

Haringey Council

Report for:	Cabinet 18th December 2012	Item Number:	
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Title:	Property Review - Council Community Buildings
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Report Authorised by:	Director of Place & Sustainability
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Ward(s) affected: All Wards	Report for Key Decisions:
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1. Describe the issue under consideration

- 1.1 This report outlines the extent to which the Council's community buildings portfolio is providing good quality community spaces for residents and sets out issues and opportunities for these assets to better support capacity building and sustainability of Haringey's voluntary and community sector (VCS).
- 1.2 The aim of this review is to refocus the Council's policy, strategy and practice in relation to community buildings and set out recommendations and actions to make better use of the portfolio, improve the quality of the buildings and make them more widely accessible by Haringey's diverse VCS. In effect the review aims to support wider regeneration and align the community buildings portfolio with the recently adopted Voluntary Sector Strategy 2011 -16 - Outcome 5, which promotes:

"Fairer access to assets and community spaces by providing support to enable Voluntary Sector organisations to access and to share high quality premises"

- 1.3 To achieve the above aim the following key objectives have been set:
- Improve suitability/quality of Council Community Buildings
 - Improve use and widen access
 - Identify regeneration opportunities



1.4 The objectives aim to support the following outcomes:

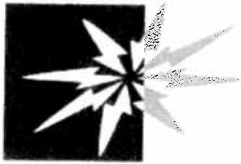
1. Tackling the inadequate state of repair of buildings to ensure a revitalised and 'Fit for Purpose' portfolio.
2. Improving the use and efficiency of community buildings through alignment with the Voluntary Sector Strategy, focusing on accessibility, flexibility and adaptability.
3. Rationalisation of the portfolio whilst still maximising sufficiency of provision.
4. Reducing capital risk.
5. Addressing the complex web of lease arrangements through implementation of the standard model lease and by more effective lease management and enforcement.
6. Establishing criteria for the use and leasing of Council assets for community use and the allocation of rent subsidy.
7. Identifying buildings which are surplus to community use and present alternative viable regeneration/development opportunities, which could be used to contribute to other Council objectives relating to regeneration, housing and employment.
8. Leveraging / influencing the use of other non- Council owned community spaces across the borough.

2. Cabinet Member introduction

- 2.1 The Council's community buildings represent an investment which supports the borough's Voluntary and Community Sector in providing services, particularly to the most vulnerable of our residents, and contributing to a strong and dynamic civic society.
- 2.2 To improve sustainability and ensure that these assets remain relevant to the needs of the community, the Council must exercise effective stewardship as landlord and demonstrate objectivity and transparency in making decisions about use and management of the portfolio.
- 2.3 The community buildings principles outlined in this report aim to widen access to community spaces, particularly to address unmet needs of many of our newer and smaller groups within our diverse communities. The principles also aim to address the issues arising from the review in relation to condition, suitability and utilisation of buildings.
- 2.4 This refocused strategy and methodology for the in depth review will enable informed decision making to meet community needs, support regeneration objectives as well as optimising efficient use of Council's resources.

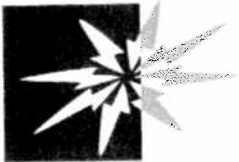
3. Recommendations

- 3.1 Cabinet is asked to approve the following key principles being applied to the Community Building's policy and strategic framework to achieve improvements in the suitability, condition and sustainability of buildings and widen access for Haringey's diverse communities by aligning these to community needs and Council priorities:



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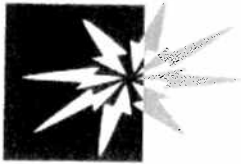
- Community building tenures based on an assessment of community use benefit and tenant sustainability, with formal periodic reviews to be carried out at least every 2 years
 - Tenant sustainability and community use benefits assessed against Council priorities and criteria aligned with the Voluntary Sector Strategy, and a process linked to the Investment Fund criteria
 - Lease conditions to include enforceable requirements for widening community access and promoting shared use of facilities
- 3.2 Cabinet is asked to approve the principle that Council community buildings that are surplus to community use and present opportunities for leveraging wider regeneration and community benefits should be prioritised for redevelopment, alternative use or wider land assembly.
- 3.3 Cabinet is asked to approve the following reforms of circular grant funding for rent, to achieve increased community benefits from the use of available funding and to achieve fairness and transparency – a key principle in the voluntary Sector Strategy:
- The allocation of rent subsidy to be assessed against Council priorities and the Voluntary Sector Strategy with the process aligned to the Investment Fund criteria
 - That all circular grant funding for rent be subject to formal periodic reviews every 2 years
- 3.4 Cabinet is asked to approve the methodology (point 7) and programme (point 12) for the in depth review of community buildings and tenancies in consultation with the tenants and for Property Services to bring forward any recommendations for change to Cabinet during Spring 2013.
- 4. Alternative options considered**
- 4.1 The review has considered options with greater emphasis on regeneration outcomes, income maximisation, revenue savings and releasing capital by adopting principles based solely on best alternative use of assets and financially driven. However, these options have not been developed further as the Council recognises the importance of suitable community spaces where people can meet, socialise, plan and deliver self help and other services as well as providing opportunities for community groups to lease or share suitable community buildings which they can regard as home or base. Consequently and in line with the Council's Voluntary Sector Strategy, in particular outcome 5, the principles being recommended are designed to develop a supply of suitable community buildings which meet the Council's priorities, represent good use of resource and are managed for sustainability.
- 5. Background information**
- 5.1 The Council's community buildings portfolio comprises of properties leased out to provide accommodation for voluntary and community organisations (VCOs) to operate as community centres where local residents can socialise, participate in a range of educational, recreational and general community activities, or access



