

# **MINUTES OF THE MEETING OF THE CABINET HELD ON TUESDAY, 6TH MARCH, 2018, 6.30pm**

## **PRESENT:**

**Councillors: Claire Kober (Chair), Jason Arthur, Eugene Ayisi, Ali Demirci, Joe Goldberg, Alan Strickland, Bernice Vanier, Elin Weston, Joseph Ejiofor and Peter Mitchell**

**In attendance – Councillors: Engert, Newton, Brabazon, Hearn, Tucker, Carter, Connor**

## **187. FILMING AT MEETINGS**

The Leader referred to agenda item 1, as shown on the agenda in respect of filming at the meeting and Members noted this information.

## **188. APOLOGIES**

There were no apologies for absence.

## **189. URGENT BUSINESS**

The Leader advised the meeting that there was a late item to consider in relation to item 7. The Overview and Scrutiny Committee met on the 1<sup>st</sup> of March, after the publication of Cabinet papers to consider the Adults and Health Scrutiny Panel recommendation, in relation to Osborne Grove Nursing Home. Following this meeting, the Chair of Overview and Scrutiny compiled a report which was put forward for consideration in accordance with Cabinet procedure rules section 2.3, paragraph C and Scrutiny Procedure Rules in part 4 section G of the Constitution.

## **190. DECLARATIONS OF INTEREST**

There were no declarations of interest put forward.

## **191. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS**

There were no representations relating to items on the exempt part of the agenda.

## **192. MINUTES**

The minutes of the meeting held on the 13<sup>th</sup> of February 2018 were agreed as an accurate record of the meeting.

**193. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE**

The Leader of the Council invited Councillor Connor, Chair of the Adults and Health Scrutiny Panel to introduce the Scrutiny report on Osborne Grove Nursing Home.

Cllr Connor put forward to Cabinet a recommendation to pause the implementation of the decision to close Osborne Grove Nursing Home, allowing the options appraisal for the provision of nursing care on the site to be taken into account.

Cllr Connor contended that the December decision to close the nursing home had been taken on the understanding that an Options Appraisal for the site would be considered at the January Cabinet meeting. However, as this had been delayed, a pause in the decision to close the Nursing Home was felt appropriate until this information became available.

The reasons for a pause in closure of the nursing home were further put forward by Cllr Connor. This included considering the risks of moving elderly people from the nursing home, the Council's overarching duty of care to the Osborne Grove residents, and the consultation results, which indicated strongly against closure. The July 2017 Care Quality Commission findings were also referred to as these acknowledged the improvements to the home, since previous inspections.

Cllr Connor referred to the 'requires improvement' CQC rating for Osborne Grove and questioned why a similar closure action was not being taken forward with Priscilla Wakefield Nursing Home, which was also rated as 'requires improvement'.

Cllr Connor contended that Osborne Grove residents were likely to move to placements outside of the borough given there were no 'good' CQC rated nursing homes in the borough. As a consequence, there would be waiting lists for entry to the nursing homes and residents could be subject to, potentially, two moves.

Cllr Connor concluded by urging Cabinet to pause closure until the Options Appraisal was available. This time would enable further support to be given to staff to improve their confidence and care provision. Also, Cllr Connor suggested that the Care Quality Commission could be called back to assess the quality of care in this interim period to further provide assurance.

The Leader asked the Cabinet Member for Adult Social Care and Culture to respond, adding that no new information had been put forward to Cabinet from Scrutiny to consider a pause in closure. In addition, the CQC July inspection findings referred to had already been considered at the December Cabinet meeting.

The Cabinet Member for Adult Social Care and Culture thanked Members of the Overview and Scrutiny Committee and the Adults and Health Scrutiny Panel for the time and attention given to ensuring that the process for the closure of Osborne Grove Nursing Home was carried out as smoothly as possible. Cllr Vanier further thanked

family carers, staff members and other stakeholders who attended Adults and Health Scrutiny Panel on 8<sup>th</sup> February and made representations on behalf of their loved ones, currently living at Osborne Grove Nursing Home.

The Cabinet Member continued to provide the following response to the Scrutiny recommendation:

- The decision to close a care home was not one which any Council would take lightly and, the Council had considered the matter from every angle. The Cabinet Member reiterated that the safety and welfare of residents had always been and would continue to be the Council's paramount concern. The Council further recognised that such a decision had a profound impact on residents and their families and friends for whom Osborne Grove was their home and there was an understanding of these the feelings.
- The decision to close Osborne Grove Nursing Home was made on the basis of the quality of care and sustainability issues set out at length in the December 12<sup>th</sup> Cabinet report. It was not a decision made contingent on the future use of the site for nursing care or other options relating to the provision of nursing care. The Cabinet Member advised that quality of care and sustainability issues remained prevalent despite every effort by staff and managers. The regular audits conducted by management continued to highlight non-compliance issues in the safe care and treatment of residents. Further, the Establishment Concerns meeting that recently met to consider quality and safeguarding issues was not satisfied in regards to safe care and treatment. Members included Commissioning Quality Assurance, the CCG clinical and assurance staff, CCG safeguarding lead and CQC representative.
- The process of implementing the 12<sup>th</sup> December Cabinet decision was already underway. In line with that decision, and as set out in the recent Information Packs provided to residents and their families recommended by the Adults and Health Scrutiny Panel, the multi-agency reassessments of residents were being carried out. Some residents had moved and a number of others were at the point of being ready to move, having found suitable, alternative accommodation. It was reported that these residents and their families felt confident about the move, that they were satisfied with the new facilities and had been effectively engaged in the process.
- It was still the view that the best interests of residents were best served by ensuring that their care and support needs can be met in a high quality setting. The anxiety and disruption caused by changes to the process at this stage would risk destabilising residents and building anxiety into what was already a difficult and testing time.
- The options appraisal was a distinct piece of work, which sets out future options for the use of the site for nursing care in the future, in effect once

closure of the home had occurred. Keeping the home open on exactly the same basis as current conditions was not one of the options being considered when carrying out the options appraisal. This was due to closure of the home being considered as taken place.

- The Cabinet Member reiterated that the nursing home as currently constituted: was not sustainable, could not deliver the quality of care consistently as required, was not built to the standards required for a nursing care provision and did not contain the capacity required to make it economically viable for any future provider.

The Cabinet Member for Adult and Social Care concluded by advising that she did not support the recommendation of the Overview and Scrutiny Committee and advised Cabinet not to accept a pause in the current process of closure.

Further to considering, the reasons set out by the Cabinet Member for Adult Social Care and Culture, Cabinet

## **RESOLVED**

To not accept the Scrutiny recommendation of a pause in the current process of closure for Osborne Grove Nursing Home.

### **194. DEPUTATIONS/PETITIONS/QUESTIONS**

There were no deputations, petitions or questions put forward.

### **195. HIGH ROAD WEST LEASEHOLDER OFFER**

The Cabinet Member for Housing, Regeneration and Planning introduced the report, which set out the next steps for developing a leaseholder offer for Love Lane leaseholders.

