

Chair:  
Councillor George Meehan

Deputy Chair:  
Councillor Lorna Reith

## **INTRODUCTION**

- 1.1 This report covers matters considered by the Executive at our meeting on 25 July 2006. For ease of reference the Report is divided into the Executive portfolios.
- 1.2 We trust that this Report will be helpful to Members in their representative role and facilitate a fruitful dialogue between the Executive and all groups of Councillors. These reports are a welcome opportunity for the Executive on a regular basis to present the priorities and achievements of the Executive to Council colleagues for consideration and comment. The Executive values and encourages the input of fellow members.

## **ITEMS OF REPORT**

### **Finance**

#### **2. ASSET MANAGEMENT PLAN 2006-11**

- 2.1 We considered a report which advised us that since 2002, the Council had been required to maintain both a Capital Strategy and Asset Management Plan though these no longer had to be submitted specifically for Government assessment. We noted that both were important to the Council's future planning of capital investment and assets and also contributed to the Council's CPA assessment and annual Audit Commission inspection of Use of Resources. A separate report appears in respect of the Capital Strategy.
- 2.2 The Asset Management Plan was last approved in July 2005 and had been revised to coincide with the revised Capital Strategy. It also had a new format, setting out principles and key factors relating to asset management, which could more easily be adapted to changing circumstances and events in the future.
- 2.3 We report that we approved the Asset Management Plan for 2006/11 and endorsed the principles, priorities and action plan contained within it. We also noted that further reports would be submitted on specific items from the action plan as appropriate.

#### **3. CAPITAL STRATEGY 2006-11**

- 3.1 We noted that the Council previously had been required by Government to produce a Capital Strategy, the previous Strategy for 2001-2006 having been agreed in July 2001. This had been submitted to the Government Office for London (GoL) for assessment, and had received a top rating of "good".
- 3.2 Whilst the Strategy no longer had to be submitted for assessment, it remained a key document in assisting the Council's investment decisions and also fed into the Council's Comprehensive Performance Assessment and the annual Audit Commission's Use of Resources assessment.

- 3.3 The Council will be aware that the Capital Strategy provided corporate and strategic context, set out the agreed framework for setting future investment, including prioritisation, and explained how investment would be managed, monitored and measured. Finally, it set out key strategies for the next 5 years, which were either underway or required, and how they would contribute to achieving the Council's key corporate priorities flowing from the Community Strategy.
- 3.4 We report that we approved the Capital Strategy for 2006-11 and, given the timeframe of the Strategy, we also agreed that an annual update be undertaken to ensure it remained current and relevant.

## **Organisational Development and Performance**

### **4. PROGRAMME HIGHLIGHT REPORT**

- 4.1 We considered a report which set out the routine project highlight reports for the Council's programme of projects in May 2006. The programme highlight report provided a management summary that set out progress over the reporting period. A traffic lights system, similar to the one used in the Council's Performance report, showed the project status against key indicators. Key highlights from the programme are shown below on an exception basis.

#### Regeneration Stream Board

##### Haringey Heartlands

The temporary budget allocation (£150,000) for professional fees for the strategic sites programme ended in the last financial year. Other options for funding professional fees for Heartlands were being explored including using income from charges for major planning applications.

There was insufficient budgeting provision available to the project managers for professional fees to cover the anticipated costs of, for example, public consultation, printing and publicity, appraisals, negotiating land acquisitions and architectural input into the Master plan.

#### Safer Communities Stream Board

The stream board was in the process of identifying projects that should report through the programme. Once these projects had been identified and scoped they would be reported in the programme report.

#### Children and Young People Stream Board

##### Building Schools for the Future (BSF)

Detailed financial information was not currently available to profile the budget for BSF. The budget would be agreed as part of producing the project initiation document which will be available in July.

### Primary Schools Capital Projects

Works on Coldfall School were proceeding in accordance with the plan to handover the new classroom and finish phase two of the works by November 2007. The construction works were approximately 70% complete. However, there was a budget variance of £50,000 on the overall programme budget due to an additional commitment for the reception and entrance area.

The Broadwater Farm project had been delayed by the decision to phase both Targeted Capital Fund projects with the secondary scheme at White Hart Lane. The White Hart Lane scheme had been subsumed into the Building Schools for the Future plan for the whole White Hart Lane campus. The budget for Broadwater Farm was only sufficient to re-provide Primary Special Educational Needs facilities and the shared new entrance, kitchen, dining and resource area.