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information and advice relating to community activities and essential welfare services.

- 5.2 The Council's aim in retaining a portfolio of leased community buildings is to ensure there is an adequate supply of premises available for VCOs to provide local community spaces and facilities in the borough to support the wide range of social, welfare, education, economic and other community and public service requirements. As highlighted in the Voluntary Sector Strategy, the Council recognises and values the role of the VCS in developing a strong civic society and the importance of good community facilities to nurture self help community activities and provision of services through social enterprise.
- 5.3 The current portfolio consists of buildings that were purpose built or adapted for community use as well as some previously in Council use but transferred to community use as an alternative to disposal in order to meet the needs of specific community groups. Historically, variable arrangements - particularly in relation to lease length, rent payable and in some cases building repair responsibilities - have been put in place.
- 5.4 In 2007 the portfolio was reviewed resulting in a new policy framework being agreed to improve the effectiveness of these assets in terms of meeting the needs of Haringey's changing VCS with a view to improving the condition, use and sustainability of the portfolio.
- 5.5 A model community lease was agreed for new tenancies with the aim of migrating existing arrangements to the new model as and when the opportunity arose to negotiate the following revised terms:
- Tenure – maximum five years with any exception subject to a business case e.g. to leverage in significant capital investment for the building.
 - Security of Tenure - Contracted out of the Landlord and Tenant Act 1954 to provide flexibility in future use and occupation.
 - Termination – tenant can give one month's notice, landlord can only terminate if building required for redevelopment giving 6 months notice.
 - Use – restricted to community uses including hiring for same
 - Market rent (based on restrictions to community use)
 - Repairs – tenant responsible for internal services and decorations. Council responsible for fabric and structure subject to recharges to the tenant.
- 5.6 However, in practice there has been no tangible improvement in the condition of buildings or access to meet the demands of smaller and newer community groups. This is because the 2007 review did not seek to proactively migrate legacy leases to the new model lease by reviewing the effectiveness of each building to fully realise community benefits and widen access. Since 2007 only one new building has been added to the community buildings portfolio and this has been leased with terms outlined in the new model lease (summary of new terms outlined in 5.5 above).



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5.7 Subsequently, with the focus on borough regeneration the current review presents a real opportunity to achieve alignment with the Council's Voluntary Sector Strategy and recommend options for the future portfolio to meet the objectives set out above.

5.8 The review of Council community buildings also provides an opportunity to work with the Voluntary Sector to make best use of all its available community buildings and spaces, in order to achieve a sustainable resource that is fit for purpose and more widely accessible.

6. Scope of the Review

6.1 The community buildings portfolio comprises 31 buildings leased to community tenants / voluntary and community organisations for use as community centres, on a variety of arrangements. (Appendix 1)

6.2 This part of the review does not include those buildings leased to national organisations such as the Citizens Advice Bureau, Age Concern etc that provide services within a national or regional framework, and do not offer general community facilities. These buildings and their future use will be considered separately and linked back to the community buildings review in so far as there may be opportunities for sharing and rationalisation.

6.3 The review also excludes the following Council buildings which have community use provision;

- Council Community Centres (Broadwater Farm Community Centre N17, Neighbourhood Resource Centre N17 and Triangle Young People & Community Centre N15)
- Tenants rooms and community spaces in housing estates, which are managed by Homes for Haringey
- Community spaces in schools, libraries, parks and leisure facilities

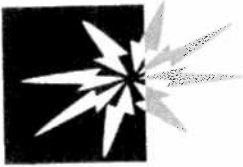
6.4 However, these buildings and spaces will be considered in seeking opportunities to increase their use to widen access by more community groups, as well as helping to mitigate the impact of removing surplus and unsuitable community buildings by relocating uses within these spaces and taking the opportunity to make better use of Council buildings through sharing.