The Cabinet Member advised that the Council had received legal advice that the consultation on the leaseholder offer for Love Lane leaseholders had two challenges and there was a need to re-consult on the leaseholder offer. Therefore, the report was seeking approval to re-consult and also seeking a delegation to the Strategic Director of Regeneration, Planning and Development and the s151 Officer to agree all third party acquisitions (including all acquisition prices, costs, compensation packages and fees) within the High Road West Regeneration area (other than any compulsory acquisitions).

The Cabinet Member emphasised that the Council had been working hard with leaseholders on the offer and remained committed to continuing this work.

In response to questions from Cllr Engert and Cllr Brabazon, the following information was noted:

- In relation to the requirement to re-consult, it was important to note the significant and wide officer effort involved in planning, organising and delivery of consultation. However, as this process often involved complex legal issues, sometimes issues could emerge later on.
- With regard to the constitutional question raised on the delegations to the director, this recommendation was required to provide necessary authority for the Council to negotiate private treaty agreements and CPO action was only a last resort. Paragraph 5.3 of the report further demonstrated that there were a significant number of property interests within the High Road West area, which were anticipated to be above £500,000 and as such, a Cabinet decision would be required for every acquisition. Given that each Cabinet decision had up to a three-month lead in process, seeking Cabinet approval would not only cause time delays, it would also considerably congest the Cabinet agenda. It was absolutely the case, to ensure the successful delivery of the Scheme, Officers needed to be able to negotiate and finalise transactions in an expedient manner so that third party interests are happy to transact with the Council. The Monitoring officer also confirmed that, as this was a delegation from Cabinet, it did not require a change to the Constitution and consideration at Standards Committee.
- The Cabinet Member emphasised that the consultation needed to be re – run to provide clarity on two issues. Firstly, to set out why the commitments within the offer are the Council’s preferred set of commitments. Secondly, to clarify the definitions of resident and non-resident leaseholder in the Love Lane Offer and to be aligned with the definitions set out in the Leaseholder Guide (agreed by Cabinet in 2014).
- With regard to the accessibility of the consultation documentation, this was felt appropriate, considering there were complicated issues and movement of funds to be explained. However, the Cabinet Member offered to liaise with the Council Communications team about further ways to improve the understanding of the consultation documentation by leaseholders and tenants. It was important to note that the consultation documentation had not been solely relied upon and there had been workshops held with Love Lane leaseholders, supported by interpreters and the Independent Tenant and Leaseholder Advisor to ensure leaseholders were fully informed.
- In relation to the costs of the replacement homes for the High Road West leaseholders, officers will be working with leaseholders and tenants on the design of the new homes and on the design of services within the homes. Officers would be working closely with residents to ensure that they acquire the services they need and that these are affordable. Officers would work through the type and level of services that tenants/ leaseholders want to have. It is only by actively working through this process that officers would gain a better understanding on the level of the service charges, they would communicate the costs, as, and when, they were received, to allow leaseholders to make informed decisions. It was noted that Insurance policies would be the responsibility of leaseholder.

- The new consultation was envisaged to take place after the purdah period and officers would be speaking to the new administration on the timing of this. Indeed, it was important to maintain the momentum created with leaseholders in the previous consultation and getting the leaseholder offer agreed as soon as possible to help leaseholders make decisions.
- In relation to acquisitions on High Road West and delivery of the High Road West scheme, there were a number of negotiations but no acquisitions yet. Officers had instead, been focusing on acquiring the third party land interests required to deliver White Hart Lane station, which was being supported through Mayors Regeneration Funding. It was explained that having a delivery partner in place for High Road West, would help progress negotiations with landowners within the site.

Further to considering the exempt information at item 26,

## **RESOLVED**

1. To consider the rationale set out in paragraphs 6.12-6.17 and agree that:
  - a. the Council undertakes a new consultation on the proposed Love Lane Leaseholder Offer and;
  - b. That a further report be presented to Cabinet for decision following that further consultation.
2. To agree the acquisition of all third party land interests within the boundary of the High Road West Blue Line Plan within Appendix 2 (other than any compulsory acquisitions), to be acquired by private treaty by the Council pursuant to the terms of the Compulsory Purchase Order Indemnity Agreement (“CPOIA”) dated 20 December 2017, to facilitate the High Road West Regeneration Scheme and gives delegated authority to the Strategic Director of Regeneration, Planning and Development and the section 151 Officer to agree the final price (including the land price, costs, compensation and fees) to be paid for each third party land interests provided that the total sum to be spent on these acquisitions shall not exceed the sum referred to in the approved capital programme and mentioned in paragraph 8.6.

## **Reasons for decision**

### Recommendation 1

From November 2017 through to January 2018, the Council spent two months working with and engaging leaseholders on the Love Lane Estate on a Leaseholder Offer. The Council’s ambition has been to work with resident and non-resident leaseholders to develop an offer, which allows all resident leaseholders to remain in the High Road West area and to ensure all leaseholders are not financially worse off.

Following this engagement, the Council formally consulted on an Enhanced Leaseholder Offer, which sought to deliver the following enhancements from the ERRPP for resident leaseholders:

- A further rehousing option for leaseholders referred to as a leasehold swap;
- An enhanced equity share offer which tackles concerns regarding affordability and allows resident leaseholders to access a new home within the regeneration area; and
- A 12 month grace period for family members/ beneficiaries which tackles concerns regarding succession

Through undertaking this consultation, it has become apparent that the consultation material was flawed in two respects. Firstly, it did not explain clearly, why some aspirations of leaseholders have been included in the offer and why some have not. Secondly, it did not explain that the definition of a resident leaseholder in the Love Lane Offer aligned with the definitions set out in the Leaseholder Guide (agreed by Cabinet in 2014) and as such is more restrictive than that in the ERRPP.

Officers therefore recommend that the Council, redraft the consultation materials and re-consult to ensure leaseholders are fully and properly consulted.

Officers advise that the Council employ an independent financial advisor ahead of undertaking the consultation to advise leaseholders how the proposed offer will affect them.

## Recommendation 2

The Council entered into a Development Agreement and a CPOIA with Lendlease on 20 December 2017. These legal agreements set out the obligations on each party in relation to the delivery of the Scheme.

A key obligation on the Council is to secure all of the third party land interests within the Scheme, circa 100 interests, by private treaty if possible. To secure these land interests the Council will be utilising a combination of Housing Zone funding and borrowing. All costs the Council will incur will be reimbursed through the CPOIA with Lendlease.

At present, the Council's constitution requires that any acquisitions that exceed a £500,000 price should be agreed by the Council's Cabinet, acquisitions between £250,000 (and under) or less than £500,000 can be approved by the Strategic Director of Regeneration, Planning and Development.

In order for the Council to be able to acquire all of the interests in a timely and efficient manner, it is recommended that the Cabinet grant delegated authority to the Strategic Director of Regeneration, Planning and Development and s151 Officer to agree all third party land acquisitions (including all acquisition prices, costs and compensation) that the Council needs to acquire within the High Road West area pursuant to the CPOIA.

