey's Decent Homes funding allocation by around 30%, extended the programme by two years and provided only "indicative" allocations for 2013-14 and 2014-15.

5.52 A more precise estimate of the refurbishment costs of Larkspur Close, together with the proposed funding arrangements for those works, will be included in the next Cabinet report. By then, all 37 homes will have been surveyed, the formal consultation with the residents of Larkspur Close will have been carried out and the Council will have concluded its discussions with Hornsey Housing Trust.

Provision of alternative accommodation

5.53 If it is decided that Larkspur Close should be re-designated as a Community Good Neighbour Scheme, the Council will stop re-letting any properties as sheltered housing and will offer them, instead, to applicants on the Supported housing Register who have been assessed as requiring accommodation in a Community Good Neighbour Scheme. It will also prioritise the rehousing of any existing tenants who are assessed as requiring sheltered housing.

5.54 Tenants will be provided with a comprehensive, tailored package of advice, practical help, financial assistance and emotional support – together with a wide range of housing options – to enable them to make an informed decision about their future housing and achieve a successful move into settled accommodation.

5.55 If any of the tenants of Larkspur Close want to be rehoused in the same sheltered housing scheme or area, this will be facilitated where possible.

5.56 All of the tenants of Larkspur Close already have an individual support plan. The Scheme Managers are very familiar with the tenants' circumstances, including their strengths and abilities, and who has family and who does not.

5.57 When suitable accommodation has been identified, these support plans will be reviewed, in consultation with the tenant. Key tasks will be identified and allocated to ensure that it is clear who will be responsible for such tasks as packing, notification of change of address, and arranging for any services (such as home care) to be provided in the person's new home from the day of their move.

5.58 Where practical assistance is needed – with packing, for example – staff will be deployed to meet this need. The protocol for transfer of residents from residential care homes will be adapted for this purpose to ensure that:

- Tenants and their families are fully involved in planning the move
- The transfer process will be at the pace needed by the tenant
- Where possible, items of furniture and personal possessions will be moved in advance, so that the tenant will not be moving into an empty space filled with boxes
- The support service will ensure there is sufficient food, milk etc in the new home so they can have an evening meal and breakfast the following day (as a minimum)
- Where the tenant has specific needs (they wish to continue to attend church, for example), this will be planned for in advance and details of bus routes/volunteer services etc obtained.

5.59 There will be a planned transition process that will ensure, for example, that the tenant's care plan, risk assessments and a pen-portrait are handed over to the new Scheme Manager (who will also receive a verbal briefing) in advance of the move. , (as well as a verbal briefing for the new scheme manager), is given to the new service in advance so the transition is seamless.

5.60 The scheme manager will keep in touch with the tenant for a week or two after they have moved in order to ensure that they have settled in and that any problems they are having are resolved to their satisfaction.

Consultation

5.61 The tenants of Larkspur Close, together with their families and carers, have been briefed and consulted through a series of meetings.

5.62 From the outset, they have made it clear that they do not want Larkspur Close to close. They value the benefits of the close knit community, are proactive in supporting activities and, despite the limited space for cultivation, have produced beautiful and impressive floral displays.

5.63 The views of the White Hart Lane Ward Councillors have been sought throughout the consultation process. They have made it clear that, like the tenants, they do not want Larkspur Close to close.

5.64 During the wide ranging consultation on the Older People's Housing Strategy, organisations and older people were adamant that all specialist housing schemes should have minimum space standards and be fit for purpose.

6. Comments of the Chief Financial Officer and Financial Implications

6.1 The Cabinet is asked to agree to the evaluation of Hornsey Housing Trust's proposal by Officers. This should include a full appraisal of the financial implications of such a disposal.

6.2 The permission of the Secretary of State must be obtained before any disposal of HRA housing property.

6.3 If Larkspur Close is retained and redesignated as a Community Good Neighbour Scheme the costs of the capital works required will need to be included in the development of the capital programme for 2013-14 and beyond. At present, no

capital budget has been earmarked for works at Larkspur Close and the site has been explicitly excluded from the Decent Homes Programme.