6.5 Non-Council community buildings, owned by the voluntary, community and private sectors, will also be considered as part of the ongoing review of alternative community space provision in the borough.

7. Methodology / Approach

7.1 The review of Council community buildings has taken the following approach:

- Evaluation of building suitability by determining stock condition, asset value, investment need and utilisation of the resource.



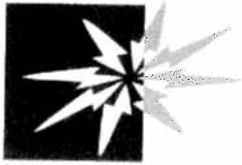
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- Building assessment to determine the best use of the building/site to identify competing or alternative uses, particularly those that would realise regeneration objectives.
- Review of community building leases, which consider the historic arrangements in place covering terms & conditions, rent concessions and their overall impact.
- Analysis of the nature and extent of community use from each building taking into account Council priorities and the supply of alternative Council premises available for community use, in order to identify opportunities for improving utilisation and the provision of community facilities that are more inclusive, flexible and accessible to the wider community.
- Assessment of tenant sustainability by examining the tenant's governance, financial standing and purpose, as it relates to the management and maintenance of the building and beneficial community use that is accessible to the whole community
- Review of Circular Funding to determine its impact in terms of community benefit and sustainability.

7.2 In assessing each building and tenancy, the following criteria have been applied:

- Is the condition of the building in a good state of repair and suitable for its current use as a community centre?
- Is the community building used effectively / utilised by the whole community?
- Is it economical to retain the building in its current form? (eg Is it a good use of resource? What is the Council's financial exposure?)
- Does the centre meet the criteria for community use and benefit the wider community?
- Is the community use / service provision a priority for the Council?
- Is there an alternative supply of community buildings/spaces/facilities within reasonable proximity (to look at mapping and spatial analysis / options for re-provision/ relocation)?
- Are similar services and activities being delivered from other centres locally?
- Does the Tenant or other user of the centre deliver commissioned services?
- Is the Tenant/organisation financially sustainable?
- Does the Tenant/organisation have effective governance and management in place?
- Does the Tenant comply with the terms of the lease with the Council?
- Does the site present better value as an opportunity for wider regeneration priorities, or as a community building?

7.3 Findings from the review will inform a detailed options appraisal of the portfolio, leading to recommendations for the future of each building, by identifying opportunities for regeneration, alternative use or retention, including future investment or removal from the portfolio. The appraisal will also identify opportunities for increasing the efficiency and effectiveness of the retained portfolio and propose an approach for improving shared use, widening access and increasing the flexibility of Council community buildings.



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8. Emerging Review Findings

8.1 The review involves 31 community buildings and tenancies and will highlight the key findings and emerging issues, opportunities and constraints that will promote or hinder opportunities for improvement.

8.2 Supply

8.2.1 There is a concentrated supply of buildings in the central and eastern part of the borough. There is also a concentration in areas with potential strategic value in the medium to long term, including 9 in Tottenham, 6 in the Heartlands / Wood Green area, 3 in St Anns and 2 within Broadwater Farm). In the west, whilst there is a limited supply of Council owned community buildings, there remains a supply of privately owned community spaces.

8.2.2 50% of Council community buildings are leased to organisations of specific ethnic and/or religious origin. However as a majority of the leases were granted many years ago this is not fully representative of the cultural diversity of Haringey today.

8.2.3 Based on broad discussions and on the face of it there appears to be scope for greater sharing between organisations with similar interest and needs. If this is promoted it will create capacity for widening access to spaces for the benefit of the full diversity of the borough and also improve sustainability of the buildings through better use.

8.2.4 The distribution of community buildings across several strategic priority areas presents a number of regeneration opportunities, which could be delivered on in the short, medium or long term. Desktop analysis indicates that nearly 60% of the community buildings are located in priority regeneration areas and present opportunities for development.

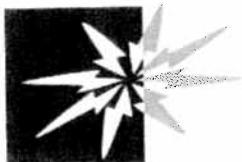
8.3 Community Use / Benefits

8.3.1 The Councils community buildings are utilised for a range of community uses including: welfare, education and training, employment and social enterprise, sport, recreation and health, environmental activity, voice and advocacy, arts, craft, culture, faith and worship, together with more general social activities and services.

8.3.2 Some centres operate mainly to provide space for other organisations, whilst others operate to provide specialist borough wide services.