### Housing Stream Board

#### Repairs Procurement

The purpose of this project was to procure a value for money responsive repairs and maintenance service for Haringey's tenants and leaseholders. The timescales for this project were red as a result of delays in appointing a procurement consultant. The current timetable was being reviewed and a new plan would be produced for the Housing Programme Board in July.

#### Adaptations Project

The financial systems, working processes and protocols and performance management arrangements for the restructured Adaptations Service needed to be established. This work would require substantial change management input as the change in structure and working practices was a large culture change for staff. Dedicated resources needed to be identified to undertake this work and the project manager was raising this with the Assistant Director for Adult Services.

No additional capital was available in 2006/07 over the 2005/06 standstill position, despite the increase in the base budget. Therefore there would be a funding gap which would generate a waiting list for major adaptations. The end-to-end process target for service users of 164 days (from the first point of contact with the Council to completion and sign off of adaptations) was being reviewed to take account of the current budget allocation.

#### Housing Advice and Homelessness

The aim of this project was to close the separate homelessness foyer at Apex House, merge the housing advice and homelessness teams and deliver the service via Customer Services in one site on a trial basis. The project was unable to confirm a go-live date for the new service as the completion date for the refurbishment of Apex House Customer Service Centre was not finalised.

The Housing Improvement Programme Board commissioned a review of additional pilot options and an options paper was presented to the June Board meeting where it was agreed that the pilot would take place in the Wood Green Customer Service Centre (CSC) rather than at Apex House. A go-live date of 1 August for the Preventions and Options Service had subsequently been agreed. Housing were working with Customer Services to develop the new procedures which would require an additional interview room in Wood Green CSC. However, the budget for the changes had been agreed as a result of which the traffic lights for this project have improved from red to amber.

### Value for Money Stream Board

#### Procurement Programme

The 2005-7 efficiency target for the Procurement Programme was set at £2 million cashable savings. In 2005/6, £200,000 was achieved through the procurement of Insurance and in 2006/7 £800,000 should accrue from the Agency Resource Centre.

The remaining £1 million should be addressed through new projects that would be submitted to the Value for Money Board for approval. These were: Bought in Legal Services, Transport Services, Temporary Accommodation, Marketing & Communications and Training Consultants. There was a pressure to conduct these reviews quickly so that any new arrangements could be implemented in this financial year to accrue the necessary efficiency savings.

However, there were significant concerns over ownership of individual projects that had been identified to deliver efficiency savings. This was having an adverse effect on the ability of the Procurement Programme to deliver its savings targets and the need for delivery of individual projects had been reinforced through Management Board. All current projects were not due to deliver until the last quarter of 2006-07 or the first quarter of 2007-08. Given that these projects were at the project initiation stage, the £1 million savings target for 2006/7 was at risk. New areas for efficiencies needed to be looked at by Directors and the results would be passed to Procurement Project Board and Value for Money Stream Board.

## **5. THE COUNCIL'S PERFORMANCE**

- 5.1 We considered a report which set out the routine financial and performance monitoring for May 2006 in the new balanced scorecard format. This was the second report in this format and it would evolve and improve as the months go on. The new format made stronger links between finance and performance and included unit cost information about services.
- 5.2 In summary, the balanced scorecard showed a positive picture as at May 2006 with traffic lights for excellent services showing that for 42 measures (55%) of indicators, performance was on target and for 12 additional measures (16%) performance was close to the end of year target even at this early stage in the year. The customer focus perspective showed that 20 of the 30 measures performance targets were being met or close to being met. Financial health was also sound with 13 of the 29 measures achieving green status and a further 8 achieving amber status meaning that for 72% of indicators

performance levels were improving or being maintained at an acceptable level. Our organisational development /capacity perspective showed that for 11 of the 12 measures 91.6% performance had improved or was being sustained. In addition 67% of indicators had maintained or improved performance since the end of last year.

5.3 In summary the revenue budget showed a projected net overspend of £3.2m and this was 0.9% compared to the approved net budget. Therefore this was rated amber as the variation was between 0.5% and 1%. The overspend was mainly due to pressures in Social Services budgets (£1.2m), Children’s Services £1.9m (including asylum seekers), likely shortfall of £0.8m in agreed procurement savings and £0.3m in Environment. This was partially offset by a £1m under spend on homelessness.