- 6.4 It should be noted by Members that, although it has been possible to set a balanced Housing capital programme in 2012-13, only indicative budgets have been set for subsequent years and modelling suggests that there will be severe financial pressures in the medium term. For this reason it is important that any capital spending in the Housing portfolio is clearly linked to meeting the identified housing needs.

7. Head of Legal Services and Legal Implications

- 7.1 The Council has a responsibility to make arrangements to provide residential accommodations for persons aged 18 or over who because of age, illness, disability and any other circumstances are in need of care and attention which is not otherwise available. The sheltered housing scheme is part of that responsibility.
- 7.2 In making such arrangements the Council must have regard to the welfare of all persons for whom accommodation is provided and in particular to the need for providing accommodation of different descriptions suited to the different needs of the people to whom it has the responsibility. In order to fulfil its responsibility the welfare of those people at present in occupation in of premises situated at Larkspur Close must be addressed.
- 7.3 Larkspur Close is held by the Council for housing purposes. Any disposal would require the consent of the Secretary of State. A disposal with the tenants in situ is a stock transfer and the procedure for stock transfer would have to be followed including obtaining the consent of the tenants. Further legal comments will be made in the further Cabinet Report dealing with the preferred option for Larkspur Close.
- 7.4 If Larkspur Close is re-designated as a Community Good Neighbour Scheme, suitable alternative accommodation must be provided for those whose support needs cannot be met in such a scheme. These residents may need to move to alternative sheltered housing or extra care supported housing.

8. Equalities and Community Cohesion Comments

- 8.1 An Equalities Impact Assessment (see **Appendix C**) has been carried out and agreed. The outcome of this assessment is that there are robust and appropriate mitigating actions in place to offset the implications of re-designating Larkspur Close as a Community Good Neighbour Scheme.

9. Head of Procurement Comments

- 9.1 The purchase or disposal of property / land falls outside of Procurement Regulations.
- 9.2 If however, the preferred option is to either refurbish the existing property or redevelop the site as a Council retained asset, then Central Procurement would expect to be involved in commissioning the necessary works in compliance with the Council's Standing Orders and Public Contract Regulations 2006.

10. Policy Implications

- 10.1 The Supported Housing Review supports the Council's objective of becoming "a Council we are all proud of – delivering high quality, cost effective services".
- 10.2 As well as contributing to the implementation of our Housing Strategy 2009-2019, this Review supports the delivery of the following corporate priorities:
- Homes and neighbourhoods fit for the future
 - Spending wisely and investing in the future
- 10.3 Haringey's Older People's Housing Strategy 2011-21 (approved by the Cabinet in March 2011) includes, as a priority, the development of "a range of housing options that enable people to live independently for as long as possible".

11. Use of Appendices

Appendix A – Map / photographs of Larkspur Close

Appendix B – Occupational Therapist's Report on Larkspur Close

Appendix C – Equalities Impact Assessment

12. Local Government (Access to Information) Act 1985

- 12.1 The background papers relating to the subject of this report are:
- 'Ridgeway Associates Report 2005
 - Haringey's Housing Strategy 2009-2019
 - Housing Quality Network Report 2009
 - Haringey Older Persons Housing Strategy 2011-2021
 - Contact Consulting - Outline feasibility study and draft business plan for the future of Larkspur Close Sheltered Housing scheme.

Appendix A



Existing sheltered housing units



Extract from Ordnance Survey plan with site shaded pink (1:1250 - 100 metre grid shown)



Aerial view of Larkspur Close

Appendix B Occupational Therapist's Report

Larkspur Close has 36 one bedroom bungalows with 2 styles of layout. This OT report is completed with a self propelling wheelchair user in mind. These recommendations would also meet the needs of frail/elderly client group.

The properties are not suitable for a living in carer as there is only one bedroom in each flat.

Both layouts were viewed.

FLAT 4:- layout A

Front access:

There is a ramped access to the front door.

The front door is 850mm wide and not directly opposite the porch door.

Porch is 1400mm x 900mm in area.

The Porch door is 850mm but at an angle to the front door. There are difficulties negotiating through these doors in a wheelchair.

Outcome:

Although the doorway could be widened at an approx cost of £1,500 it cannot be fully adapted to provide access for wheelchair users.