8.3.3 A desktop analysis of some of the Centres 'community use benefit' measured against Council priorities is set out in the table below:

Indicative:- Community Benefit Rating	No.	%
High (scoring 70% and above)	10	32.3%
Medium (scoring 50% – 69%)	14	45.2%
Low (less than 50%)	3	9.7%
TBC (For Further Analysis)	4	12.9%



Total	31	100%
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8.4 Condition

8.4.1 Overall, the community building portfolio is in poor condition, with 50% of the stock in either poor or very poor condition. Only 4 out of 24 buildings surveyed are rated to be in good condition.

8.4.2 £14.5 million would be required to sustain the stock overall. Urgent/essential maintenance required immediately is in excess of £3 million with a further £3million required within 3 to 5 years.

Priority 1-4 Site Condition Ratings	No. of Surveyed Buildings	Priority 1 Urgent work required	Priority 2 Essential work within 2 years	Priority 3 Desirable work in 3 to 5 years	Priority 4 Long term work in 5 to 10 years	Total P1 - P3 Costs	Total P1 -P3 Costs
A (Good Condition)	4	£5,400.00	£65,115.67	£38,270.39	£482,091.97	£108,786.06	£590,878.04
B (Satisfactory Condition)	9	£38,319.57	£697,487.24	£799,375.58	£2,873,710.09	£1,535,182.39	£4,408,892.48
C (Poor Condition)	7	£336,414.25	£1,324,987.00	£1,900,785.35	£4,262,514.01	£3,562,186.60	£7,824,700.61
D (Very Poor Condition)	4	£70,700.65	£590,739.83	£341,071.21	£747,483.47	£1,002,511.69	£1,749,995.16
Total No. of Buildings Surveyed	24	£450,834.46	£2,678,329.74	£3,079,502.53	£8,365,799.55	£6,208,666.74	£14,574,466.28

Priority Range	Prioritised Costings
Priority 1	£450,834.46
Priority 1 – Priority 2	£3,129,164.20
Priority 1 – Priority 3	£6,208,666.74
Priority 1 – Priority 4	£14,574,466.28

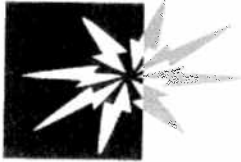
8.4.3 On average, the long term prioritised costing, is approximately £470,000 per building.

8.5 Utilisation

8.5.1 In terms of the overall size of premises and the amount of space used the portfolio appears to be under-utilised, representing a poor use of our resources.

8.5.2 There are also historical barriers that are contributing to restricted access by wider communities, resulting in perceived and actual inequality derived from limited promotion and silo working, inflexible 'legacy' leases and historic rent subsidy arrangements.

8.5.3 An indicative assessment of building utilisation is set out in the table below:



Indicative:- Use of Resource / Utilisation Rating	No.	%
High (scoring 70% and above)	11	35.5%
Medium (scoring 50% – 69%)	5	16.1%
Low (less than 50%)	10	32.3%
TBC (For Further Analysis)	5	16.1%
Total	31	100%

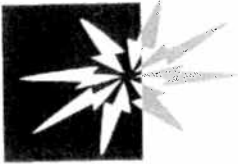
8.6 Tenant Sustainability

- 8.6.1 The majority of the Council’s community building tenants are either registered charities or companies limited by guarantee. They vary in terms of their ability and capacity to manage and maintain buildings and in many cases are struggling financially to achieve this.
- 8.6.2 Some tenants do not appear to be as active as they may have been in the past resulting in under use and limited partnership working.
- 8.6.3 Many groups have been affected by cuts in voluntary sector grants. Only 12 of the 31 community building tenants in this review applied for funding from the Council’s Voluntary Sector Investment Fund, of which 7 were successful and 5 were unsuccessful.
- 8.6.4 A desktop analysis of tenant sustainability is set out in the table below:

Indicative:- Tenant Sustainability Rating	No.	%
High (scoring 70% and above)	13	41.9%
Medium (scoring 50% – 69%)	7	22.6%
Low (less than 50%)	7	22.6%
TBC (For Further Analysis)	4	12.9%
Total	31	100%

8.7 Lease Conditions and Council Exposure

- 8.7.1 The vast majority of the community building tenancies consist of ‘Legacy Leases’ with varying lengths, terms and conditions, resulting in perceived and actual inequalities and; a lack of flexibility to meet changing community needs (ie long and/or protected leases).
- 8.7.2 24 leases are protected under the 1954 Landlord & Tenant Act, which includes a statutory right of renewal. Repairing liability for 26 leases is with the tenant and the Council retains repairing liabilities for 5 leases, which presents a financial pressure. In the past 5 years the Council has spent approximately £0.5 million on repairs to community buildings (inc. capital replacements).



