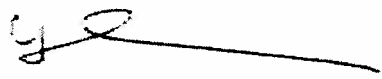
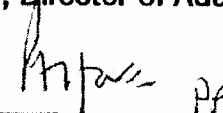




**Haringey** Council

Report for:	Cabinet 16 <sup>th</sup> October 2012	Item Number:	
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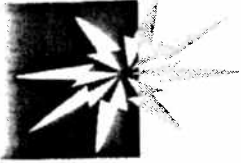
Title:	Supported Housing Review – Protheroe House
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Report Authorised by:	Lyn Garner, Director of Place and Sustainability  Signature:   Mun Thong Phung, Director of Adult and Housing Services  Signature: 
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Lead Officer:	Shannon Francis, Enabling Officer Tel: 020 8489 4728 Email: shannon.francis@haringey.gov.uk
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Ward(s) affected: Tottenham Hale	Report for Key Decision:
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1. Describe the issue under consideration
  - 1.1 Members have previously agreed for Officers to discuss with Registered Housing Providers the viability of developing an Extra Care Supported Housing Scheme on the site of Protheroe House ("the Site") shown edged red on the plan attached.
  - 1.2 Cabinet are asked to approve the disposal of the Site to the selected Registered Provider subject planning permission and consent from the Secretary of State.
  - 1.3 Some of the information contained in this report relates to the offer price and valuation of the Site and is defined as exempt under Schedule 12A of the Local



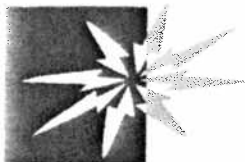
## 2. Cabinet Member introduction

### Cabinet Member for Housing

- 2.1 The Older People's Housing Strategy set out the strategic context for future service provision improve the quality of homes and increasing the supply of 'extra care' supported housing for older persons living in the borough.
- 2.2 The proposed disposal of this Site to a Registered Provider for redevelopment to an Extra Care Supported Housing scheme which will provide for the first time extra care support in Tottenham and resolves the issue of a sheltered housing scheme, the existing building being not fit for purpose.
- 2.3 This is a Category 2 sheltered housing scheme where there has been insufficient capital investment in recent years. The block requires investment and remodelling to bring it up to decent and modern standards, and this project gives the Council the opportunity to facilitate the development of a excellent extra care scheme without drawing on the Council's limited resources.
- 2.4 I wish to thank fellow councillors for their support in taking the original decision to progress this option and the former residents for their understanding of the need to make this change.

### Cabinet Member for Health and Adult Services

- 2.5 The development of the Protheroe House site to offer a new and modern extra care supported housing scheme to Tottenham residents, builds on the council's success in ensuring that Haringey's disabled residents are offered the very best housing that promotes their independence, quality of life, choice and control.
- 2.6 In the last two years the council has enabled the development of two award winning extra care supported housing projects in Haringey, which won the prestigious RIBA and Evening Standards design awards. These schemes are now providing specialist housing, support and care to 80 older people with long term conditions and younger adults with disabilities, enabling them to maximise their independence and control over their lives.
- 2.7 The council's progressive approach and commitment to enabling the development of more options for Haringey's disabled residents, such as extra care housing, is in line with its commitment to the transformation of social care started by the previous Government and which aims to give disabled people total control over their lives.
- 2.8 I wish to convey my thanks to the residents of Protheroe House who have demonstrated considerable patience while the council considered the future options for Protheroe House. The provision of a well designed extra care



## **Haringey** Council

development offering high quality housing to future generations of older people will be a testament to the current Protheroe House tenants and one which I hope they will have cause to be proud of.

### **3. Recommendations**

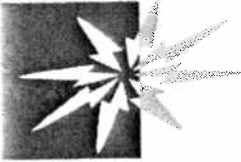
It is recommended that Cabinet:

- a) Notes the selection of One Housing Group Limited as the preferred Registered Provider to redevelop the Site with an Extra Care scheme.
- b) Authorise the Head of Corporate Property to dispose of the Site to One Housing Group Limited for the offer price on a long lease of 150 years subject to planning permission and formal consent from the Secretary of State, with final terms of any such disposal to be agreed by the Head of Corporate Property.
- c) Approve that the net capital receipts, after deduction of all reasonable costs associated with the project and after covering the self financing debt allocation for these units, are to be used to support the Council's capital programme.