5.4 We also approved a number of virements. Under the Constitution, certain virements are key decisions. Key decisions were:

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

The virements approved are set out in the following table:

Period	Service	Key	Amount current year (£'000)	Full year Amount (£'000)	Description
2	Chief Executive, Finance	Rev*	800	800	Transfer of Agency Resource Centre savings target budget from Procurement to Human Resources.
2	Chief Executive	Rev	60	86	Adjustment of national training strategy grant and HR development strategy grant to reflect approvals.
2	Chief Executive	Rev	30	30	Transfer of ordnance survey maintenance budget from Legal to IT.
2	Environment	Rev	55		18 month pilot for recycling from housing estates. Total cost of pilot is £150k, £55k in 06/07 and £95k in 07/08. To be met centrally from service development/contingency.
2	Environment	Cap*	2,000		ODPM approved Community Infrastructure Fund monies for Haringey Heartlands Spine Road project.
2	Environment	Cap*	1,800		2006/07 ODPM approved Growth Areas Fund monies for Hornsey Mortuary project (£300k), Markfield Recreation Ground project (£500k) and Tottenham Hale project (£1m).
2	Environment	Cap	109		Coldfall Wood HLF (£73k) and Section 106 funding (£36k).

2	Environment	Cap*	639	Additional TFL funding for Bridge works (£377k), Wood Green Bus Station carriageway reconstruction (£36k) and Route 29 articulated buses (£226k).
2	Environment	Cap*	308	Additional funding from TFL for London Cycle Network.
2	Children's	Cap*	336	Computers for Pupils. This is a new Standards Fund Capital Grant from the DfES for the provision of computers and Internet access for disadvantaged children.
2	Children's	Cap*	384	This is a S.106 allocation for the purchase of land adjacent to Tetherdown Primary School. Authority to use this fund for the purchase of land is Contained in Section 11.1 of the Executive report of 22 February 2005; item 19 of the agenda refers.
2	Children's	Cap*	400	This is additional NRF funding requested at the end of last financial year to supplement the Bruce Grove Youth Centre project. It is to fund the cost of installing the ICT suite which was not previously budgeted for.
2	Children's	Cap*	-5,360	Sixth Form Centre: revised in line with latest spend profile
2	Children's	Cap*	-12,091	Other BSF Programs: revised in line with latest spend profile
2	Children's	Cap*	205	Contribution to the settlement of £1.050m in respect of PFI construction variations and various other commercial issues.
2	Children's	Cap*	-205	Reduction in the Modernisation (Primary) budget, which is sustainable in 2006/07, to fund the PFI contribution above.

## **6. PROPOSAL FOR NEW HIGH LEVEL STRUCTURE FOR INFORMATION TECHNOLOGY SERVICES**

6.1 At our meetings in December 2005 and January 2006 we decided to bring the support of the majority of the Information Technology Services infrastructure in-house with Networks and Security support outsourced to a new specialist provider. Two of the key factors behind our decision were -

- The need for IT Services to deliver a higher quality and more aligned service to the business; and
- The need to support a radically different infrastructure requiring new skill sets, processes and procedures.

6.2 We considered a report which noted that delivering the in-source decision had a number of elements:

- Outsourcing of the elements of the infrastructure associated with the highest risk – Networks and Security (now successfully completed)
- Transfer in of staff from NIS, the former provider of Infrastructure Services (now completed)
- Development and revision of all processes and procedures to ensure IT support best practice was implemented within the organisation
- Identification of the organisational structures required to deliver the new and existing services with greatest benefit to the Council
- Transition of knowledge from the development contractors to the recruited salaried staff to minimise loss of continuity and knowledge

6.3 We were informed that, as a consequence, it had been necessary to review the entire IT Services organisation and develop a functional structure to achieve all of these key elements. The report we considered set out the product of the review and we also noted that the General Purposes Committee had approved the report insofar as it related to them. We further noted that advice received from the Head of ICT and e-Government Strategy at the London Borough of Waltham Forest would be subject to further Member input via both the General Purposes Committee and the Executive and which would also address the concerns which had been expressed by UNISON.

6.4 Having noted the drivers for the restructure and the timescale for the implementation which had been necessitated by the high cost and risks associated with the current temporary staffing situation together with the external challenge to which these proposals had been subjected we granted approval to the Senior Management and Functional ITS structure and to Executive functions including service delivery and financial issues.