8.7.3 An indicative assessment of the Council’s financial exposure as a result of buildings not being maintained and income lost through rent subsidy and constraints from protected long leases, is set out in the table below:

Indicative Lease Evaluation:- Council Exposure Rating	No.	%
High (scoring 70% and above)	13	41.9%
Medium (scoring 50% – 69%)	2	6.5%
Low (less than 50%)	16	51.6%
Total	31	100%

8.8 Rent Subsidy & Circular Funding

8.8.1 Of the 31 community building tenancies, 6 are leased on a peppercorn rent equivalent to a subsidy of £141,800pa, whilst 6 leases are subsidised through circular funding equivalent to a rent subsidy of £365,950pa. This equates to 72% (£507,750) of the total annual rental (£709,913).

8.8.2

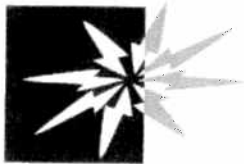
	Community Annual Market Rental	Peppercorn Rent	Circular Funded Rent *	Total Income Subsidy
No. of Tenancies	31	6	6	12
Annual Rental Value	£709,913	£141,800	£365,950	£507,750
Percentage	100%	20%	52%	72%

** In addition to the 6 tenancies receiving circular funding, a further subsidy is provided to one other tenant not included in the 31 (Approx £18k).*

8.8.3 The current operation of Circular Funding is perceived to result in a level of inequality by giving an unfair advantage to some community organisations. This is because those organisations who were granted Circular Funding, when it was first introduced, have continued to receive it indefinitely. There is no facility for new organisations to apply as the Council has no budgetary provision. Although the introduction and granting of circular funding was to be subject to periodic reviews alongside other grants, in practice Circular Funding grants have only been reviewed in exceptional or extreme cases (e.g. where the recipient is known to be struggling or where there have been other concerns such as governance issues).

8.8.4 Consequently, it has become questionable what actual benefit the current system has brought the Council in terms of delivering community benefits or supporting Council priorities, since the current model does not appear to:

- incentivise community groups to meet Council objectives
- encourage groups to be innovative in the way they deliver services
- reward groups that perform well, or reduce rewards to those that don't



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8.8.5 It is therefore proposed that the retention and granting of rent subsidy in the future be determined using an assessment process, which is aligned with the Voluntary Sector Strategy principles of fairness and transparency and outlines proposed community uses, benefits and sustainability. Funding should be subject to Council priorities and outcomes and ring fenced to the Council's community building tenants. This would mean that Circular Funding would not be granted in perpetuity, but reviewed periodically against outcomes.

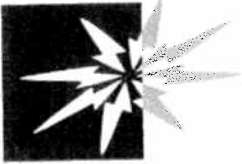
8.9 Summary of Issues Arising

8.9.1 In summary, the review of the Council's community buildings highlights:

- A disconnect between the use and allocation of community buildings and the Council's Voluntary Sector Strategy/Commissioning and Funding Framework and actual outcomes
- A mix of historic lease arrangements, relating to lease length, security of tenure and landlord /tenant obligations
- Inequality and non-transparency in terms of the allocation of rent subsidy (Circular Funding), which is currently benefiting a small number of tenants and remains at historic levels
- The sustainability of portfolio is at risk due to the overall poor condition of the stock and lack of funding for maintaining buildings
- Notwithstanding tenant's repairing liabilities, the Council retains an increasing financial exposure for property repairs
- Historic barriers to access, adding to building under utilisation and resulting in a poor use of assets

8.9.2 Notwithstanding the issues identified above the portfolio presents an opportunity for consolidation and to positively contribute to borough regeneration and priorities. These include:

- Scope for releasing a number of buildings/sites to:
 - generate new homes/jobs by implementing Council led developments
 - contribute to priority regeneration plans through land assembly
 - generate funds to re-invest and improve sustainability of stock and invest in Council priorities
- Consolidated new state of the art community facilities
- Widening access to community spaces for many smaller/newer community organisations.
- Better utilisation, shared use, flexibility and management of community buildings
- A reduction in Council financial exposure through consolidation and rationalisation of the portfolio

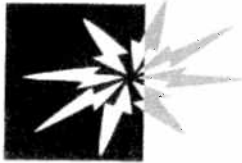


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- Tackling inequality and negative perceptions by introducing greater transparency and objectivity in the decision making process for retaining and renting community leases
- Better use of Council investment (rent subsidy) through reform of Circular Funding based on Council priorities and outcomes