### **4. Other Options Considered**

4.1 Cabinet report of 21<sup>st</sup> December 2010 sets out the advantages and disadvantages of 10 options for Protheroe House:

1. Maintain Protheroe Council's management as Sheltered Housing;
2. Transfer Protheroe House to the ownership/management of a registered provider as sheltered housing;
3. Demolish and reprovide Protheroe House as Sheltered Housing on the same site;
4. Invest to upgrade Protheroe House to Enhanced Sheltered Housing within the current building envelope;
5. Demolish and reprovide Protheroe House as Enhanced Sheltered Housing on the same site;
6. Demolish and reprovide as an Extra Care Housing Scheme on the current site in partnership with a registered provider;
7. To dispose of the property on the open market and re-invest the proceeds in a specific Extra Care development on another site;
8. To dispose of the property on the open market and re-invest the proceeds the Extra Care development programme;
9. Retain Protheroe House in the Council's management but for an alternative client group; and
10. Transfer Protheroe House to the ownership / management of a Registered Provider but for an alternative client group.



- 4.2 It was recommended that officers pursue the option 6 - demolish and re-provide as an Extra Care Housing Scheme on the current site in partnership with a registered provider.

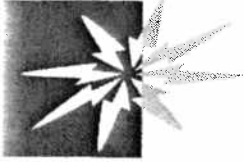
**5. Background information**

Older People's Housing Review

- 5.1 In August 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 homes for older people in Haringey. This review concluded there were doubts about the long term need and demand for this type of housing and identified there was a need to explore new models for providing care and support, including Extra Care.
- 5.2 In November 2009, cabinet considered a plan for addressing specific needs of four sheltered housing schemes. With regards to Protheroe House, Cabinet decided that, subject to financial viability, the scheme would close and be redeveloped as an Extra Care Supported Housing Scheme.

Protheroe House

- 5.3 'Soft market testing' was undertaken by the Capital Programme team to establish a list of registered partners who have the experience and expertise in this field. This was seen as the most pragmatic approach given the specific design and client needs of an extra care scheme;
- 5.4 Following the Cabinet decision on 21 December 2010, officers began consulting residents about the viability of redeveloping the Site to provide an extra care supported housing scheme;
- 5.5 Public and individual tenant meetings have been held to provide residents with the details of progress of the development proposals and how we would relocate them to suitable alternative accommodation. On-site support staff are kept up-to-date through regular fortnightly officer meetings to enable them to answer any resident queries that may arise;
- 5.6 Whilst residents did not seem to be happy to hear Protheroe House would be closing, they appeared to like that the Site is being redeveloped to provide a new scheme for older people, similar to that currently provided in the west of the borough; and
- 5.7 Relocation of existing tenants has commenced. These tenants have been given priority over others on the waiting list for sheltered housing, except for



**Haringey Council**

emergency cases, and their moves have been facilitated by Community Housing Service, Homes for Haringey and the support staff on site.

Process for selecting a Registered Provider

5.8 Council Officers agreed the following assessment criteria in selecting the preferred development partner to identify the *most economically advantageous tender* for the Council in the redevelopment of the Site to provide an Extra Care schemes:

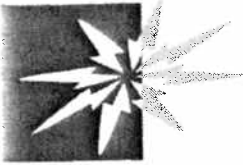
- The Registered Provider has experience of developing extra care supported housing and experience in delivering highly effective projects for people with complex and challenging needs;
- The offer to the Council is the best consideration for the land and the organisation can satisfy the council as to its financial capacity to deliver the scheme;
- The proposed design is assessed by the Council and the Design Panel as part of the planning process as providing the desired outcomes in compliance with the Council priorities for meeting the requirements of Adults and Social Care and captures what an Extra Care Supported housing scheme is;
- The proposed development complements the draft Haringey Local Plan: Strategic Policies for the area; and
- The Registered Provider has complied with the Council's Partnership Agreement in relation to nominations rights.

5.9 Whilst the Council has the power to dispose of the Site, the Council must first obtain the consent of the Secretary of State.

5.10 Tender documentation was sent to five, appropriately experienced registered providers active in the borough in the field of supported housing. Tenders were assessed by a multi-disciplinary Evaluation Panel.

5.11 The recommended registered provider demonstrated an awareness of the emerging ethos of the Tottenham Regeneration Strategy recognising the Council's ambition to exploit every opportunity to use council owned assets to regenerate Tottenham, making it an attractive and better place to live with a better range of high quality housing. The new development positively encourages mixed use redevelopment and economic growth.

5.12 Following a comprehensive assessment, interview and evaluation process, One Housing Group Limited was to be recommended as the preferred development partner. One Housing Group Limited played an integral part in successful



**Haringey Council**

delivery of the two existing award winning extra care schemes in the west of the borough and we seek to replicate this standard of excellence on the site of Protheroe House.

One Housing Group Limited Offer

5.13 The terms of the disposal of Protheroe House (subject to planning permission) are as follows:

- Capital receipt of [exempt information];
- Development of a 49 unit extra care scheme;
- 100% Nomination rights; and
- Vacant possession.