Living room/Lounge:

The lounge is 6500mm long x 3900mm wide. The space gives enough circulation space for a wheelchair.

Kitchen:

Kitchen area is only 600mm x 3050mm and is contained within the living room.

It is too small for wheelchair use.

Outcome:

To achieve adequate wheelchair turning space the area would have to be converted to an open plan format. This would require a change in the layout to provide a useable kitchen which will include height adjustable units, sink and work surfaces.

Creating the open plan feature by removing the wall between the kitchen and the lounge will incur additional costs. Consideration should be given as to whether an open plan layout will have an impact on the health and safety of the resident and meet the requirements of supported housing.

The approx costs of the works would be £7,000

Doorway/Corridor:

There is 800mm wide door off the lounge leading to bathing facilities/bedroom. Clear opening widths of 850mm is required to provide adequate access with a wheelchair

The corridor is 900mm wide narrowing to 800mm at the bathroom and bedroom doors making it impossible for a wheelchair use.

Outcome:

Wheelchair users will be unable to access the bedroom and bathroom as the doorways cannot be altered.

Bathing facilities:

The bathing facilities are off the corridor. The bathroom has already been converted into a wet room (level showering facilities) with a toilet and a wash hand basin. The wet room is 2880mm x 1500mm in size and is just adequate for a wheelchair user with enough turning space.

Access is through a sliding door with a clear opening width of 850mm. Sliding doors pose difficulties for users with limited strength in upper limbs and are not recommended as a suitable solution.

Outcome:

Access into the wet room cannot be adapted as there is insufficient space for a door to be re hung to open into the corridor or re hung to open into the wet room as this would reduce the turning space hindering access for a wheelchair.

Bedroom:

The bedroom is 3550mm x 2300mm with a walk in cupboard which is the only storage space available.

The door is 800mm wide and cannot be widened. Clear opening widths of 850mm is required to provide adequate access with a wheelchair

This room is not adequate in size for a double bed and could not accommodate any additional equipment such as a mobile hoist which could be a need for elderly/disabled residents.

Reference: Appendix A

FLAT 36: Layout B

This flat is of similar size to flat 4 but of a different layout.

Front access:

There is a ramped access to the front door.

The front door is 850mm which is suitable for a wheelchair

There is a central hallway space. This space is 2500mm x 1700mm. All rooms are accessible from this central space.

Living room/Lounge:

The lounge is 6500mm long x 3000mm wide. There is enough circulation space for a wheelchair

There is a kitchen off the lounge with a half height wall

Kitchen:

Kitchen is only 600mm x 3000mm.

It is too small for wheelchair use.

Outcome:

To achieve adequate wheelchair turning space the area would have to be converted to an open plan format. This would require a change in the layout to provide a useable kitchen and would include height adjustable units, sink and work surfaces in the kitchen.

Creating the open plan feature by removing the wall between the kitchen and the lounge will incur additional costs. Consideration should be given as to whether an open plan layout will have an impact on the health and safety of the resident and meet the requirements of supported housing.

The approx costs of the works are £7,000

Combined bathroom/toilet:

The current combined bathroom/toilet is 2100mm x 1500mm with a hinged door. There is a bath, toilet and a wash hand basin in situ. Currently there is insufficient wheelchair turning space.

Outcome:

This room could be adapted into a wet room with a hinged door with a clear opening space of 850mm which would open outwards into the front hallway. The approx costs of a wet room is £7,200

Bedroom:

The bedroom is 3100mm x 2300mm with a walk in cupboard which is the only storage space available.

The door is 800mm wide and cannot be widened. Clear opening widths of 850mm is required to provide adequate access with a wheelchair

This room is not adequate in size for a double bed and could not accommodate any additional equipment such as a mobile hoist which could be a need for elderly/disabled residents.

Reference: Appendix B

Summary:

It is the opinion that home environments should have the potential to adapt to the ever changing needs of the resident. The flats at Larkspur Close have limited adaptation possibilities and as such can not be fully adapted and are therefore not suitable for wheelchair use.