10. Future Portfolio

- 10.1 To meet the Council's priorities and objectives of the review through furthering regeneration and alignment with the Voluntary Sector Strategy, it is proposed that the refocused strategy for community buildings is underpinned by the following principles to widen access, improve use, quality and flexibility:
- Retention and the granting of future community building tenancies / leases to be based on an assessment of community use benefit and tenant sustainability, with formal periodic reviews to be carried out every 2 years
 - Tenant sustainability and community use benefits to be assessed against Council priorities and criteria aligned with Voluntary Sector Strategy and process linked to the Investment Fund criteria
 - Council community buildings that are surplus to community use and present opportunities for leveraging wider regeneration and community benefits should be prioritised for redevelopment, alternative use or wider land assembly
 - All leases reviewed periodically to ensure continued alignment with Council priorities, the extraction of community benefits and the protection of Council assets
 - Placing the financial liability for repairing consistently with tenants, with the Council exercising control to ensure compliance
 - Lease conditions to include enforceable requirements for widening access and promoting shared use of facilities
 - The reform of circular rent funding arrangements on an assessment basis, aligned with Council priorities, Voluntary Sector Strategy and Investment Fund criteria, in order to achieve fairness, transparency and good use of resources, with a view to revised rent subsidy arrangements being implemented for 2014/15
- 10.2 These principles will also apply to any Council buildings that in the future, may be re-designated as community buildings, because they are to be leased to voluntary and community organisation as community centres, for wider community use.
- 10.3 This approach has been endorsed by HAVCO (Haringey Association of Voluntary and Community Organisations), as a workable basis for progress; and one which they endorse in principle.



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10.4 Through implementation of the refocused strategy over the coming years, and subject to the detailed assessment confirming the extent of improvement opportunities indicated from the desktop analysis, the Council has the potential to achieve the following outcomes:

- Improvements in the condition, quality and suitability of community buildings.
- Increased access to community spaces by the smaller and newer/emerging community groups which will improve their chances for capacity building.
- Greater equality through transparent and objective allocation, renewal and rent subsidy policy, aligned with Council priorities
- Better use of community buildings as well as corporate buildings
- Facilitation of regeneration outcomes (homes, jobs and other community facilities) from development of surplus/unsuitable buildings as well as a reduction in the overall maintenance liability through removal of poor buildings.

11. Programme:

Date	Action
December 2012	Further consultation with HAVCO on methodology for detailed review of current portfolio
January 2013 to February 2013	Engage community building tenants on Circular Funding to assess community benefits
January 2013 to March 2013	Engage community building tenants to complete assessment and evaluation of: <ul style="list-style-type: none"> • building condition • tenant sustainability • lease compliance • site options
April 2013	Consultation with tenants and stakeholders on preferred options and potential changes
May 2013	Recommendations for Cabinet approval
May 2013 onwards	Implementation programme

12. Comments of the Chief Finance Officer and financial implications

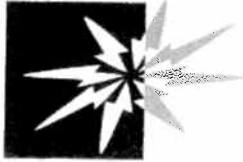
12.1 The Community Buildings Review has examined the position in relation to 31 buildings owned by the Council and let on varying terms to the Voluntary and Community Sector.

12.2 The total estimated capital value of 24 of the 31 buildings examined is £22m (based on market values assuming vacant possession at the end of each lease -



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- subject to planning and tenure mix),. Valuation reports on the remaining 7 buildings are being commissioned. The condition surveys carried out as part of the review note that 11 buildings are in poor or very poor condition, and that total priority backlog repairs of £14.5m are required to bring the portfolio to a good standard, with £6m being required over the next 5 years.
- 12.3 For 26 of the 31 buildings the liability for repairs is with the tenant, but it is clear that many tenants are not in a financial position to afford the level of repairs required to bring their buildings up to standard, and therefore the buildings will continue to deteriorate unless compliance with the lease terms is capable of being enforced.
- 12.4 The Council retains the repairing liability for 5 of the buildings, on which the estimated backlog of repairs is £1.5m. There is currently no provision in the Council's capital programme for meeting these costs.
- 12.5 As stated in the report, the total annual market rental value of the Community Buildings within the review is £710k. However due to a number being leased at a peppercorn, and due to the circular funding of a further 6 tenancies, the actual revenue derived from the portfolio is only £202k per annum, representing a total subsidy to the sector of £508k per annum.
- 12.6 The report recommends that the current method of providing rent support (essentially provided at present to a limited number of groups who enjoy a 100% subsidy via the circular funding regime) is reviewed to ensure fairer access to all eligible groups. This could be achieved via a competitive bid and assessment process, which would allow for the alignment of funding more closely with Council priorities, and would also encourage groups to assess more carefully their occupancy and usage of community building premises. The Council would also have the option to reduce or redirect the current level of rent subsidy.
- 12.7 The application of the criteria described in the report to determine the best options in relation to each community building is likely to result in a number of detailed recommendations that will take some time and resources to implement. A detailed implementation plan should therefore be developed in order to ascertain the related costs of the resources that will be required so that budgetary provision can be made as necessary, and the relevant costs can be assessed against the potential for offsetting against future capital receipts or additional rental income derived from alternative commercial lettings in certain cases.
- 13. Head of Legal Services and legal implications**
- 13.1 Each site appraisal will need to consider legal implications for any proposed changes to the Council's property interests, for example in relation to leasing arrangements and enforcement action, property disposals and any change of use.
- 13.2 The Head of Legal Services confirms that if this is a key decision that decision must not be made unless at least 28 clear days public notice of the intention to make the key decision has been published via the forward plan.