All land acquisition prices, costs and compensations will be based on a valuation report from a RICS registered value and will be based on the commitments set out in the High Road West Business Charter and the Compulsory Purchase Order Code.

### **Alternative options considered**

#### Leaseholder Offer

Officers have considered not undertaking another consultation with leaseholders on the Love Lane Estate, but have discarded this option. This is because it is clear that the engagement and consultation were flawed as set out above.

#### Delegated authority for the acquisition of properties within the High Road West area

Officers have considered not seeking delegated authority to the Strategic Director of Regeneration, Planning and Development and the s151 Officer to agree the acquisition of all third party land interests equalling or exceeding a capital value of £500,000 (including the price, costs and compensation) and relying on the delegations within the Council's constitution to make acquisitions.

There are a significant number of property interests within the High Road West area, which are anticipated to be above £500,000 and as such, a Cabinet decision would be acquired for every acquisition. Given that each Cabinet decision has a three-month lead in process, seeking Cabinet approval will not only cause time delays, it will also considerably congest the Cabinet agenda. It is absolutely the case that to ensure the successful delivery of the Scheme, Officers need to be able to negotiate and finalise transactions in an expedient manner so that third party interests are happy to transact with the Council. For these reasons, this option has been discounted and Officers are seeking delegated authority.

## **196. QUARTERLY BUDGET MONITORING REPORT**

The Cabinet Member for Finance and Health introduced the report, which set out the 2017/18 Quarter 3 (Q3) financial position for the Council; including the Revenue, Capital, Housing Revenue Account (HRA) and Dedicated Schools Grant (DSG) budgets.

Most of the information contained in the report had been communicated in the in budget report to full Council in February. Since the previous quarterly update, there had been a slight budget improvement but the General Fund was projecting an overspend of £5.4m a there was an underspend in HRA of £1.8m

Cabinet were asked to consider the proposed management actions set out in the report and to approve the budget adjustments (virements) in Appendix 4 as required by Financial Regulations.

In response to questions from Councillor Engert

- There had been some over optimism when putting forward some savings in the budget last year. However, the recent budget report had factored this, and in particular ,there were no new savings for Priority 1 put forward for 2018/19 and savings for 2018/19 -2019/20 would be monitored closely. Service areas had focused on initiatives agreed by Cabinet such as early help, prevention and using less agency staff. Lessons had been learnt but there was a growth in the numbers of Looked after Children in Haringey and across the country. Therefore, it was important to keep in mind the context of austerity and cuts when considering this service area.
- In relation to the increased budget allocation for the relocation of the Civic Centre, this was associated with the Registrar's office move to Woodside House. The refurbishment was required to allow this commercial service to provide weddings at Woodside House in the summer.
- The Cabinet Member for Children and Families further highlighted that, where there was a rising demand in Children's Service, the Council must ensure children are safe and there are costs involved in this responsibility. However, there were measures in place to ensure the budget remains stable.
- The Inclusion Service was a new service, that had started trading in September 2017 and the Cabinet Member for Children and Families would write to Cllr Engert on the expected bookings.

## **RESOLVED**

1. To note the Q3 forecast revenue outturn for the General Fund of £5.4m overspend, including corporate items *and the proposed mitigation to deliver a balanced outturn position.* (Sections 6 & 7, Table 1 and Appendix 1);
2. To note the net HRA forecast position of £1.8m underspend. (Section 7, Table 2 and Appendix 2);
3. To note the position on DSG spend during 2017/18 and forecast closing reserve figure (Section 8, Table 3);
4. To note the latest capital position with forecast capital expenditure of £97.3m in 2017/18. (Section 9, Table 4);
5. To note the risks and mitigating actions identified in the report in the context of the Council's on-going budget management responsibilities/savings, as detailed in Appendices 3 (a) (g);
6. To note the measures in place to reduce overspend in service areas; and
7. To approve and note the budget virements set out in Appendix 4 of this report.

## **Reason for Decision**

A strong financial management framework, including oversight by Members and senior management, is an essential part of delivering the Council's priorities and statutory duties.

## **Alternative Options Considered**

This is the 2017/18 Quarter 3 budget monitoring financial report. As such, there are no alternative options.

#### **197. CORPORATE PLAN DELIVERY NON KEY**

The Leader introduced the report which set out the progress and delivery against the Corporate Plan objectives agreed in February 2015.

In response to questions from Cllr Engert, the following was noted:

- With regard to the performance on repairing potholes, the Council had recognised that there were issues with the contract and were considering alternative ways, through the contract, of dealing with potholes. The Cabinet Member for Environment offered to write back to Cllr Engert on this issue.
- In relation to performance against targets for litter, the Council were right to set an ambitious target. It was important to recognise litter, debris is a concern for all residents, and the Council strive to achieve the best performance for them. Similarly, the performance target for cycle travel demonstrated the councils ambition for improving cycling travel numbers
- Homes for Haringey were running a series of workshops with tenants to understand the areas of dissatisfaction with the service and allow plans to be put in place. The support to leaseholders was previously discussed at Cabinet and Scrutiny, in particular concerns about re-charges. There was an ongoing project being led by the Homes for Haringey Director for Operations to address these issues.
- There was a London wide increase in violence with injury and robbery, and the Council, in partnership with the Police, were working to reach a decline in numbers of incidents.

#### **RESOLVED**

To note the key achievements made in the period covered by Haringey Council's Corporate Plan 2015-18.

#### **Reasons for decision**

Not required as a noting report

#### **Alternative Options considered**

Not required as a noting report.

#### **198. HOMELESSNESS STRATEGY**

The Cabinet Member for Housing, Regeneration and Planning introduced the report, which set out the new Homelessness Strategy, meeting a strategic objective of the Housing strategy, which was to “Improve support and help to prevent homelessness”.

The strategy aimed to reduce the financial and human costs of homelessness through intervening earlier to prevent homelessness, increasing the supply of accommodation available and meeting the needs of those already in Temporary Accommodation.

The draft Homelessness Strategy had been developed collaboratively with partners across the borough including statutory service providers, voluntary and community organisations, and people using our services. Officers would continue working closely with these groups and individuals to develop the strategic delivery plan.

## **RESOLVED**

1. To note the Equalities Impact Assessment at Appendix 2
2. To approve the draft Homelessness Strategy set out in Appendix 1, and, in particular, the priorities of the strategy which are as follows:
  - (a) Intervening earlier to prevent homelessness (as set out in section 7.1)
  - (b) Increasing the supply of accommodation available (as set out in section 7.2)
  - (c) Meeting the needs of those already in temporary accommodation (as set out in section 7.3)

## **Reasons for decision**

Homelessness in Haringey remains a persistent challenge, with the second highest level of homelessness in the country. A radically different approach that drives whole systems change is necessary. Haringey needs a new culture for dealing with homelessness; rooted in honesty about what is and is not possible and based on finding solutions and offering support.

The shared strategic vision and priorities set out in the Homelessness Strategy will guide our homelessness prevention and relief activities with partners and our communities over the coming years. This strategy is necessary to ensure our approach is appropriate, co-ordinated and that we are held to account on delivery.