Appendix C

HARINGEY COUNCIL

EQUALITY IMPACT ASSESSMENT FORM



Haringey Council

Service: Community Housing Services

Directorate: Adult and Housing Services

Title of Proposal: Supported Housing Review: to re-designate Larkspur Close a Community Good Neighbour Scheme from sheltered housing

Lead Officer (author of the proposal): Phil Harris

Names of other Officers involved: Rosie Green, Nick Powell, Len Weir, Rachel Hawley

Step 1 - Identify the aims of the policy, service or function

State what effects the proposal is intended to achieve and who will benefit from it.

- In 2009, the Council carried out a review of its supported housing, with the assistance of the Housing Quality Network (HQN), with a view to ensuring the provision of well managed, high quality, sustainable homes for older people in Haringey.
- The review concluded that, for a number of the Council's existing sheltered schemes, there are difficulties in letting properties and doubts about the long term need and demand for this type of housing. At the same time, there were concerns about the high cost of bringing the properties up to the decent homes standard and it was identified that there was a need to explore new models for providing care and support, including extra care housing.

In November 2009, Cabinet considered a plan for addressing the specific needs of four sheltered housing schemes (Protheroe House, Larkspur Close, Stokley Court, and Campbell Court) increasing the provision of Extra Care Supported Housing and enabling all of the Council's supported housing to be brought up to the decent homes standard.

At its meeting on 17 November 2009, Cabinet decided that Campbell Court should be retained as a sheltered housing scheme and included in the decent homes programme. It deferred a decision on the future of Larkspur Close and Stokley Court pending the outcome of further work, including the production of Haringey's Older People's Housing Strategy. Cabinet later agreed to close Protheroe House and redevelop as extra care housing.

The Older People's Housing Strategy is now completed and agreed by Cabinet on 22nd March 2011. The key actions from the strategy include:

- Agree a minimum property specification for existing sheltered housing stock to ensure compliance with the decent homes standard
- Making best use of supported housing stock for older people

- Ensure the priorities from the Older People's Housing Strategy inform the outcomes of the Supported Housing Review

Work continues on the implementation of the action plan. As a result Cabinet agreed at its meeting on 26th April 2011 that Stokley Court will be re-designated as a Community Good Neighbour Scheme. It is now proposed that Larkspur Close too is re-designated from a sheltered housing to a Community Good Neighbour scheme. This option, instead of closing the scheme, will allow tenants who wish to remain and have the appropriate support needs for this type of housing to continue to live at Larkspur Close.

This EqIA considers the implications for Larkspur Close in re-designating the scheme from sheltered housing to a Community Good Neighbour scheme. (A Community Good Neighbour Scheme is one where there is no dedicated Manager, but where a Community Scheme Officer will make regular visits, keep an eye on tenants' well-being and offer advice with day-to day problems. Each flat will continue to have an alarm system and emergency help is available around the clock, just as in sheltered housing. The eligibility criteria for this type of scheme is for older people who have low support needs, typically considerably lower than for sheltered housing schemes).

Community Good Neighbour schemes do not have communal facilities so it is expected that the communal block at Larkspur will close. Rents are likely to be reduced as a result and Homes for Haringey will calculate and implement these.

The support service for sheltered housing is carrying vacancies so it is expected that the current scheme Manager will be redeployed into another role.

Larkspur Close

Larkspur Close is a low rise development of 37 1 bed units previously 'in-filled' in the 1970s of unusual design and layout. The shape of the development is long and thin and constrained by existing housing on one side and a brook on the other.

We would consider the scheme today to be poorly laid out. It suffers from difficult design (for example flat roofs) and although space of the site is used effectively, the shape of the scheme causes issues around access. The bungalows are small and the design would not be considered suitable for today's standards for people with mobility issues. The layout of the scheme means that security is an issue as each front door is hidden by another bungalow and in the communal area the managers office is at the back of the building, thus he/she is unable to see into the Close.

Consultation

We have consulted widely with tenants, their families and carers as well as with Ward Members, Cabinet Member for Housing, Homes for Haringey and Adult Services. We acknowledge and understand that tenants do not want to move but the Council is faced with a difficult decision to ensure that homes for vulnerable older people are suitable, offer quality and appropriate standards. Tenants understandably are keen to remain in their own homes. Thus re-designating this scheme will allow the majority to do so.