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13.3 There are no further comments on this report at this stage.

14. Equalities and Community Cohesion Comments

14.1 The Council is committed to promote social inclusion in all Council services, making sure that we address the needs of those vulnerable residents who rely most heavily on them. The most socially excluded residents predominantly have the protected characteristics defined in the Equality Act 2010:

- Age
- Disability
- Gender Re-assignment
- Marriage and Civil Partnership
- Pregnancy and Maternity
- Race, Religion or Belief
- Sex (formerly Gender) and
- Sexual Orientation

14.2 In completing the review of Council Community Buildings, the Council has been mindful of the public sector equality duty to have due regard to the need to:

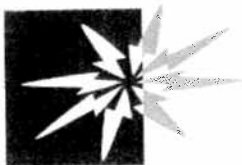
- eliminate discrimination;
- advance equality of opportunity between different groups and;
- foster good relations between groups in Haringey.

14.3 A full Equality Impact Assessment has been undertaken in preparation of this report, the purpose of which is to demonstrably:

- a) Identify whether and to what extent the action being taken could produce disadvantage or enhance opportunity for any groups with the protected characteristics defined in the Equality Act 2010;
- b) Establish whether the potential disadvantage is significant enough to call for special measures to remove or reduce the disadvantage;
- c) Identify and set out the measures that will be taken to remove or reduce the disadvantage;

14.4 Overall, the refocused strategy for Council community buildings will affect a number of equality groups.

14.5 The proposal to reform Circular Funding would mean community building tenants would have to apply for rent subsidy from the Council, as opposed to receiving it indefinitely under their existing and historic arrangement. An assessment based process could lead to a loss or reduction in Circular Funding for some tenant in the future, however the proposal does presents an opportunity to widen access to rent subsidy by Council community building tenants, who do not currently benefit from the system. The proposal will also improve the process of rent subsidy allocation by applying a fairer, more equitable and transparent approach, one which is based on the delivery of community benefits and outcomes aligned with Council priorities.



14.6 The refocused strategy for Council community buildings provides an opportunity to increase use and widen access to Council community buildings for many of the boroughs newer and smaller communities, including groups with the protected characteristics defined in the Equality Act 2010. Premises sharing and widening access to community building may affect some groups who are more use to working in an insular way, however the change would benefit the Voluntary Sector and community as a whole, by encouraging partnership working between groups and users, which support improved services, more innovation and greater sustainability for voluntary sector organisations.

14.7 Further impact assessments may be required as more specific recommendations are developed as part of the site options and tenancy assessment process.

15. **Head of Procurement Comments**
N/A

16. **Policy Implications**

16.1 **Corporate Asset Management Plan 2009–12:-** The proposed approach to dealing with the Councils community building portfolio is consistent with existing corporate asset policy as set out in the Council's Corporate Asset Management Plan 2009 - 12.

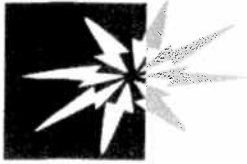
16.2 **Voluntary Sector Strategy 2011-16:-** One aim of the review is to align with the Voluntary Sector Strategy - outcome 5, which promotes:

“Fairer access to assets and community spaces by providing support to enable Voluntary Sector organisations to access and to share high quality premises”

16.3 **Corporate Equalities Objectives 2012-16:-** Outcome 5 of the Voluntary Sector Strategy is a key strand of the Councils Corporate Equalities Objectives 2012-16. This is supported by an action plan that has informed the community buildings review.