The recommendation in 3.1 is to ensure the Council has met its duties under the Equality Act 2010.

The recommendation in 3.2 is to ensure that the Council meets its statutory duty to carry out a homelessness review and publish a Homelessness Strategy. The Council published its last Homelessness Strategy in 2012.

## **Alternative options considered**

Not to produce a Homelessness Strategy. The Council would be failing in its statutory obligations if it failed to produce an up to date Homelessness Strategy. The lack of a strategy would also render the council less effective in setting out its strategic approach to tackling homelessness and would make partnership working more difficult without a clear agreed direction.

Alternative priorities within the Homelessness Strategy were considered and discounted:

- A 'Gatekeeping' approach to homelessness. By making it harder for people to get help from the council, numbers in temporary accommodation could be minimised. This option was discounted as it does not reflect the new statutory framework of the Homelessness Reduction Act and the wider focus on prevention set out in the Council's Corporate Plan.
- A focus on moving significantly more households out of London. Whilst this option may need to be reviewed in future, it is currently not deemed to be in the interests of the council to pursue housing solutions that force families to move far away from their social and community networks
- Less focus on the 'personal' factors that contribute to homelessness. Our approach could have simply sought 'housing' solutions to homelessness without also addressing the underlying root causes such as poverty, unemployment and poor health and wellbeing. This option was discounted; the housing options people access have to be sustainable for them and for this, they need to be resilient and independent.
- Less reliance on the Private Rented Sector as a source of homes. The council simply does not have access to enough social rented accommodation for all those threatened with homelessness.

## **199. ROUGH SLEEPING STRATEGY**

The Cabinet Member for Housing, Regeneration and Planning set out the new Rough Sleeping Strategy, which had been developed following consultation and subsequent further work with the Homelessness Forum, service users and other strategic partners.

The key objectives of the strategy were rapid intervention, improving the health and wellbeing and resilience of rough sleepers, seeking to protect rough sleepers from the risk of violence and tackling street activity associated with rough sleeping.

### **RESOLVED**

1.To note the equalities impact assessment at appendix 2.

2.To approve the draft Rough Sleeping Strategy set out in Appendix 1, and, in particular, the priorities of the strategy that are as follows:

- (a) Rapid intervention to offer a route off the street for all (as set out in section 7.4)
- (b) Improving health, wellbeing and resilience (as set out in section 7.5)
- (c) Tackling street activity (as set out in section 7.6)

### **Reasons for decision**

Homelessness in Haringey remains a persistent challenge, with the second highest level of homelessness in the country. A radically different approach that drives whole systems change is necessary. Haringey needs a new culture for dealing with homelessness; rooted in honesty about what is and is not possible and based on finding solutions and offering support.

The strategic vision and priorities set out in the Rough Sleeping Strategy will guide our homelessness prevention and relief activities with partners and our communities over the coming years. The strategy is necessary to ensure our approach is appropriate, co-ordinated and that we are held to account on delivery.

The recommendation in 3.1 is to ensure the Council has met its duties under the Equality Act 2010.

The recommendation in 3.2 is to ensure that the Council specifically addresses the significant increase in rough sleeping in the borough and asks for a clear, distinctive and specific commitment from partners and residents.

### **Alternative options considered**

Not to produce a Rough Sleeping Strategy

It is not mandatory to have a standalone Rough Sleeping Strategy. However, there has been a significant increase in rough sleeping in the borough. There has also been

an ask of the council for a clear, distinctive and specific commitment to address this issue from partners and residents. Therefore, not having a standalone Rough Sleeping Strategy would fail to signal the Council's intent on this issue and its commitment to act on feedback from stakeholders.

## **200. HOUSING ALLOCATIONS UPDATE**

The Cabinet Member for Housing, Regeneration and Planning introduced the report, which outlined the updates required for the Housing Allocations Policy to be compliant with the new Homelessness Reduction Act, which comes into effect in April 2018.

### **RESOLVED**

To approve the minor amendments to the Housing Allocations Policy 2015 set out in Appendix 1, to ensure that Reasonable Preference is extended to those who are at the Prevention and Relief stages of an application, as required by the Homelessness Reduction Act.

### **Reasons for decision**

The recommendation in 3.1 is because minor changes to the Housing Allocations Policy are required to ensure that it is compliant with the Homelessness Reduction Act.

### **Alternative options considered**

Not to make any amendments to the Housing Allocations Policy. It could be argued that the extension of the Reasonable Preference category under the Homelessness Reduction Act is implicit in the existing wording. However, the amendments proposed make it clear that the Council is fully compliant with the new Homelessness Reduction Act.

## **201. GOOD GROWTH FUND - CONNECTING WOOD GREEN**

The Cabinet Member for Economic Development, Sustainability and Social inclusion introduced the report, which detailed the Council's submission of a Good Growth Fund bid called "Connecting Wood Green" and was seeking authority to enter into a grant agreement with the Greater London Authority (GLA) in the event of the bid being successful.

The Cabinet Member advised that the Council were still awaiting final confirmation on whether the grant had been successful, although Members were asked to note that officers have been advised that should the application be successful the funding will be 100% grant, so instead of £700k grant and £200k loan Haringey will be awarded a £900k grant.

This did not change the recommendations in the report, but Members were asked to note the following updates to the report:

- Para 4.2 – The Connecting Wood Green bid was for a £700,000 grant plus a £200,000 loan to contribute to projects with a total value of £2.2m, *but the GLA have advised that they are minded to award a 100% grant and so that funding will be a £900k grant and no loan.*
- Para 8.1- Reference to the loan agreements (second bullet point) with third parties can be omitted
- Para 8.2- The Connecting Wood Green bid was for a £700,000 grant plus a £200,000 loan to contribute to projects with a total value of £2.2m, *but the GLA have advised that they are minded to award a 100% grant and so that funding will be a £900k grant and no loan.*
- Para 8.3 – Table of finances to be amended so that the £200k loan element of the project for The Gas Works Project is omitted and the grant for The Gas Works Project is increased from £300k to £500k.
- Para 8.7 - Finance comments about the loan and having in place adequate controls for its repayment can be omitted
- Para 8.8- Reference to the loan agreements with third parties can be omitted
- Para 8.12 – Legal comments about the loan can be omitted

## **RESOLVED**

1. In the event of the “Connecting Wood Green” application to the GLA’s Good Growth Fund being successful, to give delegated authority to the Strategic Director of Regeneration, Planning and Development and the S151 Officer, after consultation with the Cabinet Member for Economic Development, Social Inclusion and Sustainability, to approve the Good Growth Fund grant agreement with the GLA.
2. In the event of the “Connecting Wood Green” application to the GLA’s Good Growth Fund being successful, to give delegated authority to the Strategic Director of Regeneration, Planning and Development and the S151 Officer, after consultation with the Cabinet Member for Economic Development, Social Inclusion and Sustainability, to approve grant agreements with third parties using the sources of funding as set out in the Connecting Wood Green bid proposal, up to the maximum amount of grant funding for each of the three projects as set out in the proposal, subject to compliance with State Aid legislation.