## **Children and Young People**

### **7. SCHOOL PLACE PLANNING ANNUAL REPORT**

7.1 We considered a report which advised us that, subject to a positive CPA outcome, the Education Bill 2006 would enable the Council to take on the necessary decision making powers currently with the School Organisation Committee (SOC) and that the role of SOC would probably cease from 2007 once the Education and Inspection Bill 2006 had been enacted.

7.2 We noted that the report updated on the progress in moves to ensure sufficient school places to meet local demand and summarised the most recent school rolls projections.

We also noted that the overall conclusions were as follows:

- At primary level, the provision of 120 new places in the west of the Borough at Coldfall (an additional 30) Tetherdown (an additional 30) and Coleridge (an additional 60) should provide sufficient capacity for the foreseeable future, although this would be reviewed annually.
- We had assisted a number of primary schools to reduced Planned Admission Numbers (PANs). Again this would be reviewed annually to reduce part filled classes, which reduced the associated budgetary risks to schools.

- At secondary level, the Building Schools for the Future bid was successful in acquiring £165 million to renovate Haringey's Secondary School Buildings. The consultation to build the new secondary school began on the 26<sup>th</sup> June 2006 and was scheduled to finish in March 2007.
- At the Special Schools demand exceeds capacity at Moselle, William C. Harvey and The Vale. Blanche Neville was currently experiencing declining demand and rolls.
- A new reporting arrangement for statutory consultations was being proposed where by the Executive Member for Children and Young People would be formally consulted after the initial consultation with interested parties, but before the publication of statutory notices, in some cases the Executive Member might choose to take a report on the consultation outcome to the Executive.

7.3 We report that we approved the following main work priorities for 2006/07 :

- The school roll and surplus situation in Seven Sisters, Noel Park wards.
- The local impact of Hale Village and Heartlands building developments
- Developing a greater understanding of the reason for, and impact of mobility on school organisation and financial management, especially in the junior years.
- Continued monitoring of overall pupil place demand.

We also endorsed the new reporting arrangements for statutory consultations and agreed that a further annual report on school places be presented to us in July 2007.

## **8. EXECUTIVE RESPONSE TO SCRUTINY REVIEW OF TEENAGE PREGNANCY**

- 8.1 The Council will be aware that teenage pregnancy is a significant concern in Haringey. The rate of teenage conception in Haringey was the 5<sup>th</sup> highest in London in 2003 and was consistently higher than the national average. Haringey's under-18 conception rates were the lowest they had been since 2000 and had continued to show a steady fall, although rates in Haringey were still high. All Haringey wards had higher than the national rate of under-18 conceptions and fifteen of the nineteen Haringey wards had rates placing them in the top 20% nationally.
- 8.2 We considered a report which advised us that many of the family planning clinics around the Borough offered special sessions exclusively for young people. This could make services more accessible to teenagers, who might find adult sexual health clinics intimidating. The Scrutiny Review Panel recommended that accessible family planning clinics be located in areas where young people need them.
- 8.3 Education about sex and relationships (SRE) was key to reducing risk-taking behaviour and teenage pregnancy and improving sexual health. The Review Panel recommended continued development of the SRE programme in schools as well as improved outreach to non-school settings.



- 8.4 We noted that the teenage pregnancy strategy was led by the Teenage Pregnancy Strategic Partnership Board and that there was an annual Action Plan which incorporated targets from all Council strategic plans, including the Children and Young Persons' Plan – 'Changing Lives' and the Children and Young People's Participation Strategy (draft), the TPCT Sexual Health Strategy Action Plan and Connexions targets. The action plan was monitored quarterly and reported to the Children and Young People's Strategic Partnership Board.
- 8.5 We also noted that key to monitoring impact was robust data collection and monitoring. While national data was available it reported data two years in arrears which was a significant delay in measuring the impact of targeted initiatives and programmes. The Review Panel recommended the implementation of a data and information sharing protocol and the development of a single referral and data collection point.
- 8.6 We were informed that reducing the number of conceptions was a key community strategy floor target to reduce the under-18 conception rate by 50% by 2010 as part of a broader strategy to improve sexual health, jointly with the Department of Health. The Teenage Pregnancy Unit had also set targets for Haringey, namely: to reduce the rate of teenage conceptions among under-18 year olds by 55% by 2010; to set an established downward trends in conception rates for under-16 year olds by 2010; and to increase the participation of teenage parents in education, training and employment to 60% by 2010.
- 8.7 The Review had come at the time when the co-ordination of the Teenage Pregnancy Strategy was being transferred from Haringey Primary Care Trust to the Council and when there had been a renewed impetus to improve the performance against challenging local and national targets. The recommendations from the Scrutiny Review had encompassed recommendations for all parts of the Children's Service, the TPCT and other partnership members. Each partner had been fully consulted and involved in the Scrutiny and fully supported the report of the Review and the recommendations.
- 8.8 We report that we noted the work being undertaken to implement the recommendations of the Scrutiny Review and instructed officers to report back to us on any implications of the Haringey Primary Care Trust's funding reductions.