16.4 **Localism Act 2011 - Community Rights to Bid and Challenge:-** The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act. The Bill came in to force on 21 September 2012 and aims to shift power from central government into the hands of individuals, communities and councils.

The Bill includes new rights for local communities, including the Community Right to Bid and the Community Right to Challenge. Under the Community Right to Bid important local amenities and buildings - such as old town halls, community halls or the last village shop or pub can be nominated for listing by the local authority as assets of community value. If listed assets come up for sale, communities will have



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extra time to prepare a bid to take them over, making it easier to keep such assets in public use.

The Community Right to Bid could have a fundamental impact on any proposals that identify building/sites for disposal or redevelopment.

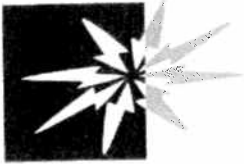
17. Reason for Decision

In line with the recently adopted Voluntary Sector Strategy 2011-2016 (inc Outcome 5), there is a requirement to refocus the Council's policy, strategy and practice in relation to community buildings and set out recommendations and actions to make better use of the portfolio through supporting wider regeneration, improving the quality of buildings and making them more widely accessible by Haringey's diverse Voluntary and Community Sector.

18. Use of Appendices

Appendix 1:- Council Community Buildings

19. Local Government (Access to Information) Act 1985



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Appendix 1:- Council Community Buildings

Ref	Community Building	Community Tenant	Ward
1	Cypriot Community Centre, Earham Grove N22	Association of Cypriot Organisations	Woodside
2	West Indian Cultural Centre, 9 Clarendon Road N8	African Caribbean Leadership Council	Noel Park
3	Jackson's Lane Community Centre, Archway Road N6	Jacksons Lane Community Association	Highgate
4	6 Caxton Road N22	UK Islamic Cultural Centre	Noel Park
5	8 Caxton Road N22	Council Of Asian People	Noel Park
6	10 Caxton Road N22	UK Islamic Cultural Centre	Noel Park
7	Irish Community & Cultural Centre, Pretoria Road N17	Haringey Irish Cultural and Community Centre Ltd	Northumberland Park
8	Fairfax Hall, Portland Gardens N4	Kurdish Community Centre	St Ann's
9	628-630 Green Lanes N8	Turkish Cypriot Community Association	Haringey
10	Selby Centre, Selby Road N17	The Selby Trust	White Hart Lane
11	Chestnuts Community Centre, 280 St. Ann's Road N15	Chestnuts Community & Arts Centre Ltd	St Ann's
12	Lord Morrison Hall, Scales Road N17	Afro International Theatre Productions	Tottenham Hale
13	Stationers Community Centre, Mayfield Road N8	Hornsey Vale Community Centre	Stroud Green
14	Winkfield Road Community Centre, Winkfield Road N22	The Greek Parents Association	Woodside
15	Tottenham Community Sports Centre, 701-703 High Road N17	Tottenham Community Sports Centre Ltd	Northumberland Park
16	Whitehall & Tenterden Community Centre, Whitehall Street N17	GRACE Organisation	Northumberland Park
17	Park Lane Community Centre, 46 Park Lane N17	Trustee Of Cherubim & Seraphim Church	Northumberland Park
18	Northumberland Park Women's & Children Centre, Somerford Grove N17	Ilse Amlot Centre for Women & Children	Northumberland Park
19	Haringey Grove Community Centre, Denmark Road N8	Greek Cypriot Women's Association	Haringey
20	8-10 Bedford Road N22	J.A.N. Trust	Alexandra
21	St. Mary's Community Centre, Birkbeck Road N8	Kurdish Advice Centre	Hornsey
22	157 Gloucester Road N17	Broadwater Community Enterprise Workshops (1992) Limited	West Green
23	Enterprise Centre (Units 1-21) 1a Willan Road N17	Broadwater Community Enterprise Workshops (1992) Limited	West Green
24	Welbourne Community Centre, Chestnut Road N17	Cabinet confirmed approval for disposal on 13 th November 2012	Tottenham Hale
25	Portacabins R/O 33 Winkfield Road N22	The Haringey Phoenix Group	Woodside
26	594 High Road N17	African Women's Welfare Group	Tottenham Hale
27	The Old School House, 136 Tottenham Lane N8	Hornsey Historical Society	Hornsey
28	Milton Road Community Centre, N15	Kori Arts	Tottenham Hale
29	Markfield Road, London N15	Markfield Project	Seven Sisters
30	Mitalee Centre, Stanley Road N15	The Bangladesh Women's Association In Haringey Ltd	St Ann's
31	294 High Road, Wood Green N22 (Former Medical Depot, Woodside Park)	I Can Care Ltd	Woodside