Step 2 - Consideration of available data, research and information

You should gather all relevant quantitative and qualitative data that will help you assess whether at presently, there are differential outcomes for the different equalities target groups – diverse ethnic groups, women, men, older people, young people, disabled people, gay men, lesbians and transgender people and faith groups. Identify where there are gaps in data and say how you plug these gaps.

In order to establish whether a group is experiencing disproportionate effects, you should relate the data for each group to its population size. The 2001 Haringey Census data has an equalities profile of the borough and will help you to make comparisons against population sizes.

http://harinet.haringey.gov.uk/index/news_and_events/fact_file/statistics/census_statistics.htm

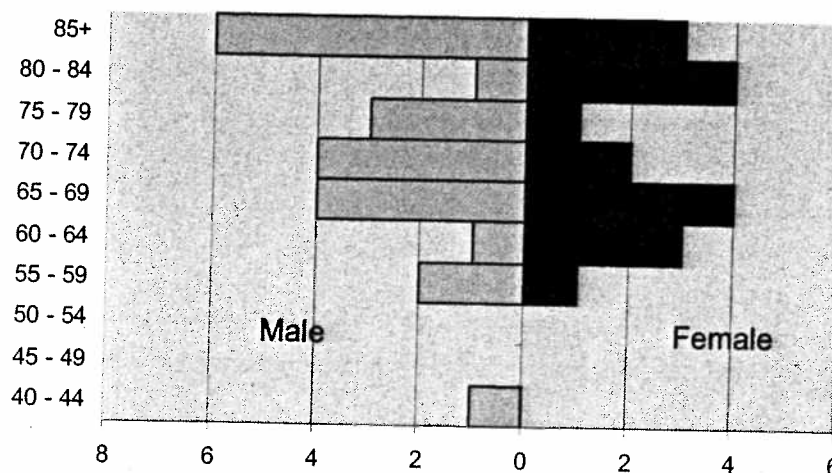
2 a) Using data from equalities monitoring, recent surveys, research, consultation etc. are there group(s) in the community who:

- are significantly under/over represented in the use of the service, when compared to their population size?
- have raised concerns about access to services or quality of services?
- appear to be receiving differential outcomes in comparison to other groups?

We have collated data about the current tenants at Larkspur Close

There are 40 tenants in total living in 37 unit

Age Profile



Age profile and disability

Age	No. of tenants	Male	Female	Disability
40 - 44	1	1		1
45 - 49				
50 - 54	0			
55 - 59	3	2	1	1
60 - 64	4	1	3	2
65 - 69	8	4	4	2
70 - 74	6	4	2	3
75 - 79	4	3	1	1
80 - 84	5	1	4	3
85+	9	6	3	5
TOTAL	40	22	18	18

Ethnicity

Ethnicity of tenants in Larkspur Close and White Hart Lane Ward

		Larkspur Close No.	Larkspur Close %	White Hart Lane Ward %
WHITE				
	British	23	57.5	41
	Irish	1	2.5	4
	Greek Cypriot	1	2.5	
	Greek	1	2.5	
	Turkish Cypriot			
	Turkish	1	2.5	
	Other White	2	5	14.6 (this inc Greek etc)
MIXED				
	White & Black African			
ASIAN OR ASIAN BRITISH				
	Indian			
	Other Asian			
BLACK OR BLACK BRITISH				
	African	1	2.5	12
	Caribbean	7	17.5	12
CHINESE				
	Any Other			
TOTAL		37	92.5	