5.14 In order for the disposal to proceed, consent is required from the Secretary of State. The Secretary of State also requires satisfaction that the offer price for the Site correctly reflects the debt allocation for the properties. The Council has been as open as possible to encourage competitive proposals, and the former tenants were fully consulted about the proposal for the Site.

5.15 Negotiations are continuing between the Council and One Housing Group in relation to ensuring the scheme complements the emerging Tottenham Regeneration Strategy and ensure that the Tottenham residents are afforded every available employment opportunity related to the development of service provision of this scheme.

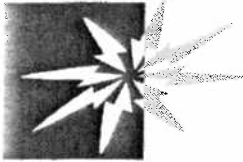
**6. Comments of the Chief Finance Officer and financial implications**

6.1 Following a Cabinet decision to close Protheroe House and redevelop it as an Extra Care Supported Housing Scheme, the evaluation and selection of a preferred partner has now been concluded.

6.2 The scheme will involve:

- Disposal and demolition of the current building consisting of 42 units and the re-provision of 49 units of extra care housing by the One Housing Group;
- A capital receipt of (exempt information); and
- 100% Nomination Rights.

6.3 Before inviting bids, Corporate Finance assessed the minimum receipt required which was equal to the value of the debt these 42 properties will support under self financing. On this basis a minimum receipt was required. The bid from One Housing Group Limited will meet this prerequisite.



## **Haringey Council**

- 6.4 By disposing of Protheroe House, Haringey will benefit from the net capital receipt and will no longer have to find funding for improvements to properties within the HRA Business Plan. There will also be a loss of rental income in the sum of £197k per annum. The HRA will cease to incur management and maintenance costs for these properties which will reduce the costs met by the HRA. It can be concluded that overall, the transfer will be of financial benefit to the Council.

## **7. Head of Legal Services and legal implications**

- 7.1 The Council has the power to dispose of the Site in any manner it wishes but must first obtain the consent of the Secretary of State. However, specific consent is not required if the disposal falls within one of the General Consents issued by the Secretary of State. There is no need to obtain specific consent if the disposal of the land is for a consideration equal to its market value.

- 7.2 The disposal will be subject to certain conditions so as to ensure the redevelopment is carried out: (1) The buyer must obtain detailed planning permission before the transfer; (2) It must show it has the financial means to carry out the development; and (3) It must provide the Council with 100% nominations rights over all of the units to be constructed on the Site.

- 7.3 The Council will be under an obligation to give vacant possession of the Site immediately detailed planning permission is obtained so all the residents must be decanted before then.

## **8. Equalities and Community Cohesion Comments**

- 8.1 Residents have been consulted throughout the process. Officers have ensured that language and disability needs have been addressed. An Equalities Impact Assessment has been undertaken.

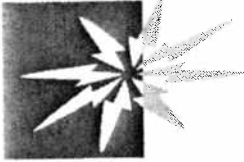
## **9. Comments of Head of Corporate Property Services**

- 9.1 The offer price has been evaluated in line with the valuation report obtained from external valuers and is confirmed as being best consideration.

## **10. Comments of Project Director Regenerating Tottenham**

- 10.1 The redevelopment of Protheroe house for an Extra Care Supported Housing scheme will help to deliver high quality housing strengthening the neighbourhood in this area of Tottenham, contributing to the Council's Vision for Tottenham as set out in the 'Plan for Tottenham'.

## **11. Policy Implication**



## **Haringey Council**

- 11.1 The Supported Housing Review supports the Council's objectives of "delivering high quality, cost effective services" and "a healthy, caring Haringey."
- 11.2 The Housing Strategy 2009-2019 supports the delivery of the following corporate priority of "Homes and neighbourhoods fit for the future. "
- 11.3 Haringey's Older People's Housing Strategy 2011-2021 includes, as a priority, the development of a range of housing options that enable people to live independently for as long as possible.

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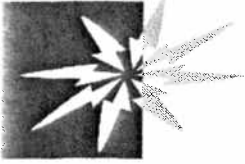
## **12. Use of Appendices**

- 12.1 Appendix A – Map of Protheroe House.
- 12.2 Appendix B - Comparison Table of Tenders [exempt information].

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

- 13.1 The following background papers were used to inform the production of this report:
  - Cabinet Report – 21<sup>st</sup> December 2010;
  - HQN report – Sheltered Housing Options Appraisal (August 2009);
  - draft Haringey Local Plan: Strategic Policies; and
  - Haringey's Partnership Agreement for Housing Associations.





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**Protheroe House**  
**Chesnut Road**  
**Tottenham**  
**LONDON**  
**N17**

CPM No. 1133

Overlay : HSS - Miscellaneous

Plan produced by Kevin Lincoln on 06/12/10

Deed Doc. No. : 5280

LR title no. : freehold NGL298625

Site Area (hectares) : 0.297

Scale 1:1250

Drawing No. BVES A4 2363a