## **Reasons for decision**

Haringey made two Stage 1 applications for the Good Growth Fund in autumn 2017, one for Wood Green and one in partnership with local enterprise Fashion Enter. Both bids were successful in getting to Stage 2 and Stage 2 bids were submitted on 5 January 2018. The GLA will be notifying successful candidates in the week commencing 5th March 2018.

The Connecting Wood Green bid is for a £700,000 grant plus a £200,000 loan to contribute to projects with a total value of £2.2m. The proposal comprises three capital projects:

- The Gas Works Project (Olympia Trading Estate)
- The Library Hub Project (Post Office Unit)
- Public Realm Interventions (including Penstock Tunnel)

If the bid is successful, then the GLA will require Haringey to enter into a grant agreement by the 31 March 2018. The decision to enter into the grant funding agreement is an executive function as the value of the grant is above £500,000.

At the time of writing this report it is not known whether the bid has been successful or not, but in order to meet the deadlines it is necessary to seek conditional approval that, in the event of the bid being successful, Haringey can enter into a grant agreement with the GLA.

### **Alternative options considered**

In January 2018, Cabinet agreed to adopt the Wood Green Strategic Regeneration Framework (SRF), which sets out the overarching vision and objectives for Wood Green. Officers have developed a Development Infrastructure and Investment Funding Study and Delivery Plan, which will set out projects and priorities for the short, medium and long term.

There are a number of projects and priorities in the Wood Green SRF and draft Delivery Plan. All of the projects in the Connecting Wood Green proposal sit within this framework. The projects in the GGF “Connecting Wood Green” application have been proposed because there is a specific opportunity (in the form of a vacant or underused building) or funding already secured which has been used to lever in additional grant from the GLA.

If Cabinet does not agree to enter into a grant agreement with the GLA then some projects can still progress but with less funding and some projects will not be able to progress until alternative funding is secured:

The Gas Works Project can still go ahead but with less funding. There is a risk that the scheme may become unviable.

The Library Hub project can still go ahead but with less funding. There is a risk that the scheme may become unviable.

The Public Realm Interventions could not proceed until alternative funding is secured except the Penstock Tunnel refurbishment, which could proceed, but with a reduced scope using secured s106 and TfL funding.

If the funding is approved and Haringey enters into a grant agreement with the GLA then it will be necessary to enter into back-to-back grant agreements with third parties as set out in the proposal. The report recommends that delegated authority is given to the Strategic Director of Regeneration, Planning and Development to finalise the grant agreements, this is in order to ensure that the grant agreements can be made by the required deadline of 31 March.

The alternative option would be to go back to Cabinet in June 2018 with the final grant agreements, which would not be acceptable as this is after the grant agreement deadline.

## **202. PLANNING OBLIGATIONS SPD**

The Cabinet Member for Housing, Regeneration and Planning introduced the report, which provided a summary of the comments received to consultation, highlighting the key issues raised, and how the Council intend to address these in finalising the Planning Obligations SPD.

The Cabinet Member for Housing, Regeneration and Planning highlighted the importance of the Council updating its guidance on planning obligations to ensure securing the necessary commitments and funding from new developments to deliver the infrastructure and community benefits needed to realise ambitions for the borough, its residents, businesses and environment.

### **RESOLVED**

1. To note the comments received to consultation on the draft Planning Obligations Supplementary Planning Document (SPD) and the Council's proposed response, as set out in the Consultation Statement at Appendix A and in the tracked changes version of the final Planning Obligations SPD at Appendix B.
2. To adopt the revised Planning Obligations SPD (provided at Appendix B) as a material consideration in the determination of planning applications.

### **Reasons for decision**

The revised Planning Obligations Supplementary Planning Document (SPD) will give greater clarity to the Council's procedures and requirements for securing planning obligations, including financial contributions and affordable housing.

### **Alternative options considered**

No other alternative options have been considered on the basis that planning obligations are necessary to ensure the economic, social and environmental impacts arising as a result of a new development proposal are appropriately considered and mitigated.

## **203. HARINGEY TRANSPORT STRATEGY**

The Cabinet Member for Environment introduced the report, which sought approval of the Haringey Transport Strategy, following a six-week public consultation. The report

outlined the consultation carried out, the responses received and how the draft was proposed to be amended.

## **RESOLVED**

To adopt the Haringey Transport strategy.

### **Reason for decision**

The Transport Strategy is needed to ensure clarity around the Council's strategy and priorities for managing the local transport network and to support the delivery of corporate priorities for growth and regeneration as well as improving health and environmental quality.

The absence of a Strategy runs the risk of decisions about investment in transport being made in an uncoordinated manner. A new strategy is particularly important to target resources effectively following the Local Implementation Plan funding cuts announcement by Transport for London in their 2018 business plan.

### **Alternative Options considered**

The Council could rely on the Mayor of London's Transport Strategy and the North London sub-regional Transport Plan to provide the Strategy and priorities locally. However, while Haringey shares many of the same transport challenges as the rest of London and the sub-region, these higher-level strategies and plans fail to recognise variations in approach based upon local context, and therein, the weight to be afforded to the realisation of specific objectives and priorities.

## **204. RESPONSE TO THE JOINT TARGETED AREA INSPECTION AND CONSEQUENT REQUIRED ACTIONS**

The Cabinet Member for Children and Families introduced the report which sought agreement to a number of recommendations based on the need to address and incorporate recent findings from the Joint Targeted Area Inspection (JTAI) of the multi-agency response to abuse and neglect in Haringey, which took place in December 2017 and the vision referred to in the letter published by the JTAI on the 30 January 2018, with the "Future Operating Model for Children's Services" approved in March 2015, and with reference to legislative changes which will replace Local Safeguarding Children's Boards with new local partnership arrangements.

The report further sought agreement to a review of those services in the Council (e.g. services provided to children and/or their parents by Public Health or Adult Services) ensuring that services provided to support better outcomes for children and families are effectively co-ordinated and aligned into a "Think Family" approach. In time, this would produce a fully developed operating model increasingly reflecting a "whole authority" collaboration that maximises outcomes for vulnerable children and their families in Haringey.