We do not know the ethnicity of 3 tenants

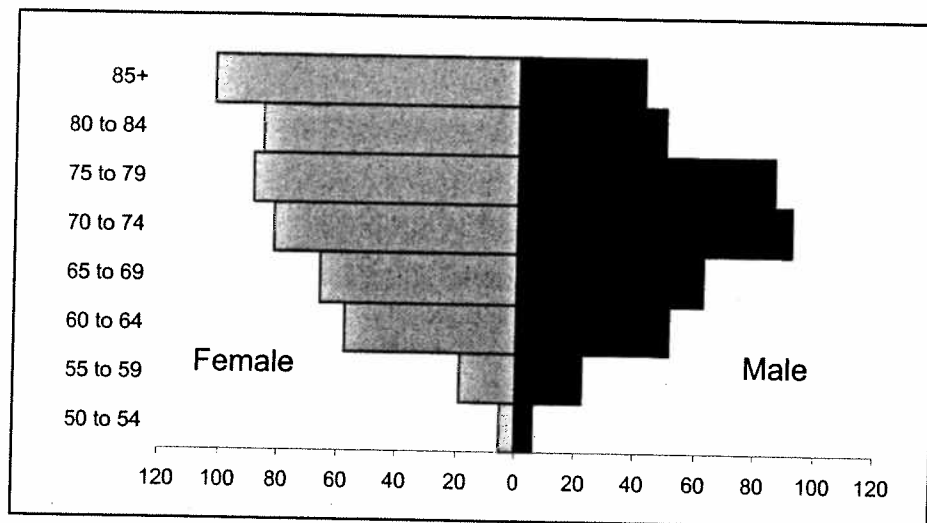
Sexual Orientation

Heterosexual	38
Not disclosed	2

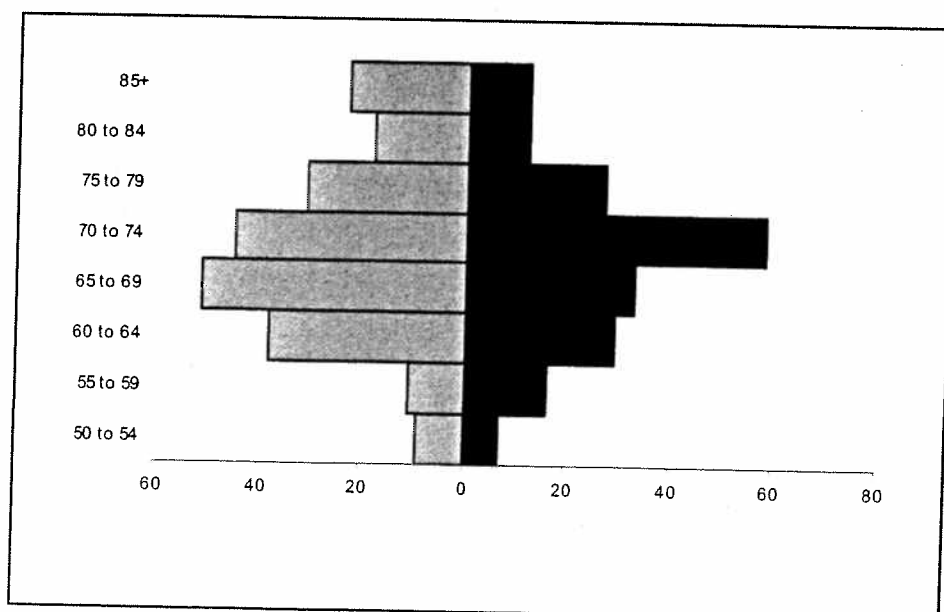
Faith

We do not have data on faith

Age and gender profile of Haringey Council sheltered housing tenants across all



Age and gender profile of Haringey Council Community Good Neighbour tenants



Number of housing units for older people

Across Haringey there are 2128 units of housing for older people. Of these 1319 are Council owned and 809 are owned by registered providers. There are 40 units of extra care housing with another 40 due to open next year. A further 40 – 45 units are currently in the procurement stage for the site at Protheroe House and another registered provider is keen to develop a scheme at Tottenham Hale.

Current waiting list for social rented sheltered housing

There are currently 118 active applications for sheltered housing with another 42 requiring a review as they have been on the list for sometime or who are known to have had a change in circumstances, to assess their appropriateness for this type of housing.

The number of 118 active applications represents 5.5% of the total stock. Each year there are around 120 -150 lets.

2 b) What factors (barriers) might account for this under/over representation?

1. Age and gender

The age and gender profile of the tenants at Larkspur is generally in line with the overall profile of tenants in Council sheltered housing. However, there are more men at Larkspur Close aged 85+ than women which is unlikely to be found at other schemes.

Given the amount of housing available for older people there will be no difficulties in rehousing tenants who wish to move.

2. Ethnicity

At Larkspur Close ethnicity is broadly in line with the general population found in the White Hart Lane ward.