## **Community Involvement**

### **9. EXECUTIVE RESPONSE TO SCRUTINY REVIEW OF CUSTOMER SERVICES**

- 9.1 The Council will be aware that Customer Services was inaugurated as a service in July 2001 with its first service offering in the Call Centre in October 2001 supported by a Customer Relationship Management System. The first Customer Services Centre was opened in December 2001 in Hornsey, with a further centre opened at Apex House in South Tottenham in January 2002. Two further centres were opened in North Tottenham and in Wood Green in 2004, completing the initial service delivery vision of face to face and telephone accessibility improvements.
- 9.2 The initial services offered were:

- Benefits and Local Taxation
- Housing landlord matters
- Housing and homelessness advice
- Parking Services
- Concessionary travel
- Some more general service enquiries

- 9.3 Services offered through Customer Services had subsequently been widened (more services offered) and deepened (more of the process done by Customer Services before handing off to the client service for completion) for some services through the Customer Services Strategy Realisation project. In addition improvements had been made to the operation of the Customer Relationship Management, making it a much more useful tool for staff to use and improve its reporting capabilities so that its data could be used more widely than in Customer Services. Reporting capabilities with client services were being explored with a view to driving service improvement in the customer experience.
- 9.6 We considered a report which proposed our response to the proposals of the Scrutiny Review of Customer Services. The Review recognised the improvements made in services level to customers over the years since the service was initiated in 2001 and the positive impact it had made on customer satisfaction. Overall it was a positive report and we agreed the proposed response to the 26 recommendations which it had made.

**10. BROADWATER FARM COMMUNITY CENTRE – FEES AND CHARGES**

- 10.1 Broadwater Farm Community Centre was managed directly by the Council and we considered a report which proposed increases in fees and hire charges for the main hall and Jazz Café there. The report set out the position regarding hire charges and gave some background and context to the current situation and consequent issues facing the Council. The implications of the Centre’s size and role as a hall for hire were explored, and a proposal to increase the hire charges set out.
- 10.2 We report that we agreed the proposals for increased hire charges for the main hall and Jazz Café as set out below and that these should take effect from September 1, 2006:

<b>MAIN HALL</b> - 1000 standing, 500 seated – for private functions	<b>JAZZ CAFÉ</b> – 250 standing, 100 seated
<p><b>Friday and Saturday</b></p> <p>Until 10pm - £225 per hour</p> <p>10pm -12 midnight - £250 per hour</p> <p>12midnight – 2am - £300 per hour</p> <p><b>Sunday</b></p> <p>Until 10pm - £225 per hour</p> <p>10pm-12 midnight - £250 per hour</p>	<p><b>Friday and Saturday</b></p> <p>Until 10pm - £50 per hour</p> <p>10pm – midnight - £ 70 per hour</p> <p>12midnight -2am - £ £80 per hour</p> <p><b>Sunday</b></p> <p>Until 10pm - £50 per hour</p>

<b>NO COMMUNITY CONCESSIONS</b>	10pm – midnight - £ 70 per hour  <b>COMMUNITY CONCESSION</b> <b>25% DISCOUNT – ONE EVENT</b> <b>PER HOUSEHOLD PER ANNUM</b> <b>25% DISCOUNT FOR LOCAL</b> <b>VOLUNTARY GROUPS ON BWF</b>
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The community concessionary rate as outlined above would be subject to a review after six months operation and a report back to us.