## RESOLVED

1. To note the published letter from the Care Quality Commission (CQC), Her Majesty's Inspection of Constabulary (HMIC), Her Majesty's Inspection of Probation (HMIP) Her Majesty's Inspectorate of Constabulary and Fire and Rescue Services (HMICFRS), and Ofsted dated 30 January 2018 emerging from the Joint Targeted Area Inspection (JTAI) of the multi-agency response to abuse and neglect which took place in Haringey between 4-8 December 2017, a copy of which is attached as Appendix 2. Also, the next steps for the Director of Children's Services to prepare a written statement of proposed action responding to JTAI findings.
2. To note that the written statement should be a multi-agency response involving the national probation service (NPS), the community rehabilitation company (CRC), the clinical commissioning group for Haringey (CCG), the metropolitan police service (MPS) and the local authority including its health providers. The response should set out the actions for the above partners individually where appropriate and for the partnership as a whole.
3. To note that the written statement of action must be sent to Ofsted no later than 11 May 2018 and that the statement will inform the key lines of enquiry (KLOEs) at any future joint or single agency activity by the inspectorates.
4. To note the need for a comprehensive timely and detailed response to JTAI findings (representing all partners including the LA and its health providers) as the next inspection of Local Authority Children's Services (ILACS) is expected during the current calendar year.
5. To note the legislative changes identified in the "Children and Social Work Act 2017" with particular reference to the proposed abolition of Local Safeguarding Children's Boards and their replacement by local arrangements made by the police, the CCG and the Local Authority.
6. To agree the principles of the evolving model of Early Help and as set out in paragraphs 6.4, and 7.2 to 7.10.
7. To agree that the vision to enable children to access help at an earlier stage and to use resources more effectively will be complimented by a corporately led review of the Council's commissioned services for children and Families such as those provided to parents by Public health and Adults services to take account of the principles of "Early Help" listed in this report at 7.2. This will involve all Council partners involved with providing services to children and/or their parents becoming aligned into a "Think Family" approach.
8. To agree that the "Early Help Strategy 2015-2018" should be revised in the light of all of the above.

## **Reasons for decision**

As a consequence of the JTAI in December 2017, statutory partners including the local authority are required to respond with a written statement of action designed to address the areas of improvement stipulated in the published JTAI letter. The statement will inform the future lines of enquiry at any future joint or single agency activity by the inspectorates. Statutory JTAI partners are the National Probation Service (NPS), the Community Rehabilitation Company (CRC), the Haringey Clinical Commissioning Group (CCG), the Metropolitan Police Service (MPS), and the Local Authority, including its health providers. The Director of Children's Services in Haringey must send the written statement of action by 11 May 2018. As a further inspection of Children's Services is expected later in 2018, the response of all partners to the JTAI acquires additional significance, owing to the essential contribution of partners in inter-agency working to safeguard and promote the welfare of children.

Changes to legislation brought about by the Children and Social Work Act 2017, which amongst other things abolishes Local Safeguarding Children Boards with effect from April 2019, mean that new statutory partnership arrangements between the MPS, the CCG and the Local Authority must be capable of providing continuity of oversight and challenge in the effective delivery of Safeguarding services across the new arrangements in addition to the delivery of an effective response to the JTAI findings.

### Budget Challenge

At the same time as demand for services has increased, resources have decreased across the Council as part of the national austerity measures imposed by central government. This has further compounded the challenge of addressing demand in Haringey and galvanised a renewed sense of urgency to transform. Demand and budget pressures together will mean that Children's services with the support of the whole council must continue to manage and deploy resources efficiently, in order to improve outcomes for children, young people and families in Haringey.

This situation is far from unique to Haringey, as recent national reports confirm rising demand for Children's services against reducing budgets. Local comparisons anecdotally confirm that neighbouring authorities are experiencing very similar recent pressures. In areas where patterns of demand have been successfully changed, e.g. in Hertfordshire County Council, and in other local authorities benefiting from innovation grants from government, reductions in demand for statutory services have been effected.

To continue to deliver improved outcomes for children and young people within a reduced budget, Children's services will be able to operate more efficiently and effectively by embedding with internal partners a single integrated multi-disciplinary approach across the borough, through the new Borough Plan and potentially right across strategic partnerships in Haringey as new safeguarding arrangements for children and young people begin to take effect.

As new local safeguarding partnership arrangements for children and young people take effect no later than April 2019, it is imperative that partners collectively make a

collaborative and coherent response across all resource provisions to maximise outcomes and value.

### Increased Demand on Children's Services

In addition to the budgetary pressures that the service must mitigate against, demand has increased significantly across a number of key statutory areas. There has been a 4% increase in the number of children and young people (0-25 years old) from a population of 87,306 in 2013 to 90,828 in 2016. Whilst the vast majority of people living in the borough are supported by universal services, demand for services for families with additional, acute or complex needs is rising consistently year upon year.

Where an organisation or member of the public has concerns about a child or a family, they are required to contact Children's social care services. When those concerns warrant further consideration, a referral is made. Annual referral activity is measured by a rate of 1 per every 10,000 children in Haringey aged 0-17. For the year ended March 2015, the rate of referral was 379, for the year ended March 2016 the rate increased to 539, for the year ended March 2017 the rate increased to 643 and the current rate for the year to date is 733.

These figures produce an overall increase in referral rate of 93% over the last three years since March 2015 when the original operating model was approved. Care applications to the Court are made where a child is deemed to be at such risk of significant harm that legal controls are required. The rate of applications to the Court increased in the same period by 77%. In the current national economic climate, there is no prospect of increasing resource in line with this level of increased demand. Analysis of all available data supports the need to progress with pace towards a new phase of the Local Authority's approach to children and families so that ever increasing demand challenges can be appropriately and collectively addressed.

### Recent Inspection Outcomes

The recent Joint Targeted Area Inspection (JTAI) in December 2017 reviewed actions of all Local Safeguarding Children's Board (LSCB) partners operating in Haringey in the context of 'the multi-agency response to abuse and neglect'. Inspectors recognised a number of strengths across the partnership, but also found an over-reliance on children's social care by the partnership (LSCB), and a corresponding under development of multi-agency early help, also across the LSCB partnership. The JTAI findings confirm the need for an updated and speedier approach to improvement from the LSCB as the current lead body, which holds partners to account for their safeguarding activities. When adopted, the updated vision and the expanded early help approach could include all relevant council services operating as single integrated collective providing safeguarding services within a "family centric" approach. Once achieved this approach should deliver what the JTAI referred to as "coherent commissioning".

As part of the JTAI inspection summary, inspectors commented positively on the Interim Director's development of a 'clear vision to enable children to access help at an earlier stage and to use resources more effectively'. The recommendations in this

report ask the Council to note the JTAI findings and how the updated expanded vision of Early Help begins to inform future safeguarding partnership arrangements that improve outcomes for children at an early stage avoiding over reliance on a social care model.

### Legislation

Recent legislative changes will impact on both the opportunities and challenges within Children's Services, as set out in the Children and Families Act 2017. Cabinet has already agreed a report describing increased statutory responsibilities for the local authority for care leavers, which will further compound the demand pressure described above.

In addition, the Act will abolish the current children's safeguarding partnership arrangements (Haringey Local Safeguarding Children Board) with effect from April 2019, and instead require the local authority, police and the clinical commissioning group (CCG) as the new statutory safeguarding partners to make local arrangements for safeguarding and promoting the welfare of children on a basis of equal responsibility and ownership. The change in statutory partnership arrangements presents a timely opportunity to increase the flexibility and autonomy for safeguarding partners to develop an operating model for delivering children's services as a single integrated multi agency system based on the updated expanded vision of early help noted by inspectors. The current LSCB accepted the updated vision in its meeting in September 2017. JTAI partners have also agreed to frame their responses to the JTAI findings against the updated vision. Although discussions are not yet concluded, so far, all partners have positively welcomed the updated vision and can see how it can be used to enhance current arrangements for delivering early help services to children, young people and their families, and reducing reliance on children's social care.