3. Disability

Some 45% of tenants at Larkspur are identified as having a disability. The majority of which have aged related disabilities. This percentage is in line with what would be expected in sheltered housing.

4. Faith

We do not have data on faith for the tenants; however this is no reason to expect that this will have a negative impact in the proposal.

Step 3 - Assessment of Impact

Using the information you have gathered and analysed in step 2, you should assess whether and how the proposal you are putting forward will affect existing barriers and what actions you will take to address any potential negative effects.

3 a) How will your proposal affect existing barriers? (Please tick below as appropriate)

Increase barriers? x	Reduce barriers?	No change?
----------------------	------------------	------------

Comment

For a number of tenants there will be an increase in barriers as the support offered will be less than in a sheltered housing scheme.

3 b) What specific actions are you proposing in order to respond to the existing barriers and imbalances you have identified in Step 2?

Should Cabinet agree to the proposal, all tenants will have individual assessments to identify and understand the impact that this change will make. We will work with the affected individuals and their family and carers to find solutions to mitigate the impact.

As detailed in the Council's Allocation Policy tenants will have priority to move into a scheme of their choice and given that there are around 120 – 150 lets per year it is not anticipated that locating another home will be an issue. The support service and Housing Services will support each individual through the process.

3 c) If there are barriers that cannot be removed, what groups will be most affected and what Positive Actions are you proposing in order to reduce the adverse impact on those groups?

It is not anticipated that there are barriers that cannot be removed.

Step 4 - Consult on the proposal

Consultation is an essential part of impact assessment. If there has been recent consultation which has highlighted the issues you have identified in Steps 2 and 3, use it to inform your assessment. If there has been no consultation relating to the issues, then you may have to carry out consultation to assist your assessment.

Make sure you reach all those who are likely to be affected by the proposal, ensuring that you cover all the equalities strands. Do not forget to give feedback to the people you have consulted, stating how you have responded to the issues and concerns they have raised.

4 a) Who have you consulted on your proposal and what were the main issues and concerns from the consultation?

Senior Council officers have met the tenants and their representatives several times in the last 2 years. It is apparent that there is a good community spirit and that they do not wish to leave their homes. They do not want to leave because they are settled; some have lived there for a number of years, have made friends and know the area.

We have also consulted with Ward Councillors on this and sought their views for inclusion in the Cabinet report. They too, do not want it to close as they are concerned for the tenants having to move home and the upheaval this will mean for them.

We have included the Cabinet Member for Housing in the consultation.

Consultation from the Older People's Housing Strategy clearly indicates that older people and stakeholders want minimum standards for sheltered housing that make it accessible, appropriate and fit for purpose for the next generation of older people. This has been included in the priorities for the strategy. Larkspur Close clearly does not meet these standards for sheltered housing, hence the proposal to change it to a scheme offering less support.

4 b) How, in your proposal have you responded to the issues and concerns from consultation?

We have listened to the concerns of the tenants that they do not wish to move, however given the physical constraints of the building it is not suitable for sheltered housing and the likelihood of increasing mobility issues.

By seeking to change the designation of the scheme this will allow many tenants to remain in their own homes and at the same time being very clear about what potential tenants can expect.

It is proposed that tenants who currently live in Larkspur Close and are assessed as having higher support needs and/or mobility issues will have priority for any for any other housing scheme lets appropriate to their needs.

4 c) How have you informed the public and the people you consulted about the results of the consultation and what actions you are proposing in order to address the concerns raised?

We will meet tenants to tell them know that the outcome of Cabinet's decision on 20th December. Following that there will be ongoing work to ensure a smooth transition process.

Step 5 - Addressing Training

The issues you have identified during the assessment and consultation may be new to you or your staff, which means you will need to raise awareness of them among your staff, which may even training. You should identify those issues and plan how and when you will raise them with your staff.

Do you envisage the need to train staff or raise awareness of the issues arising from any aspects of your proposal and as a result of the impact assessment, and if so, what plans have you made?

It is not envisaged that any staff training is required as a result of the impact assessment.