## **Environment and Conservation**

### **11. EXECUTIVE RESPONSE TO THE REPORT OF THE SCRUTINY REVIEW OF REPAIRS TO HIGHWAYS AND FOOTPATHS**

- 11.1 We considered a report which advised that between September and November 2005 a Scrutiny Review of the repair and maintenance of highways in the Borough was conducted. The Scrutiny Review Panel had produced a report on their findings in March 2006 with recommendations for improvements.
- 11.2 We noted that the Panel's salient recommendations represented work already in progress and reinforced the range of service improvements undertaken by Highways. A summary of the proposed responses to the Review Panel's report was as follows -
- Asset Management and Long Term Funding - 2 responses all agreed
  - Maintenance and Repairs – 5 responses 3 agreed and 2 agreed in principle
  - Utilities and other Statutory Undertakers – 4 responses 3 agreed and 1 disagreed
  - Communication and Feedback – 5 responses 4 agreed and 1 disagreed.
- 11.3 We also noted that one of the key findings of the Review highlighted the low level of investment for planned and reactive maintenance in Haringey compared to neighbouring boroughs with similar highway networks (with road conditions performing within upper threshold levels in London).
- 11.4 The Review also noted potential savings on future reactive maintenance but if these were to be achieved the planned maintenance investment would need to be increased significantly. We were advised that an increase in planned maintenance was being considered as part of the Asset Management Plan part of which was implementing a ten year £35 million improvement programme.
- 11.5 We report that we approved the proposed response and agreed that the recommendations which had been endorsed be incorporated within the Streetscene Business Plan for 2007/08 and that progress should be reported at regular intervals to the Environment Scrutiny Panel.

### **12. RECYCLING SERVICE**

- 12.1 We considered a report which provided an update of the negotiations with Recycling Works Services (RWS) regarding the Recycling Contract, for which an extension was planned, and to make recommendations for the future of the service. A number of the Appendices to the report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).
- 12.2 We were informed that during the time since the original contract commenced in March 2000, the profile and importance of recycling had changed dramatically. Government policy on waste was now much more sharply focussed. The introduction of statutory recycling targets was an example of this and new, higher targets were likely to be set in the future. In providing recycling collection services the Council had to work in a wider context towards achieving the requirements of the Mayor's Waste Strategy for London and the Joint North London Waste Strategy (2005-2020). In addition, residents were now much more in tune with environmental issues and wanted to recycle the full range of materials at their doorstep or at user-friendly shared facilities.
- 12.3 The Council needed to bring together all of these different elements to produce a Recycling Plan that would meet current and anticipated future recycling targets until 2020. This would need to include recycling collection services that were integrated with traditional waste collection services. As more recycling collection services were rolled out, the percentage of waste recycled increased and this should lead to a fall in the amount of waste which required disposal. As less waste was disposed of through traditional waste collection services, there should be savings recognised that could be invested back into recycling services.
- 12.4 We were also informed that since the contract with RWS commenced in March 2000, the range of recycling collection services had widened to include new and different types of collection services. At the same time there had been a significant increase in the number of households and on-street bank sites serviced by the Council. The Recycling Contract with RWS was a rigid, input-based, labour only contract without any performance targets or default/remedial procedures. The Council owned and maintained the vehicles, depot and plant used to provide the service.
- 12.5 The recycling collection service was a key component of the Council's waste management strategy in terms of the requirement to meet statutory recycling targets. It was also strategically important in the Council's relationship with residents as the service was increasingly perceived as one of the most high profile front-line services provided by the Council.
- 12.6 In view of the substantial changes to the recycling service, the need to integrate recycling with waste collection, and the greater strategic importance of the service, we considered that the current contract with RWS was no longer appropriate to meet the Council's future requirements and, having noted the position concerning the progress of negotiations, we agreed that the recycling contract with RWS be terminated and the service brought back in-house.