Whilst all local authorities are considering with statutory partners how best to continue to increase the impact of local safeguarding arrangements, national standards are also being updated. "*Working together to safeguard children*", is a statutory guide to inter-agency working to safeguard and promote the welfare of children. It is a national policy document, which describes the statutory functions of local authorities and their partners in respect of safeguarding children and promoting their welfare, describing safeguarding and promoting the welfare of children as:

- protecting children from maltreatment
- preventing impairment of children's health or development
- ensuring that children grow up in circumstances consistent with the provision of safe and effective care; and
- taking action to enable all children to have the best outcomes.

Local agencies including the police and health services have a duty to ensure they consider the need to safeguard and promote the welfare of children when carrying out their functions. Local authorities and their safeguarding partners are currently operating under "*Working Together 2015*", and government is currently consulting on an updated version of "*Working Together*" scheduled for implementation with effect from April 2018. Haringey's updated vision for Children's services, including an

expanded corporate role for Early Help, is consistent both with the current guidance (*Working Together 2015*) and the updated version "*Working Together 2018*."

### Regulation

In addition to the statutory changes described above, Ofsted, has recently implemented what they refer to as a new system of Inspections called ILACS (Inspections of Local Authority Children's Services) designed to "catch children's services before they fall" by being proactive and more continuously involved. The ILACS system or framework relies on a continuing conversation between Ofsted and local authorities to support its triennial inspection approach: Local authorities provide Ofsted with their self-evaluation of the current impact of Children's services on improving outcomes for children in their area. This is to confirm for Ofsted that Local Authorities have a sound grasp of their strengths and challenges and are planning accordingly. Inspectors' judgements in respect of the quality of leadership of Children's services will in part be informed by the relevance and application by the local authority of plans for continuous improvements in children's services. Even in poor circumstances, a good plan will be regarded as a strength in leadership capacity. As a result of informal dialogue with Inspectors during the JTAI, we were advised of the probability of an ILACS inspection in Haringey around October 2018. In this context, it becomes essential that Haringey can evidence impact on JTAI's recent view of our areas of strength and areas for improvement. As the JTAI positively endorsed the "*clear vision to enable children to access help at an earlier stage and to use resources more effectively*" as explained in this report, it follows that the Authority needs to demonstrate progress in implementing the vision as part of the multi-agency response to the JTAI findings. JTAI also noted that the Local Authority has convened a Children's services Improvement Board, chaired by the Deputy Chief Executive, to improve early help and children's social care. JTAI were satisfied that "*plans have been developed to address the main deficits identified during this inspection.*"

### **Alternative options considered**

The proposed expanded vision of Early Help in the operating model builds upon the previously agreed Children's Services model approved by Cabinet in March 2015. Alternative options were considered at this time.

## **205. LAC SUFFICIENCY STRATEGY 2018-21**

The Cabinet Member for Children and Families introduced the report, which set out the draft Looked after Children Sufficiency Strategy for approval. Cabinet noted that the Council had a statutory duty to publish this Strategy in order to identify how it would meet its duties to ensure that there is sufficient accommodation for looked after children that meets their needs and is within the local authority area.

### **RESOLVED**

To approve the Looked after Children Sufficiency Strategy attached as Appendix 1.

### **Reasons for decision**

Councils are required to review and refresh their LAC Sufficiency Strategies regularly to take account of changing demographics, shifting patterns of demand and developments in the market. This strategy will replace the previous Sufficiency Strategy, which ran until the end of December 2017, offering an opportunity to present refreshed data and some innovative approaches to the challenges of LAC sufficiency.

### **Alternative options considered**

It is a statutory requirement for the Council to produce a Looked after Children Sufficiency Strategy and for it to be made publically accessible. Alternative options were not therefore considered.

## **206. DISPOSAL OF SITE ON BERNARD ROAD**

The Cabinet Member for Corporate Resources introduced the report, which sought authority to declare the Council owned site at Bernard Road N17 (outlined on the plan in Appendix 1) as surplus to requirements. It also sought authority to appropriate the site for planning purposes (subject to planning permission being granted) and to dispose of the freehold of the site to GCAP Investments Limited, a developer who owns the neighbouring land parcel. The disposal will facilitate a workspace-led scheme across the combined sites.

The Cabinet Member further advised that the Local Plan had highlighted the need for more workspace in the borough and this report enabled progress to this quota. The site at Bernard Road currently housed five low quality business units, and the new development would accommodate 40 new businesses and 240 jobs.

In response to questions from Cllr Vanier and Cllr Engert:

- The land valuation was arrived at by a property specialist commissioned by the Council who had undertaken evaluation of the site and confirmed that the price represented best consideration to the Council in terms of value.
- The green space currently available would be relocated to the same site. There was currently 630 square metre of green space, which would increase to 1000 square metres when relocated to the south of the site. This green space would have soft landscaping and be available for public use.
- The planning application is due to be considered by Planning Committee next Monday. As part of that application, officers are proposing that the lands will be designated as public open space through the section 106 agreement. . The purpose of this is to ensure that the land is held as public open space now and in the future. It was reiterated that existing business can move back to the site and the smallest unit was expected to cost £365 a month, so there was genuine affordable workspace to help existing businesses and house additional businesses.

Further to considering exempt information at item 27,

## **RESOLVED**

1. To confirm that the piece of land held for Housing purposes (vertical hatching in the plan attached as Appendix 1a) and the piece of land held in the General Fund (grey shading in the plan attached as Appendix 1a) are no longer required for the purposes for which they are held and declare them surplus to requirements.
2. To agree, subject to the approval of the submitted planning application (planning reference HGY/2017/3584), to the appropriation of both pieces of land (as shown edged black in the plan attached as Appendix 1a) for planning purposes under section 122 of the Local Government Act 1972, so that such land shall have the benefit of section 203 of the Housing and Planning Act 2016.
3. To agree the disposal of the Council's freehold interest in the land (as set out in the plan edged black in Appendix 1a) to GCAP Investments Limited for a sum set out in Part B of this report and set out in the Heads of Terms attached in Appendix 2 of this report.
4. To agree to place the sum set out in Part B of this report of the capital receipt into a reserve to cover the eventuality of the Council's guarantee being called upon.
5. To delegate to the Council's section 151 officer authority to review and amend the amount so reserved at the rent review period to ensure that it is in line with the potential liability under the guarantee.

## **Reasons for Decision**

The limited supply of workspace in the borough gives significant strategic rationale for the Council to consider means of accelerating the delivery of affordable workspace.

The disposal of the site will enable an innovative workspace-led, mixed use scheme across two interconnected land ownerships. Both plots of land are too small to independently deliver viable schemes, which provide high quality workspace and positively contribute to the surrounding community.

Without Council intervention, the proposed scheme would not be delivered. Valuations and residual appraisals undertaken by both sides show the proposed development scheme as being marginal and less than the combined existing use value for both sites.