Step 6 - Monitoring Arrangements

If the proposal is adopted there is a legal duty to monitor and publish its actual effects on people. Monitoring should cover all the six equality strands. The purpose of equalities monitoring is to see how the policy is working in practice and to identify if and where it is producing disproportionate adverse effects and to take steps to address the effects. You should use the Council's equal opportunities monitoring form which can be downloaded from Harinet. Generally, equalities monitoring data should be gathered, analysed and report quarterly, in the first instance to your DMT and then to the Equalities Team.

What arrangements do you have or will put in place to monitor, report, publish and disseminate information on how your proposal is working and whether or not it is producing the intended equalities outcomes?

- *Who will be responsible for monitoring?*
- *What indicators and targets will be used to monitor and evaluate the effectiveness of the policy/service/function and its equalities impact?*
- *Are there monitoring procedures already in place which will generate this information?*
- *Where will this information be reported and how often?*

The support service collects information about each individual that receives the service. Part of this includes the data required for equalities. This will be reported on regularly and as the support service is funded by the Housing Related Support Service and therefore subject to the requirements of their Quality Assurance Framework, equalities and fair access is assessed as part of this.

Community Housing Services will produce regular reports for Senior Managers on the transition process to a Community Good Neighbour scheme and will flag any issues that arise.

Step 7 - Summarise impacts identified

In the table below, summarise for each diversity strand the impacts you have identified in your assessment

Age	Disability	Ethnicity	Gender	Religion or Belief	Sexual Orientation
<p>Tenants do not want the scheme to close and would prefer it to change to a Community Good Neighbour scheme because</p> <ul style="list-style-type: none"> • They are settled • Have friendships • Supportive community • Know the local area • Worried about the difficulties of moving home • Don't want to 'start again' 	<p>Some 45% of tenants at Larkspur are identified as having a disability. The impact of this proposal is that the support they require will decrease and they may have to move to another sheltered scheme to access it.</p>	<p>The impact assessment found no evidence to suggest that the proposal will produce discriminatory effects based on impact on ethnicity/race</p>	<p>The impact assessment found no evidence to suggest that the proposal will impact on sex (gender) equality</p>	<p>The impact assessment found no evidence to suggest that the proposal discriminatory effects based on religion</p>	<p>There is no evidence from the impact assessment to suggest that the proposal will have a discriminatory impact based on sexual orientation</p>

Step 8 - Summarise the actions to be implemented

Please list below any recommendations for action that you plan to take as a result of this impact assessment.

Issue	Action required	Lead person	Timescale	Resource implications
Tenants				
1. Communication	Hold meeting to inform tenants of outcome of Cabinet decision	Deputy Director, Community Housing Service	31.12.11	Within current resources
Ensure tenants are living in appropriate housing and receiving correct level of support	1. Individual assessment of each tenant to identify appropriate level of housing related support required	Scheme Manager	31.1.12	Within current resources
	2. Work with individuals who are identified as requiring sheltered not community good neighbour housing to find alternative homes	Scheme Manager, Homes for Haringey, Community Housing Service	28.2.12	Within current resources
	3. Assist tenants in moving – practical help etc	As above	31.8.12	Within current resources
Ward Councillors Communication	To involve and include Ward Councillors on the above issue by <ul style="list-style-type: none"> Including them in 	Adults and Community Housing Service Homes for Haringey	31.8.12 when it is expected all tenants who are moving will have done so	

	tenants' group meetings <ul style="list-style-type: none"> • Send copies of generic letters to tenants • Provide regular briefings and meet if required • Respond promptly to any Members enquiry 		By agreed response timescale	



Haringey Council

Step 9 - Publication and sign off

There is a legal duty to publish the results of impact assessments. The reason is not simply to comply with the law but also to make the whole process and its outcome transparent and have a wider community ownership. You should summarise the results of the assessment and intended actions and publish them. You should consider in what formats you will publish in order to ensure that you reach all sections of the community.

When and where do you intend to publish the results of your assessment, and in what formats?

Assessed by (Author of the proposal):

Name: Rosie Green

Designation: Commissioning Manager (Housing Related Support)

Signature: *Rosie Green*

Date: 13.12.12

Quality checked by Policy, Equalities and Partnership Team:

Name: Inno Amadi

Designation: Senior Policy Development Officer

Signature: 

Date: 14 December 2011