## **Enterprise and Regeneration**

### **13. EXECUTIVE RESPONSE TO THE SCRUTINY REVIEW OF MOBILE PHONE MAST**

## **POLICY**

- 13.1 The Council will be aware of the ongoing public concern about the number of proposals for mobile phone masts being put forward in Haringey. At the same time there was pressure from the Mast operators, partly in response to continued public demand and partly due to constantly changing technology.
- 13.2 Government Planning Advice set out a national approach to consideration of perceived health risks from Mobile Phone masts and discouraged local authorities from setting up exclusion zones or having a moratorium on any additional installations. We noted that this advice notwithstanding the Planning Service had in recent years taken a harder line where possible in refusing additional masts on grounds of visual intrusion where it would be difficult to justify refusal attempts were made to have the antennae screened or hidden in some way. However, operators had the right of appeal to the Planning Inspectorate where refused and since the Scrutiny Review was written there had been an increased number of appeals a number of which had been allowed by Inspectors.
- 13.3 We welcomed the report of the Scrutiny Review Panel which had concentrated on
- Concerns of residents about the number of mast proposals coming forward
  - The factors including Government Planning Guidance which restricted the grounds on which such proposals could be reviewed.
  - The processes of consultation by the Planning Service and by Mast Operators before they submitted applications
  - The provision of adequate information about the number and location of Mobile Phone masts.
- 13.4 We report for information that of the 15 recommendations made by the Scrutiny Panel we endorsed 13 some of which represented work already in progress. 4 would also involve the actions of Departments or agencies other than the Planning Service.

## **Housing**

### **14. CHANGES TO TENANCY AGREEMENT**

- 13.1 We considered a report which summarised tenants' comments in response to a preliminary notice of intention to vary the tenancy agreement which was issued in April 2006. We noted that Section 103 of the Housing Act 1985 required the Executive to take these comments into account in making its decision on the proposed tenancy agreement.
- 14.2 Based on those comments and in line with the prescribed procedure, the report set out recommended amendments to the proposed tenancy agreement. It also highlighted further stages required to vary the tenancy agreement.
- 14.3 Key changes proposed in the notice included:
- A section strengthening the clauses regarding access (clauses 50-55). This would help enable the Council to meet its statutory obligation to undertake annual gas safety checks. It would also help to enable occupancy checks, as well as pest control and other works.

- Identity photographs, which would help address fraud and unauthorised sub-letting.
- New clauses on rubbish disposal (clauses 9-12)
- Changes in line with guidance from Central Government such as:
  - An increase in the amount of information in the tenancy agreement
  - A new section on tenants' rights (clauses 73-83)

14.4 We report that we noted the tenants' comments in response to the notice of intention to vary the tenancy agreement and approved the recommended amendments as detailed in the report. We also approved the final proposed new tenancy agreement which incorporated those amendments.

## **15. HOMES FOR HARINGEY BID FOR DECENT HOMES FUNDING**

- 15.1 The Council will recall that we agreed a draft bid in the sum of £228m which was submitted to the Office of the Deputy Prime Minister in December 2005, together with the Section 27 application to establish Homes for Haringey. The draft bid was structured to ensure delivery of the decent homes standard by 31<sup>st</sup> December 2010, which was in accordance with the Government's target.
- 15.2 We considered a report which advised us that in June 2006, the Government had announced the arrangements for Round 6 bids. The announcement made reference to the possibility of relaxing the constraint of 2010 in a limited number of cases "for those local authorities engaged in or wishing to pursue major transformations of their estates or where it was clear that we could secure better communities, and so better long term value for money by taking a little longer"
- 15.3 In addition the Supplement to the Guidance on Arms Length Management issued in June 2006 stated that "the proposed works programme might be of whatever length the local authority considered appropriate. The profile of the programme should take account of the capacity of the local building industry and of contractors to meet the requirements of all housing providers in the area and surrounding region, and should as far as possible avoid the risk of inflating contract prices by excess competition for scarce capacity".
- 15.4 We noted that there did appear to be benefits from applying for an extension to the delivery of decent homes in Haringey. The main benefits were that there was a real prospect that better value for money could be achieved and that more residents could be included in the programme. However, there was a major constraint in respect of the length of the framework agreement for the works delivery which limited the use of the partners appointed in January 2007 until December 2011. A new procurement exercise could be carried out to cover later years but this might not be as attractive as the first agreement because the work content would be lower and might therefore not attract competitive bids, impacting on value for money.
- 15.5 The report recommended that the bid be submitted based on a programme covering 4 financial years from 2007/08 to 2010/11 and that further negotiations take place with Department of Communities and Local Government (DCLG) on the possibility of completing the works by 31<sup>st</sup> December 2011 which represented a one year extension on the current target.

- 15.6 We report that we granted authority to Homes for Haringey to negotiate the decent homes deadline with the DCLG and authorised the Director of Social Services in consultation with the Executive Member for Housing and the Chair of the Homes for Haringey Board to approve the final bid document.