The Tottenham Area Action Plan (AAP) sets out a number of site designations, which are designed to see the area thrive and intensify as a location for businesses and jobs. The AAP identifies this site as being appropriate for such development and encourages a joint approach.

The Tottenham AAP recognises that the site, in its current configuration, does not positively contribute to the local environment. The current workspace is in poor condition, causes noise pollution and fails to meet the demand of local businesses. The Council's site also incorporates a small green space, which is to be provided for. Furthermore, there are clashes between movements in the existing road network, where industrial traffic is directed through residential streets. These factors will be addressed through the proposed development scheme.

### **Alternative options considered**

As the Council is part landowner within this site, a number of delivery scenarios were considered:

#### **Option 1: Do nothing**

A 'do nothing' option, whereby the Council does not facilitate the development of the site, would fail to meet the Council's policy and strategic objectives for workspace, predominantly set out in the Tottenham AAP. Without Council intervention, the site would continue to provide underused and inadequate workspace, and would not positively contribute to the local environment.

#### **Option 2: Disposal of LBH Interest on the open market, or placing the site into the Haringey Development Vehicle**

Alternative options of disposing of the Council's site on the open market or putting it into the Haringey Development Vehicle were considered. These were discounted on the basis that there was clear value to be achieved through working with the neighbouring land owner, and unlocking the potential of both sites.

#### **Option 3: Entering into a Joint Venture with GCAP Investments Limited**

Consideration was given as to whether the Council might enter into a Joint Venture, or similar partnership with GCAP Investments Limited. This would have given the Council greater control over the outcome of the development and a potential share of the profits involved. This route was discounted on the basis that the volume of legal and other professional costs of setting up a Joint Venture are significant and were viewed as disproportionate for a development of this scale where the Council's interests could be protected via other means.

#### **Option 4: Acquisition of freehold and disposal of long leasehold**

The Council explored acquiring the freehold interest in GCAP Investments Limited land holding, and the Council then granting a 250-year lease to GCAP Investments Limited for the combined site on the basis of it being redeveloped. This option was discounted, as it was agreed that the overarching lease would not provide the Council with sufficiently more robust control than a freehold disposal, which was subject to S106 obligations. This option would also give rise to additional Stamp Duty Land Tax

(SDLT), and a lower capital receipt than existing use value representing less than best consideration.

### **Option 5: Direct Disposal of LBH freehold to GCAP Investments Limited**

The option outlined in this report sees the Council interest being disposed of directly to GCAP Investments Limited. This approach is the simplest disposal option, gives rise to a lower Stamp Duty Land Tax (SDLT) and a significant capital receipt. The Council are also able to sufficiently control the management and pricing of the workspace for a minimum period of 50 years through the planning system, and the initial conditions of the disposal.

## **207. HARINGEY'S COMMITMENT TO BECOMING AN LGBT+ INCLUSIVE BOROUGH NON KEY**

The Cabinet Member for Housing, Regeneration and Planning introduced the report which highlighted the importance of Lesbian, Gay, Bisexual, Transgender and/or Queer or Questioning, Intersex, Asexual and Non-Binary (LGBT+) inclusion and Cabinet's commitment to equality for this group of staff and residents. It included an action plan, which outlines some of the specific actions the Council will be making for LGBT+ staff and residents.

The Cabinet Member for Housing, Regeneration and Planning, outlined the Council's work on LGBT issues, including: internal work initiatives with staff, working with Stonewall to support young LGBT people who are being bullied, completing internal audits to assess equality, organising a staff network and instigating a process of data collection to assess LGBT applicants and progression in the organisation. Equally, through the supported housing review, the Council had recognised they might not be meeting the housing needs of some LGBT groups i.e. elderly LGBT living in supported accommodation who may have health issues or younger BAME LGBT people, fleeing family persecution and becoming homeless. There was a key gap recognised, and a more systematic approach needed. It was important to start this conversation on housing needs for LGBT+ with the Council and housing providers.

The report set out an action plan to generate conversation on the gaps in provision and aid development of a wider strategy in consultation with LGBT+ community, staff, and stakeholders. The report sets out four initial priorities for discussion:

- Giving LGBT+ residents a stronger voice in shaping priorities and services to ensure that they meet the needs of LGBT+ residents
- Exercising system leadership across the networks of service providers supporting LGBT+ residents.
- Making Haringey a safe and welcoming place to live, work and visit for LGBT+ people.
- Making Haringey Council an LGBT+ inclusive workplace.

In response to questions:

- The challenges to tackle were service providers understanding the needs of the LGBT+ residents in commissioned housing.
- This work was important in terms of inclusivity and the visibility of inclusiveness. It was important for this work on supporting LGBT + to not be seen as a side-line, recognising that LGBT+ residents contribute to the borough but also have support needs, and may also be disproportionately victims of hate crime. It was important to provide challenge to the mainstream but keep distinctive, in terms of what the particular needs of the community are.
- Issue of intersexuality was not understood by housing providers. For example, a BAME LGBT person may be facing significant trouble at home and may become homeless because of this. Currently, this housing need issue is not understood. Equally, a homosexual elderly man who may have health support needs will also need specific housing support and this will also need to be understood by the housing provider.
- Voluntary sector element had changed over the years with reduction in funding, impacting on LGBT+ organisations. A positive development was a meeting of Haringey LGBT network, facilitated by the Council, to get together a community network and consider, as a group, seeking grant funding. The Director for Public Health was happy to discuss with Cllr Hearn how she could be involved in this new network.

## **RESOLVED**

To affirm the organisation's commitment to LGBT+ equality and note the action plan (see appendix 1).

### **Reasons for decision**

Cabinet's full support highlights Haringey's commitment to being a more equal and inclusive borough for both our staff and residents.

### **Alternative options considered**

As a public body, we have an equalities duty; by not doing anything, we are at risk of not fulfilling this duty.

**208. MINUTES OF OTHER BODIES**

**RESOLVED**

To note the minutes of the following:

- Cabinet Member signing 2<sup>nd</sup> February 2018
- Cabinet Member signing 6 February 2018 10am
- Cabinet Member signing 6<sup>th</sup> February 2018 1.30pm
- Cabinet Member signing 7<sup>th</sup> of February 2018 10.30am

**209. SIGNIFICANT AND DELEGATED ACTIONS**

**RESOLVED**

To note the significant and delegated actions taken by directors in February 2018.

**210. NEW ITEMS OF URGENT BUSINESS**

None

**211. EXCLUSION OF THE PRESS AND PUBLIC**

**RESOLVED**

That the press and public be excluded from the remainder of the meeting as agenda items 25 and 26 contained exempt information as defined under paragraph 3, part 1 schedule 12A of the local government Act 1972.

**212. HIGH ROAD WEST LEASEHOLDER OFFER**

As per item 195.

**213. DISPOSAL OF SITE ON BERNARD ROAD**

As per item 206.

**214. NEW ITEMS OF EXEMPT URGENT BUSINESS**

None

CHAIR: Councillor Claire Kober

Signed by Chair .....

Date .....

